



AGENDA

REGULAR MEETING OF THE CITY COUNCIL
NEEDLES PUBLIC UTILITY AUTHORITY
HOUSING AUTHORITY CITY OF NEEDLES
CITY OF NEEDLES, CALIFORNIA
COUNCIL CHAMBERS, 1111 BAILEY AVENUE

TUESDAY, DECEMBER 9, 2025

COUNCIL EXECUTIVE SESSION – 5:00 PM

CITY COUNCIL MEETING – 6:00 PM

THE PUBLIC MAY ATTEND VIA TEAMS AND MAY SUBMIT ANY COMMENTS IN WRITING PRIOR TO NOON ON THE DAY OF THE MEETING BY EMAILING ccclark@cityofneedles.com

TO JOIN THE LIVE TEAMS MEETING: log into the City of Needles website at www.cityofneedles.com to access the agenda and [Click here to join the meeting](#)

If asked, enter the following: Meeting ID: 202 746 159#

OR listen in and participate by calling Teams: 1-323-488-2227 - Meeting ID: 202 746 159#

The meetings are being recorded.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS PERTAINING TO THE EXECUTIVE SESSION ITEMS

A three-minute time limit per person has been established.

RECESS TO EXECUTIVE SESSION

EXECUTIVE SESSION

- a. Conference with Legal Counsel Regarding Potential Initiation of Litigation Pursuant to Government Code Section 54956.9(d)(4) Number of Cases: 3
- b. Conference with legal counsel regarding existing litigation pursuant to Government Code 54956.9(d)(1) Sylvia Miledi v. City of Needles, et al., Superior Court of the County of San Bernardino, Case No. CIVSB2510533
- c. Public Employee Appointment Pursuant to Government Code Section 54957 Title of Position: Director of Finance and Administrative Services
- d. Conference with Real Property Negotiators pursuant to Government Code section 54956.8 Property: APN/Parcel ID(s): 0186-095-03-0-000, and 0186-095-04-0-000. Agency negotiator: Patrick Martinez, City Manager or his designee. Negotiating parties: Palm Communities as potential purchaser and City of Needles as potential seller. Under negotiation: Price and terms of payment

CALL TO ORDER

ROLL CALL

EXECUTIVE SESSION REPORT - by City Attorney

PLEDGE OF ALLEGIANCE

INVOCATION

APPROVAL OF AGENDA

CONFLICT OF INTEREST

CORRESPONDENCE

INTRODUCTIONS

CITY ATTORNEY – Parliamentary Procedures

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

PUBLIC APPEARANCE - Persons wishing to address the NPUA / City Council on subjects other than those scheduled are requested to do so at this time. When called by the Mayor, please announce 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.

PRESENTATION

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

1. Collaborative Presentation: San Bernardino County Department of Public Health, Arrowhead Regional Medical Center (ARMC), Inland Empire Health Plan (IEHP) & San Bernardino County Medical Society
2. Colorado River Medical Center (CRMC) - Hospital Update & Community Health Initiatives
3. City Attorney John Pinkney will give a presentation on Brown Act Changes (SB707)

INTERVIEWS

4. Interviews / appointments to fill vacancies on various Boards and Commissions, due to current vacancies and the expiration of terms. (ACT)

PUBLIC HEARING

5. Approve the AB1600 Annual Accounting of Development Impact Fees Report
 - Staff Report
 - Council questions of staff
 - Mayor to open the public hearing
 - Public Comment
 - Mayor to close the public hearing
 - Approve the AB1600 Annual Accounting of Development Impact Fees Report (ACT)
6. Adopt Resolution 2025-49 approving a Conditional Use Permit Application For A Proposed Licensed Retail Cannabis Dispensary And Related Tenant Improvements At 1611 Needles Highway Within The General Commercial (C-2) Land Use Zoning District; APN 0185-062-25
 - Staff Report
 - Council questions of staff
 - Mayor to open the public hearing
 - Public Comment
 - Mayor to close the public hearing
 - Adopt Resolution 2025-49 approving a Conditional Use Permit Application For A Proposed Licensed Retail Cannabis Dispensary And Related Tenant Improvements At 1611 Needles Highway Within The General Commercial (C-2) Land Use Zoning District; APN 0185-062-25. (ACT)
7. An Amendment to Conditional Use Permit Resolution No. 2017-114 for the Cannabis Cultivation Facility at 204 Bazoobuth Street. The Amendment includes changes to sections of the required perimeter wall from Split-Face Block with Wrought Iron to Wrought Iron Fencing Only, and the relocation of the parking area and trash enclosure to the adjacent parcel (APN 0186-154-05). A Lot Tie Agreement will be required to support the Revised Site Layout and include APNs 0186-154-01, 0186-154-05, and 0186-154-13. **CONTINUED TO JANUARY 13, 2026.**

