



(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, NOVEMBER 8, 2022**  
COUNCIL EXECUTIVE SESSION – **5:30 P.M.**  
CITY COUNCIL MEETING – **6:00 P.M.**  
CITY COUNCIL CHAMBERS  
1111 BAILEY AVENUE, NEEDLES

**THE 5:00 P.M. PORTION OF THE CITY COUNCIL MEETING WILL BE RECESSED  
BY THE CITY CLERK TO 5:30 P.M.**

**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: 396 449 890#**

**OR listen in and participate by calling Teams: 1-323-488-2227 - Meeting ID: 396 449 890#**

**The meetings are being recorded. - MASKS ARE ENCOURAGED**

CALL TO ORDER  
ROLL CALL

**RECESS THE CITY COUNCIL MEETING AND CONVENE A JOINT COUNCIL / NPUA MEETING**  
CALL TO ORDER (Roll Call previously taken)

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 Labor Negotiator pursuant to California Government Code §54957.6-  
Personnel - Agency Representative City Manager Rick Daniels - Employee Organizations:  
Teamsters Local 1932
- b) NPUA / COUNCIL: Conference with Legal Counsel regarding existing litigation pursuant to  
Government Code Section 54956.9(d)(1) (one case: Rio Buena Vista Assoc. Et. Al. v. City of  
Needles: Case Number CIVSB 2028439)

**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  
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) PowerPoint presentation by representatives of the San Bernardino Regional Housing Trust (INF)

### **PUBLIC HEARINGS**

- 2) Continued from October 25 - Public hearing noticed to consider all evidence and testimony for or against approving a Conditional Use Permit adding a 28,601 square foot building to the existing 3,933 square foot building for cannabis cultivation totaling 32,534 square feet located at 211 Balboa Place, APN 0660-081-27-0000 in the C-3 Zone:  
Applicant Lamont Wolsey
  - Staff Report
  - Council Questions of Staff
  - Mayor to open the public hearing
  - Public Comment
    - Applicant Comments
    - Comments in Favor
    - Comments Opposed
    - Applicant Rebuttal
  - Mayor to close the public hearing
  - Council Discussion / Deliberation
  - Resolution No. 2022-74 approving a Conditional Use Permit adding a 28,601 square foot building to the existing 3,933 square foot building for cannabis cultivation totaling 32,534 square feet located at 211 Balboa Place, APN 0660-081-27-0000 in the C-3 Zone (ACT)
- 3) Continued from October 25 - Public hearing noticed to consider all evidence and testimony for or against approving an amendment to Resolution No. 2021-52 reducing the cannabis cultivation area by 2,511 square feet and adding a 2,399 square foot retail cannabis business located at 2701 Columbus Drive, APN 0660-081-30-0000 in the C-3 Zone

- Staff Report
- Council Questions of Staff
- Mayor to open the public hearing
- Public Comment
  - Applicant Comments
  - Comments in Favor
  - Comments Opposed
  - Applicant Rebuttal
- Mayor to close the public hearing
- Council Discussion / Deliberation
- Resolution No. 2022-75 approving an amendment to Resolution No. 2021-52 reducing the cannabis cultivation area by 2,511 square feet and adding a 2,399 square foot retail cannabis business located at 2701 Columbus Drive, APN 0660-081-30-0000 in the C-3 Zone (ACT)

- 4) Public hearing noticed to consider all evidence and testimony for or against approving the Cost of Service Fee Study and proposed new fee schedule
- 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. 657-AC amending Chapter 8, Exhibit A to Ordinance No. 464-AC to add, delete, or change various services and the percentage of cost recovery (ACT)
  - Resolution No. 2022-76 approving the Cost of Services Fee Study, the revised schedule of certain fees and updated fully burdened hourly rates (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 5 through 9 on the Consent Calendar by affirmative roll call vote. (ACT)

- 5) Approve the Warrants Register through November 8, 2022
- 6) Authorize Scott Crane Roofing not to exceed \$4,299, Cal-Zone Fence Co. not to exceed \$15,251 and River Valley Air Conditioning not to exceed \$35,948 for storm damage repairs to be reimbursed by California Joint Powers Insurance Authority (CJPIA) with a deductible of \$10,000 to be funded by General Fund Reserves
- 7) Approve Resolution No. 2022-77 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 November 16, 2022 – December 15, 2022, pursuant to provisions of the Ralph M. Brown Act
- 8) Consider cancelling the regular City Council / NPUA meeting on Tuesday, December 27, 2022, due to a potential lack of quorum because of the Christmas Holiday
- 9) Accept the annual report to the California Energy Commission Power Content Label for the year ending December 31, 2021

**End of Consent**

## REGULAR ITEMS

- 10) Approve the Barrier for Underpass Agreement and Easement Agreement with BNSF Railway Company for the K Street Barrier project and authorize staff to execute said agreement with a not to exceed \$12,700 for the easement dedication, administration fee and flagging to be funded by General Fund Reserves (ACT)
- 11) Authorize the City Manager or his designee to execute the First Amendment to the Master Purchase License and Services Agreement for the Advanced Metering Infrastructure (AMI) Project with Landis & Gyr removing the installation of electric meters from the scope of work reducing the not to exceed amount to \$1,687,359 and execute an electric meter installation agreement in substantially the same form after City Attorney review, with Wellington Energy Inc in the amount of \$262,463 plus the cost of required bonding (ACT)

## 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 November 4, 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 4th day of November 2022

*Dale Jones*

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Dale Jones, CMC, City Clerk