



(ACT) – ACTION NEEDED
(INF) – INFORMATION ONLY
(DIS) – DISCRETIONARY

A G E N D A

REGULAR MEETING OF THE CITY COUNCIL,
SUCCESSOR AGENCY to the REDEVELOPMENT AGENCY
CITY OF NEEDLES, CALIFORNIA
TUESDAY, MARCH 22, 2016
COUNCIL EXECUTIVE SESSION – **5:00 P.M.**
CITY COUNCIL MEETING – **6:00 P.M.**
CITY COUNCIL CHAMBERS
1111 BAILEY AVENUE, NEEDLES

Councilmember Richardson will be participating in this meeting via teleconference call from 14485 Seneca Road, Unit 183, Victorville, CA 92392.

The public shall be given an opportunity to address the legislative body directly from this teleconference location.

CALL TO ORDER
ROLL CALL

RECESS CITY COUNCIL MEETING AND CONVENE A JOINT MEETING WITH THE SUCCESSOR AGENCY to the REDEVELOPMENT AGENCY
CALL TO ORDER (Roll Call previously taken)

PUBLIC COMMENTS PERTAINING TO THE EXECUTIVE SESSION ITEM (A three minute time limit per person has been established.)

RECESS TO EXECUTIVE SESSION

- a) Conference with legal counsel regarding existing litigation pursuant to Government Code Section 54956.9(d)(1). (One Case: Esposito v. City of Needles et.al.)
- b) Conference with Legal Counsel – Anticipated Litigation: Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2)or(3): (one potential case by CMS adverse to the City of Needles)
- c) Conference with Legal Counsel – Anticipated Litigation: Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) (One potential Case: Possible Action to deny, approve or settle claim submitted by Andrea Smith)
- d) Public Employee Performance Evaluation pursuant to Government Code Section 54957(b)(1) Position: City Clerk
- e) Conference with Real Property Negotiator regarding sale of surplus city owned property to Otis Development, a California Partnership, pursuant to Government Code Section 54956.8 (Agency negotiator: City Manager Rick Daniels; Negotiating Parties: City of Needles as Seller and Otis Development as Buyer; Under Negotiation: price and terms of payment - APN 185-171-11 (23.75 acres, located in the vicinity of Erin Drive and Coronado); APN 185-233-01 (18.71 acres, located in the vicinity of J Street and Coronado); APN 185-233-65 (24.88, acres located in the vicinity of Parkway and Lillyhill); APN 185-233-45 (34.14 acres, located in the vicinity Parkway and Lillyhill, abutting APN 185-233-65); and APN 185-234-18 (63.99 acres, located between San Clemente and Lillyhill)

- f) SARDA - Conference with Real Property Negotiator regarding sale of Successor Agency to the Redevelopment Agency property to Otis Development, a California Partnership, pursuant to Government Code Section 54956.8 (Agency negotiator: City Manager Rick Daniels; Negotiating Parties: Successor Agency to the Redevelopment Agency as Seller and Otis Development as Buyer; Under Negotiation: price and terms of payment – APN 186-222-07 (28.21 acres located at Ice Plant Road/I-40)

EXECUTIVE SESSION – Report by City Attorney

ADJOURN THE JOINT MEETING AND RECONVENE THE CITY COUNCIL MEETING

- CALL TO ORDER
- ROLL CALL
- INVOCATION
- PLEDGE OF ALLEGIANCE
- APPROVAL OF AGENDA
- CONFLICT OF INTEREST
- CORRESPONDENCE
- INTRODUCTIONS

As a courtesy to those in attendance, we would ask that cell phones and pagers be turned off or set in their silent mode. Thank you.

PUBLIC APPEARANCE – Persons wishing to address the City Council on subjects other than those scheduled are requested to do so at this time. When addressing the Council, please come to the podium and give your name and address for the record. In order to conduct a timely meeting, a three minute time limit per person has been established by Municipal Code Section 2-18. Amendments to the California Government Code Section 54950 prohibits the City Council from taking action on a specific item until it appears on the agenda.

PRESENTATIONS

(A ten minute time limit per presentation has been established by Municipal Code Section 2-18.)

- 1) Senator Tony Strickland and other representatives will make a PowerPoint presentation regarding Cannabis Partners, Facility and California Laws (INF)
- 2) Presentation by Ms. Doran Sanchez, BLM Lead Agency, and other representatives regarding the Historic Route 66 Gateway in Southern California within the Mojave Trails National Monument.
City Council Action - Authorize the Mayor to execute a Memorandum of Understanding between the Bureau of Land Management, Department of the Interior and City of Needles regarding Historic Route 66 Gateway in Southern California within the Mojave Trails National Monument and appoint a councilmember as liaison (ACT)
- 3) A PowerPoint Presentation will be made by Building Official Williams regarding Code Enforcement Automation / Streamline (INF)

