



CITY OF MENDOTA

"Cantaloupe Center Of The World"

ROLANDO CASTRO
Mayor
VICTOR MARTINEZ
Mayor Pro Tempore
JESSE MENDOZA
OSCAR ROSALES
ROBERT SILVA

AGENDA
MENDOTA CITY COUNCIL
Regular City Council Meeting
CITY COUNCIL CHAMBERS
643 QUINCE STREET
July 24, 2018
6:00 PM

VINCE DiMAGGIO
City Manager
JOHN KINSEY
City Attorney

The Mendota City Council welcomes you to its meetings, which are scheduled for the 2nd and 4th Tuesday of every month. Your interest and participation are encouraged and appreciated. Notice is hereby given that Council may discuss and/or take action on any or all of the items listed on this agenda. **Please turn your cell phones on vibrate/off while in the council chambers.**

Any public writings distributed by the City of Mendota to at least a majority of the City Council regarding any item on this regular meeting agenda will be made available at the front counter at City Hall located at 643 Quince Street Mendota, CA 93640, during normal business hours, 8 AM - 5 PM.

In compliance with the Americans with Disabilities Act, those requiring special assistance to participate at this meeting please contact the City Clerk at (559) 655-3291. Notification of at least forty-eight hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to the meeting.

CALL TO ORDER

ROLL CALL

FLAG SALUTE

FINALIZE THE AGENDA

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

CITIZENS ORAL AND WRITTEN PRESENTATIONS

At this time members of the public may address the City Council on any matter not listed on the agenda involving matters within the jurisdiction of the City Council. Please complete a "request to speak" form and limit your comments to THREE (3) MINUTES. Please give the completed form to City Clerk prior to the start of the meeting. All speakers shall observe proper decorum. The Mendota Municipal Code prohibits the use of boisterous, slanderous, or profane language. All speakers must step to the podium, state their names and addresses for the record. Please watch the time.

APPROVAL OF MINUTES AND NOTICE OF WAIVING OF READING

1. Minutes of the regular City Council meeting of July 10, 2018 and the special City Council meeting of July 17, 2018.
2. Notice of waiving of the reading of all resolutions and/or ordinances introduced and/or adopted under this agenda.

CONSENT CALENDAR

Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Calendar and will be considered separately.

1. JULY 10, 2018 THROUGH JULY 18, 2018
WARRANT LIST CHECKS NO. 44123 THRU 44195
TOTAL FOR COUNCIL APPROVAL = \$687,206.48
2. Proposed adoption of **Resolution No. 18-57**, authorizing the submission of a request for authorization for construction funding for the Black Street and 5th Street Reconstruction Project.

BUSINESS

1. Proposed adoption of **Ordinance No. 18-02**, amending Title 17 of the Mendota Municipal Code, Chapter 17.81, the Economic Incentive Zone, by adding Sections 17.81.024 through 17.81.033 and creating Enhanced Economic Incentive Areas.
 - a. *Receive report from City Manager DiMaggio*
 - b. *Inquiries from Council to staff*
 - c. *Mayor opens floor to receive any comment from the public*
 - d. *Council provide any input and adopt Ordinance No. 18-02*

DEPARTMENT REPORTS AND INFORMATIONAL ITEMS

1. Administrative Services
 - a) Monthly Report
2. Public Works
 - a) Monthly Report
3. City Attorney
 - a) Update
4. City Manager

MAYOR AND COUNCIL REPORTS AND INFORMATIONAL ITEMS

1. Council Member(s)
2. Mayor

CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATORS
CA Government Code § 54957.6
Title: City Manager
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9 (1 potential matter).

BUSINESS

1. Council discussion and possible action on proposed agreement concerning interim City Manager services.

ADJOURNMENT

CERTIFICATION OF POSTING

I, Celeste Cabrera, Deputy City Clerk of the City of Mendota, do hereby declare that the foregoing agenda for the Mendota City Council Regular Meeting of July 24, 2018, was posted on the outside bulletin board located at City Hall, 643 Quince Street Friday, July 20, 2018 at 3:05 p.m.



Celeste Cabrera, Deputy City Clerk



MINUTES OF MENDOTA REGULAR CITY COUNCIL MEETING

Regular Meeting

July 10, 2018

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

Flag salute led by Officer Maldonado.

Roll Call

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

Council Members Absent: Mayor Pro Tem Victor Martinez

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 Councilor Silva; unanimously approved (4 ayes, absent: Martinez).

PRESENTATION

1. Recognition of Sergeant Jorge Urbieta for his outstanding job performance.

Mayor Castro introduced the item and Chief of Police Andreotti reported on the event for which Sergeant Urbieta is being recognized: Sergeant Urbieta revived a missing person cold case and found that a father who had been the victim of an assault, was living under an imprecise identity in a care facility in Selma, and reunited the man with his family.

Sergeant Urbieta thanked the Council, Mendota Police Department, and the public for their support.

Members of Council thanked the Sergeant for his efforts and expounded on the good things that the Mendota Police Department accomplishes on a regular basis.

2. Recognition of the success of the 2018 Mendota Fireworks Show.

Mayor Castro introduced the item and City Manager DiMaggio spoke on the success of the recent Mendota Fireworks Show and presented a plaque to Economic Development Manager Flood in recognition of his efforts toward organizing said show.

CITIZENS ORAL AND WRITTEN PRESENTATIONS

Areli Galvan (830 Tule Street) - complained about a case in which a truck was towed from in front of her house and when she went to speak to Chief of Police Andreotti about the case, she was informed by an officer that Chief Andreotti did not want to discuss those types of cases.

