



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

## **A G E N D A**

REGULAR MEETING OF THE CITY COUNCIL  
NEEDLES PUBLIC UTILITY AUTHORITY  
CITY OF NEEDLES, CALIFORNIA  
**TUESDAY, SEPTEMBER 13, 2022**  
COUNCIL EXECUTIVE SESSION – **5:00 P.M.**  
CITY COUNCIL MEETING – **6:00 P.M.**  
CITY COUNCIL CHAMBERS  
1111 BAILEY AVENUE, NEEDLES

**AUTHORIZED BY AB 361**

**THE MAYOR AND COUNCIL MEMBERS MAY BE ATTENDING THIS MEETING VIA**  
**\*\*\* MICROSOFT TEAMS \*\*\***

**THE PUBLIC MAY ALSO ATTEND VIA TEAMS AND MAY SUBMIT ANY COMMENTS IN WRITING  
PRIOR TO NOON ON THE DAY OF THE MEETING BY EMAILING [djones@cityofneedles.com](mailto:djones@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: 640 170 680#**

**OR listen in and participate by calling Teams: 1-323-488-2227 - Meeting ID: 640 170 680#  
The meetings are being recorded. - MASKS ARE ENCOURAGED**

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**

- a) Conference with Legal Counsel - Anticipated Litigation: Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) and/or (3)
- b) Conference with Legal Counsel – Anticipated Litigation regarding significant exposure to litigation pursuant to Government Code § 54956.9(d)(2) and/or (3): one potential case related to claim received August 22, 2022 from attorney for John James Bresnahan Zeinaty related to alleged April 29, 2022 dog bite incident
- c) Conference with real property negotiator pursuant to California Government Code §54956.8: Property: San Bernardino Meridian, San Bernardino County, California T.9. N., R. 23E., Sec 29, Lots 5,6,7 (100 Marina Drive); Negotiating parties: City of Needles as lessor and Needles Marina leasehold interest from Ramirez Zuniga Family LLC to Castle Park Acquisitions 1, LLC as lessee. Under negotiation: Price and terms of payment.
- d) Conference with real property negotiator pursuant to California Government Code §54956.8- Negotiating Parties: City Manager Rick Daniels as city representative and Butler America Telecom, a representative of Vertical Bridge on behalf of T-Mobile; Subject

property is a portion of APN 0185-056-01-0000 located at the city well yard at Bush and N L Street; under discussion: Lease price and terms.

- e) Conference with real property negotiators pursuant to California Government Code §54956.8- Agency negotiator City Manager Rick Daniels or his designee. Negotiating parties are the City of Needles as the potential seller and Majid Nayeri as the potential buyer of a 3.18-acre vacant parcel, generally located on the Southeast Corner of E. South Lake Drive and S. Riverfront Pkwy, Mohave Valley, AZ, APN 216-14-007. Under negotiations are the price and terms

## **EXECUTIVE SESSION – Report by City Attorney**

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

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.

## **PRESENTATIONS**

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

- 1) Proclamation recognizing September as National Hunger Action Month (INF)
- 2) Richie Sayavong, California Department of Insurance, will be presenting a PowerPoint regarding California Low-Cost Auto Insurance (INF)

## **PUBLIC HEARING**

- 3) Public hearing noticed to consider all evidence and testimony for or against approval of adopting the City of Needles 6<sup>th</sup> Cycle Housing Element Update
  - Staff Report
  - Council Questions of Staff
  - Mayor to open the public hearing
  - Public Comment
  - Mayor to close the public hearing
  - Council Discussion / Deliberation
  - Resolution No. 2022-70 adopting the 6th Cycle update to the Housing Element of the City of Needles General Plan and an addendum to a negative declaration (ACT)