PUBLIC HEARINGS

- 4) Public hearing noticed to consider all evidence and testimony for or against amending the Needles Municipal Code Chapter 12 "Licenses" requiring a business license for property owners that have more than two long term residential rental properties in Needles
 - > Staff Report
 - > Council Questions of Staff

- Mayor to open the public hearing
 - Public Comment
 - Council Questions of Staff
 - Mayor to close the public hearing
 - Council Discussion / Deliberation
 - Ordinance No. 577-AC amending the Needles Municipal Code Chapter 12 “Licenses” adding a new Section 12.68.2 “Long Term Residential Rental Property(ies) and amending miscellaneous sections in support of this new program (1st reading – post) (ACT)
- 5) Public hearing noticed to consider all evidence and testimony for or against amending the Needles Municipal Code Chapter 6 “Building Regulations” adding Section 6-20 “Residential Rental Property Inspection Program”
- Staff Report
 - Council Questions of Staff
 - Mayor to open the public hearing
 - Public Comment
 - Council Questions of Staff
 - Mayor to close the public hearing
 - Council Discussion / Deliberation
 - Ordinance No. 578-AC amending the Needles Municipal Code Section 6-20 establishing a “Residential Rental Property Inspection Program” (1st reading – post) (ACT)
- 6) Public hearing noticed to consider all evidence and testimony for or against amending the Needles Municipal Code Chapter 11 “Health and Sanitation” adding Section 11-9 “Abandoned Residential Property Registration”
- Staff Report
 - Council Questions of Staff
 - Mayor to open the public hearing
 - Public Comment
 - Council Questions of Staff
 - Mayor to close the public hearing
 - Council Discussion / Deliberation
 - Ordinance No. 579-AC amending Needles Municipal Code Chapter 11 “Health and Sanitation” adding Section 11.9 “Abandoned Residential Property Registration”, requiring lenders to maintain homes they seize and register the abandoned properties with the City (1st reading – post) (ACT)
- 7) Public hearing noticed to consider all evidence and testimony for or against a Conditional Use Permit to allow a multiple metal building storage facility, as well as a vehicle paint facility, located at 1200 E. Broadway, APN 650-282-15 and 650-282-16 - Applicant Billy Berkenheger
- Staff Report
 - Council Questions of Staff
 - Mayor to open the public hearing
 - Public Comment
 - Council Questions of Staff
 - Mayor to close the public hearing
 - Council Discussion / Deliberation
 - Resolution No. 2016-17 approving a Conditional Use Permit for a steel building storage business, vehicle paint facility at 1200 E. Broadway, APN 650-282-15 and 650-282-16 (ACT)

CONSENT CALENDAR: All matters listed on the Consent Calendar are considered to be routine and will be enacted by one motion in the form listed. The Mayor or any member of the City Council may pull an item from the Consent Calendar for discussion. Prior to Council action, a member of the public may address the City Council on matters scheduled on the Consent Calendar. A three-minute time limit per person applies. **Recommended Action:** Approve Items 8 through 13 on the Consent Calendar by affirmative roll call vote. (ACT)

- 8) Approve the warrants register through March 22, 2016
- 9) Approve the minutes of September 22 and October 13, 2015
- 10) Waive the reading and adopt Ordinance No. 575-AC adopting the International Code Council (ICC) 2012 Edition; rescinding Ordinance No. 500-AC; amending the Needles Municipal Code Article IV "Uniform Administrative Code" and Section 2-10 "Adopted by reference where filed" (2nd reading – adopt)
- 11) Waive the reading and adopt Ordinance No. 576-AC amending Ordinance No. 574-AC Chapter 12A "Marijuana Businesses" of the Needles Municipal Code and amending Section 96.01 "Table of Permissible Uses" of the Needles Zoning Code (2nd reading - adopt)
- 12) Authorize the Mayor to execute the 2016 Donate Life Proclamation
- 13) Approve the 2015-2016 budget revision for the Needles Area Transit (NAT)

End of Consent

REGULAR ITEMS - Public appearance (A three minute time limit per person has been established.)

- 14) Authorize Vice Mayor Jeff Williams to attend the ICSC Real Estate Convention in Las Vegas, NV on May 22 through May 25, 2016 and authorize using funds from the city council travel per diem account (ACT)

CITY ATTORNEYS REPORT

CITY MANAGERS REPORT

COUNCIL REQUESTS

- Councilmember Gudmundson
- Councilmember Evans
- Councilmember Frazier
- Councilmember Williams
- Councilmember Darcy
- Councilmember Richardson
- Mayor Paget

ADJOURNMENT

INTERNET ACCESS TO CITY COUNCIL AGENDAS AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO CITY COUNCIL MEETINGS AT

<http://www.cityofneedles.com>

Posted: March 18, 2016

SB 343-DOCUMENTS RELATED TO OPEN SESSION AGENDAS -- Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Clerk's Office, 817 Third Street, Needles, CA 92363.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (760) 326-2113 ext 345. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-104 ADA Title II).