



CITY OF MERCED

City Council Chambers
Merced Civic Center
2nd Floor
678 W. 18th Street
Merced, CA 95340

Minutes

City Council/Public Finance and Economic Development Authority/Parking Authority

Monday, August 17, 2015

7:00 PM

A. STUDY SESSION ROLL CALL

Clerk's Note: Council Member BELLUOMINI arrived at 5:08 pm.

Present: 7 - Mayor Stanley P. Thurston, Mayor Pro Tempore Joshua Pedrozo, Council Member Michael Belluomini, Council Member Kevin Blake, Council Member Tony Dossetti, Council Member Noah Lor, and Council Member Mike Murphy

Absent: 0

B. STUDY SESSION (To be held in the Sam Pipes Room, 1st Floor)

B.1.

SUBJECT: Study Session - City Council and Recreation and Parks Commission Joint Meeting

Mayor THURSTON called the Study Session to order at 5:01 pm. Recreation and Parks Commissioners in attendance - Chair Dr. WASHINGTON, Jr., Vice Chair Eric NELSON, and Commissioner Flip HASSETT.

The Recreation and Parks Commission members expressed concern that their recommendations were in keeping with what Council expects of them. Commissioner HASSETT stated they haven't addressed long-range plans and to make sure the reasons for programs were well thought out so that they strengthen the sense of place, support economic development, safety and security, and health and wellness.

The Commission agreed that understanding priorities would help to make better decisions.

Commissioner HASSETT asked how a team effort could be fostered. He asked for feedback on the latest trends, and which programs were making money and bringing in more kids.

Mayor Pro-Tempore PEDROZO suggested partnering more with the schools.

Director of Economic Development, Frank QUINTERO, stated the last long term document was the 2004 Park Master Plan, but Council goals and objectives also influence departmental goals.

Commissioner HASSETT suggested staff attend the California Parks & Recreation Society conference for training and networking to help drive the long term planning. He also stated that surveys and focus groups could

help bring the data together, citing the Pasadena report card as an example.

Commission Chair WASHINGTON explained that the community asks for more activities for young people and the Commission has started an outreach process for more community input. The Commission felt the community needed more viable programs for both children and adults, not just athletics.

Mayor THURSTON suggested simple five minute reports from different commissions be placed on every agenda.

Council Member BELLUOMINI stated a review and update of the 2004 plan may be in order. He also suggested it may be helpful to have a report from the Recreation & Parks program in February during budget discussions.

Commissioner HASSETT said the Commission would like to see a full-time Director for the department, some sort of a report card with metrics, community partnerships, and an Economic Development involvement to help kids find jobs.

Council Member DOSSETTI assured that as the Ex-Officio member of the Recreation & Parks Commission, he would make it a point to attend more regularly but would like to see more substance on the agendas.

Clerk's Note: The Study Session adjourned at 6:06 pm.

C. CLOSED SESSION ROLL CALL

Present: 7 - Mayor Stanley P. Thurston, Mayor Pro Tempore Joshua Pedrozo, Council Member Michael Belluomini, Council Member Kevin Blake, Council Member Tony Dossetti, Council Member Noah Lor, and Council Member Mike Murphy

Absent: 0

D. CLOSED SESSION

Mayor THURSTON called the Closed Session to order at 6:11 PM.

D.1.

SUBJECT: CONFERENCE WITH LEGAL COUNSEL - Significant Exposure to Litigation: (1) Case; Authority: Government Code Section 54956.9

Clerk's Note: Council adjourned from Closed Session at 6:54 PM.

E. CALL TO ORDER

Mayor THURSTON called the Regular Meeting to order at 7:00 PM.

E.1. Invocation - Pastor Robert Morris, Valley Harvest Church

The invocation was delivered by Pastor Robert Morris of Valley Harvest Church.

E.2. Pledge of Allegiance to the Flag

F. ROLL CALL

Present: 7 - Mayor Stanley P. Thurston, Mayor Pro Tempore Joshua Pedrozo, Council Member Michael Belluomini, Council Member Kevin Blake, Council Member Tony Dossetti, Council Member Noah Lor, and Council Member Mike Murphy

Absent: 0

F.1. In accordance with Government Code 54952.3, it is hereby announced that the City Council sits either simultaneously or serially as the Parking Authority, and Public Financing and Economic Development Authority. City Council Members receive a monthly stipend of \$20.00 by Charter for sitting as the City Council; and the Mayor receives an additional \$50.00 each month as a part of the adopted budget and Resolution 1975-37. The members of the Parking Authority, and Public Financing and Economic Development Authority receive no compensation.