NPUA / COUNCIL 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 NPUA / City Council may pull an item from the Consent Calendar for discussion. Prior to NPUA / Council action, a member of the public may address the NPUA / City Council on matters scheduled on the Consent Calendar. A three-minute time limit per person applies. **RECOMMENDED ACTION:** Approve Items 8 through 9 on the Consent Calendar by affirmative roll call vote **(ACT)**

8. Ratify the Utility Manager's purchase of Greenhouse Gas Emissions Instruments for the calendar year 2024 compliance period from Amerex for a total cost of \$58,867.50.
9. Approve Change Order No. 1 (Final) for the Purchase & Install Metal Building Project increasing the contract with Shipley Construction by \$91,210.94 for total contract amount of \$676,907.94; and authorize staff to execute said Change Order and issue the Notice of Completion for the work.

END OF NPUA CONSENT CALENDAR

COUNCIL 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 10 through 16 on the Consent Calendar by affirmative roll call vote. **(ACT)**

10. Approve the Warrants Register through December 9, 2025.
11. Approve the Minutes of November 12, 2025.
12. Accept and file the November 2025 Treasurer's Report.
13. Waive full reading and Adopt Purchasing Ordinance Number 678-AC, Amending Chapter 8, Article II of the Needles Municipal Code (Second Read Adopt)
14. Award a three-year contract to UniFirst Corporation to provide Uniform rental and laundry services from 2025 to 2028
15. Waive full reading and Adopt City Council Resolution 2025-50, Confirming and adopting an itemized statement of cost for abatement of property located at 415 D Street, Needles, CA 92363, also known as APN 0186-142-03-0000 and file said Resolution with the County Recorder placing a lien on the property.
16. Authorize the City Manager to execute a professional services agreement with Willdan Financial Services for a Comprehensive Fee Study.

END OF COUNCIL CONSENT CALENDAR

REGULAR COUNCIL ITEMS

17. Award the Base Bid and Additive Alternate to Vance Corporation for the Phase V Street Paving Improvements Project in the amount of \$1,373,796.30 plus 10% contingency for a total project cost of \$1,511,175.93 and authorize staff to execute a Public Works Agreement with Vance Corporation and move forward with the Notice of Award and Notice to Proceed. (ACT)
18. Adopt Resolution 2025-51, Authorizing the City Manager to enter into an Exclusive Negotiation Agreement (ENA) between the City of Needles and Palm Communities, A California Corporation in Reference to Assessors Parcel Numbers (APN's) 0186-095-03-0000 and 0186-095-04-0000. (ACT)
19. Adopt Resolution 2025-52 Approving an Employment Agreement with Mark DeMay for the position Director of Finance and Administrative Services effective December 9, 2025, setting a salary of \$164,279 in compliance with SB 1436 and incorporate into the salary schedule FY 2025-2026. (ACT)

CITY ATTORNEY REPORT

CITY CLERK REPORT

CITY MANAGER REPORT

City Manager's Reports for the weeks of November 21 and 28, 2025.

COUNCIL REQUESTS

Council Member Ford
Council Member McCorkle
Vice Mayor Campbell
Council Member Pogue
Council Member Belt
Council Member Longbrake
Mayor Jernigan

ADJOURNMENT

INTERNET ACCESS TO CITY COUNCIL AGENDAS AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO CITY COUNCIL MEETINGS AT: <http://www.cityofneedles.com>

Posted: December 5, 2025

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 133. 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).

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting.

Dated this 5th day of December, 2025

/s/ Candace Clark, CPMC, CMC, City Clerk