Discussion was held on setting up a meeting with Chief Andreotti to discuss the issue.

APPROVAL OF MINUTES AND NOTICE OF WAIVING OF READING

1. Minutes of the regular City Council meeting of June 26, 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 Councilor Rosales to approve items 1 and 2, seconded by Councilor Mendoza; unanimously approved (4 ayes, absent: Martinez).

CONSENT CALENDAR

1. JUNE 26, 2018 THROUGH JULY 03, 2018
WARRANT LIST CHECKS NO. 44079 THRU 44122
TOTAL FOR COUNCIL APPROVAL = \$170,292.33
2. Proposed adoption of **Resolution No. 18-52**, claiming Local Transportation Funds for Fiscal Year 2018-2019.
3. Proposed adoption of **Resolution No. 18-53**, in the matter concerning local transportation purpose funds (Measure "C" extension funds).
4. Proposed adoption of **Resolution No. 18-54**, approving the transfer of funds collected from the Recreation Commission to the Mendota Community Corporation.
5. Proposed adoption of **Resolution No. 18-55**, appointing voting delegates for the League of California Cities' Annual business meeting.

6. Proposed adoption of **Resolution No. 18-56**, authorizing the City Manager to sign a letter of authorization allowing Fresno County to submit a regional application for the Oil Payment Program Cycle 9 (OPP9).

A motion was made by Councilor Silva to adopt items 1 through 6 of the Consent Calendar, seconded by Councilor Rosales; unanimously approved (4 ayes, absent: Martinez).

PUBLIC HEARING

1. Introduction of **Ordinance No. 18-02**, amending Title 17 of the Mendota Municipal Code, Chapter 17.81, the Economic Incentive Zone, by adding Sections 17.81.024 through 17.81.033 and creating Enhanced Economic Incentive Areas.

Mayor Castro introduced the item and City Manager DiMaggio explained the Enhanced Economic Incentive Areas including the incentives for certain industry sectors; the important tool that such incentives provide for attraction purposes; the sunset provision; and the recent efforts that have been made to attract businesses.

Discussion was held on the circulation issues that may arise; and the amount that individuals must pay to the Mendota Unified School District when they purchase and build on a lot.

At 6:38pm 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 Rosales to perform the first reading of Ordinance No. 18-02, seconded by Councilor Mendoza; unanimously approved (4 ayes, absent: Martinez).

DEPARTMENT REPORTS AND INFORMATIONAL ITEMS

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

Chief of Police Andreotti provided his report for the Police Department, including the low rate of violent crimes in the past month; the personnel levels; and an update on inventory, including vehicles.

Discussion was held on ensuring that the officers are safe, especially during the busy summer months; and the proliferation of ATV's during these months.

Chief Andreotti provided his report for the Code Enforcement Department, including the interaction the Code Enforcement Officers have had with the public; and the high level of voluntary compliance.

Discussion was held on the hazardous mess that Mendota Valley Food maintains in their alleyway, as well as at a residence that they own on Garcia Street.

2. Economic Development
 - a) Monthly Report

Economic Development Manager Flood reported on recent activities related to the attraction and retention of businesses.

3. City Attorney
 - a) Update

Nothing to report.

4. City Manager

City Manager DiMaggio reported on a meeting he had with the Regional Director of the Department of Motor Vehicles (DMV) to attempt to have the Mendota office open for additional days, including the possibility of installing a DMV kiosk that will be open every day so that individuals can do certain transactions.

Discussion was held on the need for the DMV office in Mendota to be open for more days; and the City Manager's resignation to accept a new position in Southern California.

MAYOR AND COUNCIL REPORTS AND INFORMATIONAL ITEMS

1. Council Member(s)

Councilor Silva reported on being appointed to the Redevelopment Successor Agency Board.

Councilor Mendoza thanked City Manager DiMaggio for his service and for the knowledge he has imparted.

Councilor Rosales thanked all for participating in the Fireworks Show and lamented the fact that the local non-profit agencies did not appear at the Fireworks Show to support it.

2. Mayor

Mayor Castro thanked City Manager DiMaggio for his service.

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Paragraph (1) of subdivision (d) of Government Code Section 54956.9
Barron v. Galvin, Fresno County Superior Court, Case No. 14CECG01179

2. CONFERENCE WITH LABOR NEGOTIATORS
CA Government Code § 54957.6
Title: City Manager

At 7:08 p.m. the Council moved into closed session.

At 8:01 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 8:01 p.m. by Councilor Silva, seconded by Councilor Mendoza; unanimously approved (4 ayes, absent: Martinez).

Rolando Castro, Mayor

ATTEST:

Matt Flood, City Clerk



MINUTES OF MENDOTA SPECIAL CITY COUNCIL MEETING

Special Meeting

July 17, 2018

Meeting called to order by Mayor Castro at 3:38 p.m.

Roll Call

Council Members Present: Mayor Rolando Castro, Mayor Pro Tem Victor Martinez (at 3:47 p.m.), Councilors Jesse Mendoza, Oscar Rosales, and Robert Silva.

Council Members Absent: None.

Flag salute led by Mayor Castro.

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 Councilor Mendoza; unanimously approved (4 ayes, absent: Martinez).

CITIZENS ORAL AND WRITTEN PRESENTATIONS

None offered.

CLOSED SESSION

1. PUBLIC EMPLOYMENT
Government Code § 54957(b)
Title: City Manager

Mayor Castro announced the item and Economic Development Manager Flood read the details of the closed session item.