G. REPORT OUT OF CLOSED SESSION

There was no report.

H. WRITTEN PETITIONS AND COMMUNICATIONS

There were no written petitions or communications.

I. ORAL COMMUNICATIONS

Marcus SAVAGE - spoke on Ygrene Energy Fund for Property Assessed Clean Energy.

Ruth WAX, Merced - spoke on the effect of the drought on city trees.

Rosa BARRAGAN, Merced - spoke on the Atlas soccer team winning a tournament in Mexico.

Axel RAMIREZ, Merced - spoke on winning the soccer tournament in Mexico.

Carlos OSUNA, Merced - spoke on the experience of winning the tournament in Mexico.

Sharon HOFFMAN, Mariposa - spoke on political items.

Monica VILLA, Merced - spoke on the Atlas program and other items.

J. CONSENT CALENDAR

Items J.5. Information Only - Merced County Mosquito Abatement District FY 2014-15 Report, J.8. Lease Agreement with Merced Soccer Academy for Use of the Stephen Leonard Park Youth Center, J.10 Boutique Air, Inc. Lease Agreement, J.1. Consideration of a Purchase and Sale Agreement Between the City of Merced and Roig Properties Corporation, and J.13.

Professional Services Agreement and Reimbursement Agreement for Preparation of an Environmental Document for the Merced Gateway Center were pulled from the Consent Calendar for separate consideration.

Approval of the Consent Agenda

A motion was made by Council Member Murphy, seconded by Mayor Pro Tempore Pedrozo, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mayor Thurston, Mayor Pro Tempore Pedrozo, Council Member Belluomini, Council Member Blake, Council Member Dossetti, Council Member Lor, and Council Member Murphy

No: 0

Absent: 0

J.1. **SUBJECT:** Information Only - Traffic Committee Minutes of March 10, 2015 and May 12, 2015

This Consent Item was approved.

J.2. **SUBJECT:** Information Only - Measure C Committee Minutes of May 12, 2015

This Consent Item was approved.

J.3. **SUBJECT:** Information Only - Planning Commission Minutes of June 17, 2015

This Consent Item was approved.

J.4. **SUBJECT:** Information Only - Site Plan Review Committee Minutes of May 28, 2015

This Consent Item was approved.

J.6. **SUBJECT:** Notice of Vacancy - Planning Commission

REPORT IN BRIEF

Requests direction for filling the newly created vacancy on the Planning Commission.

RECOMMENDATION

City Council - Adopt a motion directing staff to notice a vacancy on the Planning Commission due to the resignation of Brandon Williams and to seek applicants for the position.

This Consent Item was approved.

J.7.

SUBJECT: Reading by Title of All Ordinances and Resolutions

REPORT IN BRIEF

Ordinances and Resolutions which appear on the public agenda shall be determined to have been read by title and a summary title may be read with further reading waived.

RECOMMENDATION

City Council - Adopt a motion waiving the reading of Ordinances and Resolutions, pursuant to Section 412 of the Merced City Charter.

This Consent Item was approved.

J.9.

SUBJECT: First Amendment to Professional Services Contract with Kimley-Horn and Associates for CMAQ Traffic Signal Synchronization Project 113066

REPORT IN BRIEF

Authorizes an amendment for additional engineering design services for the synchronization of traffic signals along G and 16th Streets.

RECOMMENDATION

City Council - Adopt a motion approving the First Amendment to Professional Services Agreement with Kimley-Horn and Associates (Traffic Signal Synchronization Project 113066) in the amount of \$4,370 for additional design services; and, authorizing the City Manager to execute the necessary documents.

This Consent Item was approved.

J.12.

SUBJECT: First Amendment with Spinelli, Donald, Nott

REPORT IN BRIEF

Consider approving first amendment with Spinelli, Donald, Nott.

RECOMMENDATION

City Council - Adopt a motion approving the first amendment with Spinelli, Donald, Nott, authorizing the City Manager to execute the

necessary documents and authorizing the Finance Officer to make necessary budget adjustments.

This Consent Item was approved.