- 4) Public hearing noticed to consider all evidence and testimony for or against approval of a decrease of the prima facie speed limits on East Broadway Street (Cibola St to I-40 Overpass) and West Park Road (National Old Trails Road to Needles Highway)
  - Staff Report
  - Council Questions of Staff
  - Mayor to open the public hearing
  - Public Comment
  - Mayor to close the public hearing
  - Council Discussion / Deliberation
  - Ordinance No. 653-AC amending Section 13-29, Article IV, Operations of Vehicles of the Needles Municipal Code to decrease the Prima Facie Speed Limits on two roadway segments (1st reading – post) (ACT)
- 5) Public hearing noticed to consider all evidence and testimony for or against approval of amending Chapter 15A Recreation Area Use renaming First and Second Beach to Bob Belt Beach Park
  - Staff Report
  - Council Questions of Staff
  - Mayor to open the public hearing
  - Public Comment
  - Mayor to close the public hearing
  - Council Discussion / Deliberation
  - Ordinance No. 654-AC amending Chapter 15A Recreation Area Use (policy) of the Needles Municipal Code renaming First and Second Beach to Bob Belt Beach Park (1st reading – post) (ACT)

#### **RECESS THE CITY COUNCIL MEETING AND CONVENE A JOINT COUNCIL / NPUA MEETING**

CALL TO ORDER (Roll Call previously taken)

PUBLIC COMMENTS PERTAINING TO THE NPUA / COUNCIL ITEMS (A three-minute time limit per person has been established.)

- 6) NPUA / COUNCIL: Approve and authorize the city manager to execute the Western Area Power Administration (WAPA) Agreement 87-BCA-10098, Exhibit A-1, Revision No. 10 relating to the Parker-Davis Project allocation rate of delivery (CROD) (ACT)
- 7) NPUA / COUNCIL: Approve a 5% cost-of-living (COLA) increase in water and wastewater basic service rates as of October 1, 2022 (ACT)
- 8) NPUA / COUNCIL: Approve a 5% cost-of-living (COLA) increase in electric rates as of October 1, 2022 and approve the methodology to calculate the annual electric base rate and the power cost adjustment rate based on the rate calculation spreadsheets (ACT)

#### **ADJOURN THE JOINT NPUA / COUNCIL MEETING - RECONVENE THE CITY COUNCIL MEETING**

**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 9 through 15 on the Consent Calendar by affirmative roll call vote. (ACT)

- 9) Approve the Warrants Register through September 13, 2022
- 10) Waive the reading and adopt Ordinance No. 652-AC amending the Needles Municipal Code Section 96.08 "Dwelling Unit" adding "Accessory Dwelling Unit" and Section 96.00 "Table of Permissible Uses" (2nd reading – adopt)

- 11) Waive the reading and adopt Resolution 2022-67 confirming and adopting an itemized statement of cost for abatement of property located at 2234 Casa Real Street, also known as APN 0185-351-45-0000, and file said resolution with the County Recorder placing a lien on the property
- 12) Waive the reading and adopt Resolution 2022-68 confirming and adopting an itemized statement of cost for abatement of property located at 110 Market Street, also known as APN 0185-066-26-0000, and file said resolution with the County Recorder placing a lien on the property
- 13) Waive the reading and adopt Resolution No. 2022-66 proclaiming a local emergency, ratifying the proclamation of a State of Emergency by Executive Order N-09-21, and authorizing remote teleconference meetings of the legislative bodies of the City of Needles for the period of September 17, 2022 – October 16, 2022, pursuant to provisions of the Ralph M. Brown Act
- 14) Waive the reading and adopt Resolution No. 2022-65 approving a First Amendment to the Agreement for Dial-a-Ride and Dial-a-Ride Medical / Shopper Shuttle Pilot Program Services between the City of Needles and Parking Concepts, Inc. dba Transportation Concepts increasing DAR services by one additional hour per day as of October 1, 2022
- 15) Change telephone systems from Frontier to S-Net Communications Cloud Based Phones at a cost savings of \$47,425.68 per year and authorize the city manager to execute the Master Customer Agreement (Information)

**End of Consent**

**REGULAR ITEM - None**

CITY ATTORNEYS REPORT

CITY MANAGERS REPORT

**COUNCIL REQUESTS**

Councilmember Campbell  
Councilmember Evans  
Councilmember Merritt  
Vice Mayor Paget  
Councilmember Belt  
Councilmember Longacre  
Mayor Williams

**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 9, 2022

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 145. 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 9th day of September 2022

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Dale Jones, CMC, City Clerk