At 3:40 p.m. the Council moved into closed session.

At 3:47pm Mayor Pro Tem Martinez entered the closed session.

At 4:16 p.m. the Council reconvened in open session and Director of Administrative Services Lekumberry 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 4:17 p.m. by Councilor Rosales, seconded by Councilor Mendoza; unanimously approved (5 ayes).

Rolando Castro, Mayor

ATTEST:

Matt Flood, City Clerk

CITY OF MENDOTA
 CASH DISBURSEMENTS
 7/10/2018 - 7/18/2018
 Check# 44123 - 44195

Date	Check #	Amount	Vendor	Department	Description
July 10, 2018	44123	\$8,000.00	ADMINISTRATIVE SOLUTIONS, INC	GENERAL	MEDICAL CHECK RUN 7/3/2018
July 10, 2018	44124	\$1,213.91	BANKCARD CENTER	GENERAL-WATER-SEWER	CREDIT CARD EXPENSES 5/24/18 - 6/11/18
July 11, 2018	44125	\$86,392.00	WESTAMERICA BANK	GENERAL	PAYROLL TRANSFER 6/25/18 - 7/8/18
July 13, 2018	44126	\$29.95	AIRGAS USA, INC	WATER	RENT CYL IND SMALL CARBON DIOXIDE JUNE 2018
July 13, 2018	44127	\$313,708.34	AVISON CONSTRUCTION, INC	STREETS	2018 PAVEMENT SEAL PROJECT PAYMENT #1 MAY 2018
July 13, 2018	44128	\$1,426.85	CHEMSEARCH	SEWER	(1) FREE-FLOW BIOLOGICAL BLACK, PIT BOSS 5 GAL, DYNAMAX
July 13, 2018	44129	\$246.84	COLONIAL LIFE	GENERAL	LIFE INSURANCE FOR JUNE 2018
July 13, 2018	44130	\$2,542.50	COLLINS & SCHOETTLER PLANNING	GENERAL	PASSTHRU - PLANNING CONSULTING LA COLONIA/CANNAHUB
July 13, 2018	44131	\$150.00	CORELOGIC	GENERAL-WATER-SEWER	REALQUEST SERVICES FOR JUNE 2018
July 13, 2018	44132	\$800.00	D&D DISPOSAL, INC	GENERAL	ANIMAL DISPOSAL JUNE 2018
July 13, 2018	44133	\$371.00	DEPARTMENT OF JUSTICE	GENERAL	(6) FINGERPRINT APPS, (2) FINGERPRINT FBI, (1) FIREARM / SECURITY OFF, (3) PEACE OFFICER - BILLED, (1) CK CASHERS PERMIT - BLD (PD)
July 13, 2018	44134	\$10,833.33	FIREBAUGH POLICE	GENERAL	DISPATCH SERVICES JUNE 2018 (PD)
July 13, 2018	44135	\$137.99	FRESNO COUNTY SHERIFF	GENERAL	RMS JMS ACCESS FEE FOR JUNE 2018 (PD)
July 13, 2018	44136	\$3,057.24	GRANTED SOLUTIONS	GENERAL-WATER-SEWER	JUNE GRANT WRITING SERVICES
July 13, 2018	44137	\$39.14	ID CARDS, INC.	GENERAL	(2) PVC CARD DUAL SIDED HOLOGRAM FRONT (PD)
July 13, 2018	44138	\$495.00	KERWEST NEWSPAPER	GENERAL	HELP WANTED GENERAL MAINTENANCE WORK, PART-TIME MAINTENANCE WORKER, ANIMAL CONTROL OFFICER
July 13, 2018	44139	\$1,076.45	KOPPEL & GRUBER	CFD	CFD NO.2006-1 POLICE & FIRE SERVICES ANNUAL ADMINISTRATION SERVICES APRIL THRU JUNE
July 13, 2018	44140	\$44.37	METRO UNIFORM	GENERAL	CLOVIS SGT CHEVRON - DARK NAVY PATCHES (12) PD
July 13, 2018	44141	\$1,523.00	MID-VALLEY DISPOSAL, INC	REFUSE-STREETS	ROLL OFF BIN 30 YARD, 40 YARD, & 10 YARD (QTY 4.54, 4.43, 10.02, 11.47)
July 13, 2018	44142	\$1,133.09	NORTHSTAR CHEMICAL	WATER	(265 GAL) SODIUM BISULFITE - 25%
July 13, 2018	44143	\$43,418.77	PG&E	GENERAL-WATER-SEWER-STREETS-AVIATION	CITYWIDE UTILITIES - 5/16/18 - 6/14/18
July 13, 2018	44144	\$609.18	QUINN COMPANY	GENERAL-WATER-SEWER	CAT FORKLIFT - REPAIR BRAKES (3) CRC BRAKE CLEANER, (1) BRAKE FLUID
July 13, 2018	44145	\$43.51	RAMON'S TIRE & AUTO SERVICE	STREETS	TRAILER #63 - RADIAL TUBE FIRESTONE, TIRE REPAIR
July 13, 2018	44146	\$100.00	RIGHT NOW PHLEBOTOMY	GENERAL	CN# 18-0769 BLOOD DRAW (PD)
July 13, 2018	44147	\$19.95	SEBASTIAN	GENERAL	SECURITY SERVICES 6/21/18 - 7/20/18 FOR PD

