



## 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.

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TUESDAY, SEPTEMBER 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 [cclark@cityofneedles.com](mailto:cclark@cityofneedles.com)

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

If asked, enter the following: Meeting ID: 343 402 312#  
OR listen in and participate by calling Teams: 1-323-488-2227 - Meeting ID: 343 402 312#  
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 Labor Negotiator pursuant to California Government Code §54957.6 - Personnel - Agency Representatives City Manager Patrick Martinez and Pamela Osteen - Employee Organization: Teamsters Local 1932-Unclassified
- b. Conference with Labor Negotiator pursuant to California Government Code §54957.6 - Personnel - Agency Representatives City Manager Patrick Martinez and Pamela Osteen - Employee Organization: Teamsters Local 1932-Classified
- c. Conference with Labor Negotiator Pursuant to Government Code Section 54957.6 Agency Negotiator: City Manager Patrick Martinez or his designee. Unrepresented Employee: Utility Manager
- d. Conference with Legal Counsel Regarding Potential Initiation of Litigation Pursuant to Government Code Section 54956.9(d)(4). Re: Medical Investor Holdings, LLC (MIH) and MIH Related Entities

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 / HACN / 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. Captain Jake Gault will introduce Kim Buckley from the County Behavioral Health Triage, Engagement and Support Team (TEST Program).

### **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 2 through 4 on the Consent Calendar by affirmative roll call vote **(ACT)**

2. Waive full reading and adopt Ordinance 676-AC of the City of Needles, California Establishing a Procedure for Property Owner Objections to Proposed Water/Sewer Fees or Special Assessment.  
(2nd Read Adopt)
3. Accept the proposal of and authorize Lincus Incorporated to complete the 2025–2027 AB 32 Greenhouse Gas (GHG) Third Party Verification Services for a total cost not to exceed \$26,014.
4. Approve Survalent providing Electric SCADA Software not to exceed \$137,126 utilizing the Electric System Improvement Fund.

### **END OF NPUA CONSENT CALENDAR**

### **REGULAR NPUA / COUNCIL ITEMS**

5. Accept the Comprehensive Water and Wastewater Cost of Service Ratemaking Study dated August 2025 and initiate the Prop 218 45-Day Public Comment to Adopt the Proposed Water and Wastewater Rates for 2026 – 2030. **(ACT)**
6. Accept the Comprehensive Electric Service Ratemaking Study dated August 2025 **(ACT)**
7. Approve a 2.7% cost-of-living (COLA) increase in electric basic service charge rate as of October 1, 2025; approve an over-hydro rate of \$0.1159 effective October 1, 2025; eliminate the \$.0300 Power Cost Adjustment and approve the methodology to calculate the annual electric base rate and the power cost adjustment rate based on the rate calculation spreadsheets **(ACT)**

### **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 8 through 17 on the Consent Calendar by affirmative roll call vote. **(ACT)**

8. Approve the Warrants Register through September 9, 2025
9. Approve the Minutes of August 12, 2025
10. Adopt Resolution No. 2025-36 authorizing destruction of certain city records pursuant to Government Code Section 34090
11. Waive full reading and Adopt Ordinance 677-AC of the City Council of the City Of Needles, California, Amending Chapter 18, Article 18-V, Entitled "Conduct On Public Property" in the Needles Municipal Code (2nd read Adopt)
12. Receive and file the Needles Short Range Transit Plan (S RTP) 2025-2030

13. Approve 2026 employee benefits plan for Medical, Dental and Vision
14. Adopt Resolution 2025-37 Approving the lease extension with the Tri-State Alano Club for the building at 801 Third Street until September 9, 2026, under the same terms and conditions
15. Authorize the annual seed purchase from Simplot Turf & Horticulture, Las Vegas, in the amount of \$28,716
16. Authorize the purchase from SPS VAR for one (1) Power10 AS400/Naviline Server not to exceed \$62,000, utilizing the adopted FY26 General Fund Budget
17. Adopt Resolution 2025-33 Measure I Five-Year Capital Improvement Plan for Fiscal Years 2025 Through 2030

## **END OF COUNCIL CONSENT CALENDAR**

### **REGULAR COUNCIL ITEMS**

18. Adopt ratified Memorandum of Understanding with the Teamsters Local 1932, Classified and Unclassified Units and the City of Needles for the three-year term (July 1, 2025, through June 30, 2028) **(ACT)**
19. 175th Anniversary of California Statehood Proclamation read by Mayor Jernigan **(INF)**
20. Adopt Resolution 2025-38 Approving the Off-Highway Motor Vehicle Master Plan and Pilot Project as outlined in the Technical Memorandum. Direct staff to proceed with implementation, including signage, public education, and coordination with law enforcement. Authorize staff to pursue state and regional funding opportunities to support the program. **(ACT)**
21. Adopt Resolution No. 2025-39 of the City Council of the City of Needles Approving a Lease between the City of Needles and 19th Hole Bar & Grill, LLC to Operate A Full-Service Restaurant in a City-Owned Facility at River's Edge Golf Course and Authorizing the City Manager to Sign Documents on Behalf of the City of Needles **(ACT)**
22. Award bid to Precise Builders, Inc. for the 19th Hole Bar & Grill Kitchen Remodel Project in the amount of \$416,699 plus 20% contingency for a total project cost of \$500,039 and authorize staff to execute a Public Works Agreement with Precise Builders, Inc. and move forward with the Notice of Award and Notice to Proceed. **(ACT)**
23. Consider cancelling the November 25 and December 23, 2025, regular City Council / NPUA / HACN meetings. **(ACT)**
24. Adopt Resolution 2025-40 Approving a First Amendment to the Employment Agreement with Rainie Torrance for Utility Manager effective September 10, 2025, setting a salary of \$196,100 in compliance with SB 1436 and incorporate into the salary schedule FY 2025-2026. **(ACT)**
25. Waive full reading and Adopt Ordinance 675-AC adding Chapter 11A, Camping, to the Needles Municipal Code, establishing regulations prohibiting camping on public property. (2nd Read - Adopt) **(ACT)**

## **CITY ATTORNEY REPORT**

## **CITY CLERK REPORT**

## **CITY MANAGER REPORT**

City Manager's Reports for the weeks of August 22 and 29, 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: September 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 September 2025*

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