J.14.

SUBJECT: Second Reading - Ordinance Amending the Official Zoning Map for Parcel Located at the Southeast Corner of Yosemite Avenue and McKee Road

REPORT IN BRIEF

Second Reading of previously introduced Ordinance.

RECOMMENDATION

City Council - Adopt **Ordinance 2447**, an Ordinance of the City Council of the City of Merced, California, amending the Official Zoning Map by rezoning an approximately 5.42 acre parcel located at the southeast corner of Yosemite Avenue and McKee Road from R-1-6 to Neighborhood Commercial (C-N).

This Consent Item was approved.

J.15.

SUBJECT: Second Reading - Ordinance Changing Land Use Designation for Parcel Located at the Southeast Corner of Olive Avenue and M Street

REPORT IN BRIEF

Second Reading of previously introduced Ordinance.

RECOMMENDATION

City Council - Adopt **Ordinance 2446**, an Ordinance of the City Council of the City of Merced, California, approving Site Utilization Plan Revision #18 to Planned Development (P-D) #4 changing the designation from "Financial Institution" to "Retail Commercial" for a 0.92 acre parcel generally located at the southeast corner of Olive Avenue and M Street.

This Consent Item was approved.

J.5.

SUBJECT: Information Only - Merced County Mosquito Abatement District FY 2014-15 Report

Adam COX and Alan INMAN, Merced County Mosquito Abatement District - gave a brief report on the 2014-15 year for the Merced County Mosquito Abatement District.

A motion was made by Mayor Pro Tempore Pedrozo, seconded by Council

Member Dossetti, that this agenda item be approved. The motion carried by the following vote:

Aye: 7 - Mayor Thurston, Mayor Pro Tempore Pedrozo, Council Member Belluomini, Council Member Blake, Council Member Dossetti, Council Member Lor, and Council Member Murphy

No: 0

Absent: 0

J.8.

SUBJECT: Lease Agreement with Merced Soccer Academy for Use of the Stephen Leonard Park Youth Center

REPORT IN BRIEF

Consider approving a lease agreement for use of Stephen Leonard Park Youth Center with Merced Soccer Academy.

RECOMMENDATION

City Council - Adopt a motion approving the lease agreement between the City of Merced and the Merced Soccer Academy for use of Stephen Leonard Park Youth Center; and, authorizing the City Manager to execute the necessary documents.

Council Member DOSSETTI pulled this item to voice that he could not approve this lease and would liked to have seen all applicants come to a joint use agreement.

A motion was made by Council Member Blake, seconded by Council Member Lor, that this agenda item be approved. The motion carried by the following vote:

Aye: 6 - Mayor Thurston, Mayor Pro Tempore Pedrozo, Council Member Belluomini, Council Member Blake, Council Member Lor, and Council Member Murphy

No: 1 - Council Member Dossetti

Absent: 0

J.10

SUBJECT: Boutique Air, Inc., Lease Agreement

REPORT IN BRIEF

Approve a lease from August 18, 2015, to September 30, 2017, at the Merced Regional Airport between the City of Merced and Boutique Air, Inc.

RECOMMENDATION

City Council - Adopt a motion approving the lease agreement with

Boutique Air, Inc.; and authorizing the City Manager to execute the necessary documents.

Mayor THURSTON pulled this item to recuse himself.

A motion was made by Council Member Blake, seconded by Council Member Dossetti, that this agenda item be approved. The motion carried by the following vote:

Aye: 6 - Mayor Pro Tempore Pedrozo, Council Member Belluomini, Council Member Blake, Council Member Dossetti, Council Member Lor, and Council Member Murphy

No: 0

Absent: 0

Abstain: 1 - Mayor Thurston

J.11.

SUBJECT: Consideration of a Purchase and Sale Agreement Between the City of Merced and Roig Properties Corporation

REPORT IN BRIEF

Roig Properties Corporation would like to acquire a 21,738 square feet of property at the Airport Industrial Park in exchange for improvements installed along the perimeter of the Commercial Truck Parking Lot.

RECOMMENDATION

City Council - Adopt a Motion:

A. Approving **Resolution 2015-19**, a Resolution of the City Council of the City of Merced, California, Declaring a Portion of Assessor Parcel Number 059-420-064 to be Surplus and Authorizing Its Sale to Roig Properties Corporation; and,

B. Approving the terms of the Purchase and Sale Agreement with Roig Properties Corporation; and,

C. Authorizing the City Manager to execute documents as necessary.

Council Member MURPHY pulled this item to recuse himself.