CITY OF MENDOTA
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7/10/2018 - 7/18/2018
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July 13, 2018	44148	\$2,173.98	SORENSEN MACHINE WORKS	GENERAL-WATER-SEWER-STREETS	MULTIPLE DEPARTMENT SUPPLIES JUNE 2018
July 13, 2018	44149	\$500.00	TECH-MASTER PEST MANAGEMENT	GENERAL-WATER-SEWER	GENERAL PEST CONTROL: POLICE DEPARTMENT, CITY HALL, EDD, DMV, AMBULANCE ROOM, WATER PLANT, PUBLIC WORKS YARD, ROJAS PARK BAIT
July 13, 2018	44150	\$183.80	THOMASON TRACTOR COMPANY	GENERAL	MOWER - (6) BLADE
July 13, 2018	44151	\$732.04	TRIANGLE ROCK PRODUCTS, LLC	STREETS	ST 3/8 CM SC3000 ASPHALT (QTY 4.98) STREET REPAIR, ST 3/8 CM SC3000 ASPHALT (QTY 5.27) STREET REPAIR
July 13, 2018	44152	\$100.00	UNITED HEALTH CENTERS	GENERAL	PRE- EMPLOYEMENT SCREEN - PD #203633308
July 13, 2018	44153	\$224.14	USA BLUEBOOK	SEWER	(2) SIGHT GLASS VALVES - PAIR 2 WWTP
July 13, 2018	44154	\$90.00	VILLAMAR MOTORS & TRANS	GENERAL	VEH#93 - SYNTHETIC OIL CHANGE AND FILTER (PD), VEH#91 - SYNTHETIC OIL CHANGE & FILTER (PD)
July 13, 2018	44155	\$12,179.15	WANGER JONES HELSLEY	GENERAL-WATER-SEWER	PASSTHRU - LEGAL SERVICES RE: CANNAHUB DEVELOPMENT, LEGAL SERVICES RE: GENERAL LEGAL SERVICES 6/15/18, PITCHESS MOTION(2),
July 13, 2018	44156	\$54.00	WECO	GENERAL-WATER-SEWER	(6) RENT CYL ACETYLENE #4, OXYGEN D, & OXYGEN K
July 13, 2018	44157	\$53.99	ACE TROPHY SHOP	GENERAL	(1)PLAQUE (FLOOD)
July 13, 2018	44158	\$60.00	ADMINISTRATIVE SOLUTIONS, INC	GENERAL	(4) HRA ADMINISTRATION - JULY 2018 -PD
July 13, 2018	44159	\$4,584.05	AMERITAS GROUP	GENERAL	DENTAL & VISION INSURANCE FOR AUGUST 2018
July 13, 2018	44160	\$179.70	GREGG ANDREOTTI	GENERAL	EXPENSE REIMBURSEMENT - PATROL RADIO SPEAKER, BATTERY, & ANTENNA (PD)
July 13, 2018	44161	\$269.80	AT&T	GENERAL-WATER-SEWER	MONTHLY SERVICE 6/25/18 - 7/25/18 559-266-6456
July 17, 2018	44162	\$128.07	ACCUSOX	GENERAL	(15 RND5) ACCUSOX 12GA DTY BEAN BAG (10 RND5) BEAN BAG MUNITIONS (PD)
July 17, 2018	44163	\$630.00	ADMINISTRATIVE SOLUTIONS, INC	GENERAL	(21) MONTHLY MEDICAL ADMINISTRATION FEES JULY 2018
July 17, 2018	44164	\$467.99	AGRI VALLEY IRRIGATION, INC	SEWER	(2) HOSE CLAMP (1) ADAPTER (1) FLANGE PVC RING (30) 6" HOSE
July 17, 2018	44165	\$312.86	ALL-PHASE	STREETS	(25) 120-277V TWIST LOCK-PC STREET LIGHTS
July 17, 2018	44166	\$40.00	BC LABORATORIES, INC	GENERAL	WATER SAMPLES: BACTERIOLOGICAL - LA COLONIA PASS-THRU
July 17, 2018	44167	\$882.25	BSK ASSOCIATES	WATER-SEWER	MONTHLY WASTEWATER WW MONTHLY (WEEK 2-5), GENERAL EDT WEEKLY TREATMENT & DISTRIBUTION, BACTI-WEEKLY TREATMENT & DISTRIBUTION
July 17, 2018	44168	\$1,329.56	COMCAST	GENERAL-WATER-SEWER	CITYWIDE XFINITY SERVICES 7/6/2018 - 8/5/2018
July 17, 2018	44169	\$1,166.13	DOOLEY ENTERPRISES, INC.	GENERAL	(4) 40 S&W 180 GR FULL METAL (PD)
July 17, 2018	44170	\$75.58	EINERSON'S PREPRESS	GENERAL	(2) SETS 250 CT BUSINESS CARDS FOR PD & CODE ENFORCEMENT
July 17, 2018	44171	\$392.49	US COMPUTER & NETWORK SERVICES	WATER	SCADA SYSTEM RENEWED LOG MAIN AT WTP
July 17, 2018	44172	\$2,437.19	FOUNTAIN PEOPLE, INC	GENERAL	(2) WIRELESS LAUNCH PAD COMPLETE (SPLASH PARK)

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July 17, 2018	44173	\$1,263.00	CITY OF FRESNO - POLICE DEPARTMENT	GENERAL	PERISHABLE SKILLS CLASS 7/17/18 - 7/19/18, 7/24/18 -7/26/18, 7/31/18 - 8/02/18 FOR PD
July 17, 2018	44174	\$680.08	HARDWARE DISTRIBUTION	STREETS	(15) 10' TELSPAR SIGN POST
July 17, 2018	44175	\$160.00	INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS	GENERAL-WATER-SEWER	DEPUTY CITY CLERK MEMBERSHIP DUES
July 17, 2018	44176	\$170.00	KERWEST NEWSPAPER	GENERAL	(8.5) NOTICE OF PUBLIC ORDINANCE NO. 18-02 AMEND TITLE 17
July 17, 2018	44177	\$750.00	LAW & ASSOCIATES INVESTIGATIONS	GENERAL	LAW ENFORCEMENT BACKGROUND INVESTIGATION & SUMMARY BACKGROUND - PD
July 17, 2018	44178	\$78.00	LOU'S GLOVES, INC.	WATER-SEWER	NITRILE EXAM GRADE LARGE GLOVES
July 17, 2018	44179	\$288.63	METRO UNIFORM	GENERAL	(2) SHORT SLEEVE (2) EMBROIDERY (2) PANT & (1) CAP (PD)
July 17, 2018	44180	\$53,669.02	MID VALLEY DISPOSAL, INC	REFUSE	SANITATION CONTRACT SERVICES FOR JULY 2018
July 17, 2018	44181	\$450.37	NATIONAL NOTARY ASSOC	GENERAL-WATER-SEWER	DEPUTY CITY CLERK RENEWAL PACKAGE & CALIFORNIA REQUIRED TRAINING
July 17, 2018	44182	\$2,335.04	NORTHSTAR CHEMICAL	WATER	(735 GAL & 400 GAL) SODIUM HYPOCHLORITE - 12.5% MILL A
July 17, 2018	44183	\$397.76	OFFICE DEPOT	GENERAL-WATER-SEWER	MULTIPLE DEPARTMENT OFFICE SUPPLIES
July 17, 2018	44184	\$264.00	SAN JOAQUIN VALLEY AIR	WATER	18/19 ANNUAL PERMIT - DIESEL CUMMINS GENERATOR STANDBY ENGINE POWERING DRINKING WATER SYSTEM
July 17, 2018	44185	\$103.13	SIGNMAX	STREETS	(1) NO TRACTOR TRAILER PARKING SIGNS
July 17, 2018	44186	\$317.59	UNION PACIFIC RAILROAD COMPANY	GENERAL-WATER-SEWER	PUBLIC ENCROACHMENT - 10TH & MARIE, MARIE ST, BELMONT AVE
July 17, 2018	44187	\$194.85	TCM INVESTMENTS	GENERAL	MPC3503 COPIER LEASE PAYMENT FOR PD
July 17, 2018	44188	\$104.18	UNIFIRST CORPORATION	GENERAL-WATER-SEWER	JANITORIAL SERVICES: (2)RUGS, WET MOP, DRY MOP, & TERRYCLOTHS
July 17, 2018	44189	\$1,483.33	USA BLUEBOOK	GENERAL-WATER-SEWER	(1)KIT PRE-ASSEMBLED (1) LIQUID LAMOTTE, (3)CONDUCTIVITY SOLUTION (2) ORION ALL IN ONE (4)ZERO H2O STANDARD, (2)CONDUCTIVITY SOLUTIONS
July 18, 2018	44190	\$150.50	BSK ASSOCIATES	STREETS	PROFESSIONAL SERVICES 2018 PAVEMENT SEAL PROJECT JUNE 2018
July 18, 2018	44191	\$130.00	CENTRAL VALLEY TOXICOLOGY	GENERAL	(2)DRUG ABUSE SCREEN (1) DRUG CONFIMATION LEVEL (1) SINGLE DUG SCREEN THC (PD)
July 18, 2018	44192	\$28.11	FRESNO AREA EXPRESS	GENERAL	CNG FUEL BILLING FOR APRIL - JUNE 2018 (PD)
July 18, 2018	44193	\$117,187.92	HAYDON CONTRUCTION INC	SEWER	LOZANO LIFT STATION PROGRESS PAYMENT #1 5/29/18 - 6/30/2018
July 18, 2018	44194	\$208.00	LOS BANOS VETERINARY CLINIC	GENERAL	(4) ANIMAL CONTROL EUTHANASIA
July 18, 2018	44195	\$133.79	STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION	GENERAL	SIGNAL & LIGHTING BILLING FOR APRIL 2018 - JUNE 2018
		\$687,206.48			

**BEFORE THE CITY COUNCIL
OF THE
CITY OF MENDOTA, COUNTY OF FRESNO**

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MENDOTA AUTHORIZING
SUBMISSION OF A REQUEST FOR
AUTHORIZATION FOR CONSTRUCTION
FUNDING OF THE BLACK & 5TH
STREET RECONSTRUCTION PROJECT**

RESOLUTION NO. 18-57

WHEREAS, the City of Mendota staff and the City Engineer have determined that Black Avenue, between Rowe Avenue and Sorensen Avenue, and 5th Street, between Oller Street and Quince Street, are streets with pavement in a failed condition and are in need of reconstruction; and

WHEREAS, this project has been listed on the Council-approved SB1 project list as well as the Federal Transportation Improvement Program (FTIP); and

WHEREAS, the section of Black Avenue between Rowe Avenue and Sorensen Avenue is classified as a Minor (Urban) Collector and eligible for Federal funding; and

WHEREAS, the section of 5th Street from Naples Street to Derrick Avenue is classified as a Major Collector and eligible for Federal Funding; and

WHEREAS, the City is positioned to receive up to \$801,703 in total federal funding for construction of this project; and

WHEREAS, the City Engineer has obtained all necessary environmental clearances, has prepared the plans, specifications and estimate (PS&E) for the project, and has completed the necessary forms for the Request for Authorization for Construction Funding; and

WHEREAS, the street geometry is not being altered, and all necessary Right-of-Way is cleared and in possession of the City;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Mendota does hereby authorize the City Manager or his designee to execute all documents necessary to complete the Request for Authorization for Construction Funding for the Black & 5th Street Reconstruction Project being submitted to Caltrans.