A motion was made by Council Member Lor, seconded by Mayor Pro Tempore Pedrozo, that this agenda item be approved. The motion carried by the following vote:

Aye: 6 - Mayor Thurston, Mayor Pro Tempore Pedrozo, Council Member Belluomini, Council Member Blake, Council Member Dossetti, and Council Member Lor

No: 0

Absent: 0

Abstain: 1 - Council Member Murphy

J.13.

SUBJECT: Professional Services Agreement and Reimbursement Agreement for Preparation of an Environmental Document for the Merced Gateway Center

REPORT IN BRIEF

The City Council will consider approving a Professional Services Agreement with FCS International, Inc., and a Reimbursement Agreement with Gateway Park Development Partners, LLC, for the preparation of an environmental document for the Merced Gateways commercial project at the northeast and northwest corners of the Campus Parkway and Coffee Street.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving an Agreement for Professional Services with FCS International, Inc., to prepare an environmental document for the Merced Gateway Center in the amount of \$125,500;

B. Approving a Reimbursement Agreement with Gateway Park Development Partners, LLC, regarding the environmental document in the amount of \$138,050 (\$125,500 for the consultants and \$12,550 for City staff management of the contract;

C. Approving the appropriation of funds to Account 017-0804-512-17-00-Professional Services in the amount of \$125,500 for payment to FCS International, Inc., for planning services; and,

D. Approving an increase in revenue in the amount of \$125,500 to Account 017-0804-360-01-02-Other Revenue Developers and \$12,550 to Account 017-0804-331-03-25-Environmental Impact Filing EIR for staff administration of the environmental process (approval is contingent upon execution of the agreements).

Council Member BELLUOMINI pulled this item to discuss the "free rider" concept that may benefit the adjacent parcel in regards to the environmental document and the possible creation of a master plan for this area.

Ahmad AHMADI, Merced - spoke in opposition of the Gateway Project.

A motion was made by Council Member Lor, seconded by Council Member Belluomini, that this agenda item be approved. The motion carried by the following vote:

Aye: 7 - Mayor Thurston, Mayor Pro Tempore Pedrozo, Council Member Belluomini, Council Member Blake, Council Member Dossetti, Council Member Lor, and Council Member Murphy

No: 0

Absent: 0

K. REPORTS

K.1. **SUBJECT:** Preparation of the High-Speed Rail Station Area Plan

REPORT IN BRIEF

Provides a status update on the High-Speed Rail Station Area Plan.

RECOMMENDATION

For Information only - No Council action required.

City Manager BRAMBLE gave a slide presentation on the High Speed Rail planning project discussing the ad-hoc committee and the new deliverable tasks as presented by the High Speed Rail Authority. He stated that the ad-hoc committee had selected Opticos Designs and the Attorney's Office was completing the contract.

Mayor THURSTON questioned the flexibility of the deliverables.

City Manager BRAMBLE confirmed the City stated the tasks to be completed first.

Mayor Pro-Tempore PEDROZO asked questions regarding the ad-hoc committee makeup and requested to see how the committee and staff scored all of the firms during the review and interview process.

L. BUSINESS

L.1. Request to Add Item to Future Agenda

Mayor THURSTON requested to add Commission Reports at City Council Meetings.

City Manager BRAMBLE said the City Attorney would look into the matter.

Council Member DOSSETTI requested to have a future discussion on the Oral Communication portion of the meeting.

L.2. City Council Comments

Council Member BELLUOMINI stated many citizens were approaching him regarding trees dying in the time of the drought. He suggested some sort of communication to the public to keep them informed on the situation and what the City was doing to help preserve the trees.

M. ADJOURNMENT

Council Member DOSSETTI moved to adjourn in memory of Gregory LEATH, former Community Service Officer for the City of Merced.

Clerk's Note: The meeting adjourned at 8:23 PM.

A motion was made by Council Member Dossetti, seconded by Council Member Lor, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Mayor Thurston, Mayor Pro Tempore Pedrozo, Council Member Belluomini, Council Member Blake, Council Member Dossetti, Council Member Lor, and Council Member Murphy

No: 0

Absent: 0