Rolando Castro, Mayor

ATTEST:

I, Matt Flood, City Clerk of the City of Mendota, do hereby certify that the foregoing resolution was duly adopted and passed by the City Council at a regular meeting of said Council, held at the Mendota City Hall on the 24th day of July, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Matt Flood, City Clerk

AGENDA ITEM – STAFF REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS
FROM: VINCE DIMAGGIO, CITY MANAGER
SUBJECT: CONSIDER AN AMENDMENT TO SECTION 17.81 OF THE MUNICIPAL CODE CREATING ENHANCED ECONOMIC INCENTIVES AREAS
DATE: JULY 24, 2018

ISSUE

Shall the City Council conduct the second reading and adopt Ordinance No. 18-02, creating Enhanced Economic Incentive Areas?

BACKGROUND

In 2015, the City Council approved the Economic Incentive Zone, which has proven to be an unqualified success in spurring development in the targeted areas. Despite the success of the EIZ ordinance, the City still needs several critical businesses, a pharmacy for example, and desires several other business types.

The concept presented here is the sequel to its successful predecessor; it is a kind of EIZ on steroids. The ordinance seeks to create “Enhanced Economic Incentive Areas” (EEIA) throughout the City – not just in the Economic Incentive Zone areas – meant to target certain, specific types of businesses that the City designates as priority needs in the community. In order to create a true “incentive” to the development community, the ordinance proposed here sunsets in 2021 (unless extended by the City Council).

At its May 22nd regular meeting, the City Council adopted a Resolution of Intention initiating the process to approve and implement the EEIA. Consequently, the Planning Commission, at their regular June meeting, discussed and held a public hearing, adopting a resolution to recommend that the City Council adopt the ordinance. At the July 10th regular City Council meeting, the Council conducted the first reading and held a public hearing for the proposed ordinance.

ANALYSIS

The proposal to create Enhanced Economic Incentive Areas (EEIA) involves adding Sections 17.81.024 through 17.81.028 to the Economic Incentive Zone chapter of the Municipal Code. The EEIA designates *all* C-2 and C-3 zoned parcels in the City, larger than 15,000 square feet in

lot area, as eligible for enhanced incentives, *if* the primary land use proposed on the site in question is a pharmacy, grocery store, financial institution (bank), new car dealership, or shopping center.

If the proposed development meets the zoning, lot size, and proposed use criteria, then the project qualifies to receive an 80% reduction in development impact fees, a 50% reduction in building permit fees, and an exemption from Site Plan Review fees.

One of the largest costs for a developer is application and development impact fees. If a developer senses that a certain type of development or business is too risky based on certain demographic realities, they will be unwilling to proceed because of the costs inherent in the development process – such as development impact fees. The incentives are meant to reduce the cost for the developer, thereby incentivizing the developer to take a risk on a particular development type; a risk that may not be taken without financial concessions offered by the local government.

In this proposal, the City essentially “invests” in the business by reducing certain fees that would otherwise discourage development of higher risk ventures. Despite a shorter term loss of potential revenue, the development of a successful business will pay larger dividends with increased sales and property tax revenue over the long term.

While City staff has repeatedly held conversations with owners, operators, and developers of pharmacies, new car lots, and banks, over the last several years, none of these conversations have borne fruit. Despite a strong local housing market, significantly lower unemployment, and new business growth over the last four years, certain key business-types (for whatever reasons) remain elusive. This ordinance takes an affirmative and aggressive approach at reducing development risk to the greatest extent feasible in hopes of seeing development of key business the public needs.

However, it is important that an aggressive incentive program such as this, which targets certain specific business-types, be a true incentive program – meaning that the incentives are not indefinite; they exist only for a specific period of time before they expire. The “sunset clause” included as part of this ordinance communicates to the development community that the first one in, is likely the only one in, under the incentives offered. If successful, it is recommended that the ordinance be allowed to expire after the initial three-year period.

FISCAL IMPACT

By granting various incentives to project applications and approvals occurring with EEIA projects, revenues into the various development impact fee accounts will decrease as will revenues to the General Fund derived from building permit and development application fees. However, any short term decrease in revenue is expected to be offset in the long term by increased sales tax and property tax revenue.

RECOMMENDATION

Staff recommends that the City Council discuss the proposed ordinance, conduct the second reading of the ordinance, and adopt Ordinance No. 18-02, creating Enhanced Economic Incentive Areas.

**BEFORE THE CITY COUNCIL
OF THE
CITY OF MENDOTA, COUNTY OF FRESNO**

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF MENDOTA AMENDING
TITLE 17 OF THE MENDOTA MUNICIPAL
CODE, CHAPTER 17.81, THE ECONOMIC
INCENTIVE ZONE, BY ADDING SECTIONS
17.81.024 THROUGH 17.81.033 AND
CREATING ENHANCED ECONOMIC
INCENTIVE AREAS**

ORDINANCE NO. 18-02

WHEREAS, the City of Mendota (City) is in need of an area within the City that is considered to be a high priority commercial development corridor so that proposed new development can contribute to the economic vitality of the City; and

WHEREAS, City Staff has determined that the above objective may be accomplished by the establishment of an overlay district in certain zoning districts where new development is needed to create incentives for proposed new development in those locations; and

WHEREAS, the Mendota Municipal Code (MMC), Section 17.08.040 sets forth a procedure for amendments to Title 17 of the MMC (Zoning Code) that change any property from one district to another, impose any regulation not heretofore imposed, or remove or modify any such regulations heretofore imposed;

WHEREAS, the City has proceeded in compliance with all requirements contained in Section 17.08.040 regarding the adoption of amendments to the Zoning Code.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MENDOTA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Recitals set forth above are incorporated herein and by this reference made an operative part hereof.

Section 2. Chapter 17.81 of Title 17 of the Mendota Municipal Code, entitled "***Economic Incentive Zone Overlay District***", is hereby amended to add Sections 17.81.024 through 17.81.033.

17.81.024 Enhanced Economic Incentive Areas

- A. Any parcel in the City that is zoned C-2 (Community Shopping Center District) or C-3 (Central Business and Shopping District), has a minimum lot area of 15,000 square feet, and where a proposal for new development includes as the primary land use, a pharmacy, a grocery store, a financial institution, an automobile sales business, or a shopping center shall receive enhanced economic incentives as provided in Section 18.81.027.
- B. Proposed development which does meet the zoning, lot area, or land use requirements listed in Section 17.81.024 (A), shall not be eligible for enhanced economic incentives as provided in Section 18.81.027.

17.81.025 Definitions

- A. The following definitions shall be used to determine uses eligible to receive enhanced economic incentives. Where a conflict occurs between this section and any other section of the Zoning Code, the definition herein shall prevail.
 - 1. Automobile Sales. A retail use that provides for new automobile sales conducted within a building or an open lot or both.
 - 2. Financial Services. A use that provides depository banking services to the public, such as banks, credit unions, or savings and loans. The establishment must be staffed by employees physically present on site. This definition does not include pay day loan establishments or other establishments whose principal business is not directly related to depository banking services.
 - 3. Grocery Store. A retail store selling food and associated small household items having a minimum gross floor area of 15,000 square feet.
 - 4. Pharmacy. A retail store that dispenses prescription drugs and which sells, among other things, non-prescription medicines, health and beauty products, and associated sundry items, and having a minimum gross floor area of 10,000 square feet.
 - 5. Shopping Center. A group of commercial establishments containing at least three individual business establishments, planned, developed, owned, and managed as a unit, providing common on-site parking areas, loading areas, driveways, and other shared facilities.

17.81.026 Development Standards for Enhanced Economic Incentive Areas

- A. The development standards for all development within Enhanced Economic Incentive Areas shall be those standards of the underlying base zoning district.
- B. Site Plan Review. Uses proposed that meet all of the requirements of Section 18.81.024 (A) shall be permitted with a Site Plan Review.
- C. The City shall process all Site Plan Review applications for uses within Enhanced Economic Incentive Areas in accordance with Section 18.81.022 of this Chapter.

17.81.027 Enhanced Economic Incentive Area Incentives

- A. Development Impact Fees – All new construction within Enhanced Economic Incentive Areas shall receive an 80% waiver of development impact fees.
- B. Application fees. All projects proposed within Enhanced Economic Incentive Areas shall be exempt from Site Plan Review application fees.
- C. Building Permits. All new construction within Enhanced Economic Incentive Areas shall receive a 50% reduction in building permit fees.
- D. Development Agreements. The City Council may alter any of the provisions of this Section and grant less, greater, or other incentives through approval of a development agreement and upon finding that the approval of the development agreement will implement the purposes of the Enhanced Economic Incentive Areas.

17.81.028 Sunset Provision

- A. Sections 17.81.024 – 17.81.027 shall no longer be effective or apply and shall be repealed in their entirety on July 1, 2021 unless such date of repeal is extended by resolution of the City Council.

- 17.81.029 Reserved**
- 17.81.030 Reserved**
- 17.81.031 Reserved**
- 17.81.032 Reserved**
- 17.81.033 Reserved**

SECTION 3. The City Council finds the approval of this ordinance is not subject to the California Environmental Quality Act, Public Resources Code, § 21000, *et seq.* ("CEQA"), pursuant to Section 15060(c)(2) of the CEQA Guidelines, on the grounds that the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and Section 15060(c)(3) of the CEQA Guidelines, on the grounds that the activity is not a project as defined in Section 15378 of the CEQA Guidelines, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the City Council finds the approval of this ordinance is not a project under Section 15061(b)(3) of the CEQA Guidelines because it has no potential for causing a significant effect on the environment. Additionally, no specific project has been identified and any potential impacts would be purely speculative at this time.

SECTION 4. If any section, subsection, sentence, clause, phrase, or word of this ordinance is for any reason held to be unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Mendota City Council hereby declares that it would have passed and adopted this ordinance and each and all provisions thereof irrespective of the fact that any one or more of said provisions be declared unconstitutional.

SECTION 5. The adoption of any provision of this Ordinance does not affect any prosecution, civil action or administrative proceeding for any ordinance violation committed prior to the effective date of this ordinance; does not waive any fee, penalty, license or permit requirement due or in effect on the date this ordinance is adopted; and does not affect the validity of any bond or cash deposit posted, filed or paid pursuant to the requirements of any Ordinance.

SECTION 6. Within fifteen (15) days of the adoption of this Ordinance, a summary thereof, including the names of the City Council Members voting for and against it, shall be prepared by the City Attorney for publication in the *Firebaugh-Mendota Journal*, and a certified copy of the Ordinance shall be posted in the office of the City Clerk.

SECTION 7. This ordinance shall become effective and in full force at 12:00 midnight on the 31st day following its adoption.

* * * * *

The foregoing ordinance was introduced on the 10th day of July, 2018 and duly passed and adopted by the City Council of the City of Mendota at a regular meeting thereof held on the 24th day of July, 2018 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rolando Castro, Mayor

ATTEST:

Matt Flood, City Clerk

APPROVED AS TO FORM:

John Kinsey, City Attorney

ADMINISTRATIVE SERVICES DEPARTMENT REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS
FROM: JENNIFER LEKUMBERRY, DIRECTOR OF ADMINISTRATIVE SERVICES
VIA: CITY MANAGER
SUBJECT: MONTHLY REPORT (JUNE 2018)
DATE: JULY 24, 2018

HUMAN RESOURCES

- **Recruitment**
 - I started the recruitment process for the following positions:
 - (1) Temporary General Maintenance Worker I
 - (1) Part-Time General Maintenance Worker I
 - (1) Part-Time Animal Control Officer

RISK MANAGEMENT

- **Claims**
 - There were no new claims against the city in the month of June.
- **Worker's Compensation Claims**
 - There were no new workers' compensation claims in the month of June.

SENIOR CENTER

- For the month of June, there was a daily average of 10 attendees at the senior center.

SPECIAL PROJECTS

- I completed the 2020 Census Local Update of Census Addresses Operation *(Details are Confidential)*

- I submitted the LUCA Incentive Fund Request for a minimum of \$7,500 for participation in the LUCA Operation.

PUBLIC WORKS REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS
FROM: CRISTIAN GONZALEZ, PUBLIC WORKS DIRECTOR
VIA: VINCE DIMAGGIO, CITY MANAGER
SUBJECT: PUBLIC WORKS MONTHLY REPORT
DATE: JULY 24, 2018

STREETS AND ROADS

- Street sweeping continues as usual.
- Pavement seal project is complete.

PARKS AND PUBLIC BUILDINGS

- Public Works continues to maintain the parks for the community.
- The splash park jets have been repaired at Rojas Pierce Park.

DRINKING WATER

- Meter reads are complete.

WASTE WATER

- Monthly samples have been submitted.
- Lozano Lift Station project is temporary suspended, in order to allow for the hot weather to dry out the problematic ground water that was discovered during the contractors first attempt at installing the deep wet well/pit. Construction is tentatively scheduled to continue in late August.
- Update on Prop 1 storm drain improvements. Project options that could make a competitive application for prop 1 storm drain monies have been narrowed to three options. Consultants are preparing a presentation of the three options for the City Council to consider, and to give direction on which project to apply for.

ANIMAL CONTROL

- Animals impounded: 15
- Animals euthanized: 4
- Animals adopted: 11 dogs
- Animals redeemed by owner: 0
- Citations issued: 0

ADULT OFFENDER WORK PROGRAM

- AOWP continue working on public right of ways and alley weed abatement.
- AOWP assist at the pool park, and airport.

BUILDING PERMITS ISSUED

- A list of new permits is attached to the report.

PLANNING

- The Planning Department approved resolutions for approvals for the La Colonia project. This project proposes a residential subdivision on the corner of Bass and Highway 33 and it includes a commercial use as well. This project will go before the City Council on August 14 for consideration and final approvals.
- Applications for Site Plan Review, for two projects were received. The first, for an auto parts store, the second is to convert an existing building into an event center.

STAFFING FOR PUBLIC WORKS

- 14 full time employees
- 1 part time employees

FUEL STOCK

- Unleaded: 1,230 gallons
- Diesel: 2,010 gallons

Permits Issued

Report Date Range : 06/20/2018 to 07/18/2018

Permit #	Type of Permit	Date Issued	Job Address
20180124	434(a) ADDITION TO LIVING ROOM 251 SQFT PER APPROVED PLAN	6/20/2018	791 Lolita St
20180125	437(a) INSTALL TIN ON AWNING PER APPROVED PLAN	6/20/2018	931 Oller St
20180126	437(a) STUCCO WORK OUTSIDE HOME PER APPROVED PLAN	6/20/2018	619 Rio Frio St R
20180127	434(a) NEW PATIO ADDITION 336 SQ FT PER APPROVED PLAN	6/22/2018	502 BARAJAS CT
20180128	434(b) NEW AIR CONDITIONING SYSTEM PER APPROVED PLAN	7/5/2018	262 J St
20180129	329(b) NEW SOLAR ROOF MOUNT	7/5/2018	461 Pucheu St
20180130	101 NEW CONSTRUCTION SFR 1792 SQ FT HOME 452 SQ FT GARAGE PER APPROVED PLAN	7/11/2018	731 Juanita St
20180131	434(b) REPLACE HE FAV FURNACE	7/11/2018	278 L St
20180132	434(a) ELECTRICAL WORK / REWIRING PER APPROVED PLAN	7/16/2018	734 TULE ST
20180133	101 NEW CONSTRUCTION SFR 1435 SQFT & 400 SQFT GARAGE PER APPROVED PLAN	7/17/2018	62 GURROLA ST
Total Number of Permits List		10	