

CITY COUNCIL / LRA BOARD

Mayor/Chair

Rachel Hernandez

Council/Authority Members

District 1 — Luis Uribe

District 2 — Cindy Fosi

Vice Mayor, District 3 — John Pimentel

District 4 — Stacy Call



CITY OF RIVERBANK

Regular City Council and Local Redevelopment Authority Board Meetings

Council Chambers
6707 Third Street, Suite B
Riverbank, CA 95367



TUESDAY, APRIL 28, 2026 — 6:00 PM

(THE AGENDA PACKET IS ONLINE AT [HTTPS://RIVERBANKCA.PORTAL.CIVICCLERK.COM/](https://riverbankca.portal.civicclerk.com/))

****Para Traducción en Español, favor de referirse a la ultima pagina de la agenda****

1. **CALL TO ORDER**

Mayor/ Chair Hernandez called the meeting to order at 6:01pm.

2. **FLAG SALUTE**

Vice Mayor Pimentel led the pledge of allegiance.

3. **INVOCATION**

Reverend Randy Richardson provided the Invocation.

4. **ROLL CALL**

City Clerk Hernandez conducted Roll Call.

Members of the City Council / Local Redevelopment Authority Board present:

Council Member / Authority Member District 1 Luis Uribe

Council Member / Authority Member District 2 Cindy Fosi

Council Member / Authority Member District 4 Stacy Call

Vice Mayor/ Vice Chair District 3 John Pimentel

Mayor/ Chair Rachel Hernandez

5. **AGENDA CHANGES**

No Agenda Changes.

6. **CONFLICT OF INTEREST**

None Declared.

7. **PRESENTATIONS**

Item 7.1. STRGBA Update

City Manager Garcia gave a PowerPoint presentation with an update on the Stanislaus and Tuolumne Rivers Groundwater Basin Association (STRGBA).

8. PUBLIC COMMENTS

Mayor Hernandez opened the Public Comment Period at 6:13 p.m.

Francis Guevara, Riverbank Chamber of Commerce, to extend invitation for upcoming community events.

Duke Cooper, Riverbank resident & Veteran, former founder and CEO of Veterans First to share personal information and his voice be heard.

Melissa Sandoval, Riverbank resident, to express her concerns about her property at the corner of Roselle and Claribel.

Michael Christie, Riverbank resident, would like to see a splash pad water feature added to Silva park.

Alexis Chavez, Representative for Senator Alvarado-Gil, to share legislative updates.

Mayor Hernandez closed the Public Comment period at 6:29 p.m.

9. CONSENT CALENDAR

Item 9.1. **Waiver of Readings**

Item 9.2. Approval of the City Council and Local Redelopment Authority Board Meeting Minutes for April 14, 2026.

Item 9.3. Resolution Declaring an Emergency and Authorizing an Emergency Appropriation of Funds in the Amount of \$120,205.00 from Sewer Fund 106 for the Emergency Purchase of a Parkson Helisieve Shaftless Spiral Screen

Resolution 2026-024

ACTION: *By motion moved and seconded (Uribe / Call 5/0) to approve Consent Calendar as presented.*

Motion carried by unanimous City Council and LRA Board roll call vote:

AYES: Uribe, Fosi, Call, Pimentel, and Mayor Hernandez

NAYS: None / ABSENT: None / ABSTAINED: None

10. PUBLIC HEARING

Item 10.1.

6th Cycle Housing Element. City Council to Consider the Following:

Resolution Approving a General Plan Amendment to Adopt the 6th Cycle Housing Element and to Authorize Staff to Submit the 6th Cycle Housing Element to the

State of California Department of Housing and Community Development (GPA 01-2025).

Resolution Approving a General Plan Amendment of Five (5) Properties from Industrial/Business Park (I/BP), Mixed Use (MU), Civic (C), Community Commercial (C/C), and Lower Density Residential (LDR) to Higher Density Residential (HDR) and Mixed Use (MU) (GPA 01-2025).

Introduction and First Reading of an Ordinance Amending the Crossroads Community Specific Plan (SP-1) to add the Mixed Use (CX-1) Designation, and to Rezone Eight (8) Properties from Light Industrial (M-1), Neighborhood Commercial (NC)(SP-1), Public/Quasi-Public (P/QP)(SP-1), Highway Commercial (HC)(SP-1), Neighborhood Park/Basin (NP/B)(SP-1), and Planned Development (P-D 71) to Multiple Family Residential (R-3), Medium/High Density Residential (MHR) (SP-1), and Mixed Use (CX-1) (SP-1) (SPA 01-2025, REZ 02-2025).

Resolution to Amend the General Plan Land Use Element to Establish a Maximum Density for the Higher Density Residential and Mixed Use General Plan Land Use Designations (GPA 01-2025).

Introduction and First Reading of an Ordinance Amending the Riverbank Municipal Code by Amending Sections §153.067 and §153.071 and adding Sections §153.166 through §153.169 entitled “Regional Housing Needs Assessment Overlay” (ZOA 01-2025).

David Niskasen, with JB Anderson Land Use Planning, gave a comprehensive report and PowerPoint presentation on the 6th Cycle Housing Element.

City Council discussed the item with staff.

Mayor Hernandez opened the Public Hearing at 7:17 p.m.

Public Comments:

Melinda Torres, Riverbank resident, opposed to Item 10.1 the rezone of Roselle and Glow Rd.

Michael Christie, Riverbank resident, to express his concern about Item 10.1, suggested removing Roselle and Glow Rd. from the rezone plan.

Melanee Davidson, Riverbank resident, opposed to Item 10.1 the rezone of Roselle and Glow Rd.

Jordan Davidson, Riverbank resident, opposed to Item 10.1 the rezone of Roselle and Glow Rd.

Catherine Davidson, Riverbank resident, opposed to Item 10.1 the rezone of Roselle and Glow Rd.

Luis Mejia, Riverbank resident, opposed to Item 10.1 the rezone of Roselle and Glow Rd.

Erica Wyrick, Riverbank resident, opposed to Item 10.1 the rezone of Roselle and Glow Rd.

Rafael Torres, Riverbank resident, opposed to Item 10.1 the rezone of Roselle and Glow Rd.

Jeremiah Davidson, leases the property from MID, opposed to Item 10.1 the rezone of Roselle and Glow Rd. MID has no intention of selling the property.

Jayden Webb, Riverbank resident, opposed to Item 10.1 the rezone of Roselle and Glow Rd.

Jill Magana, Riverbank resident, opposed to Item 10.1 the rezone of Roselle and Glow Rd.

Sandy Van Vliet, Riverbank resident, opposed to Item 10.1 the rezone of Roselle and Glow Rd.

Byron Cox, Riverbank resident, opposed to Item 10.1 the rezone of Roselle and Glow Rd. Unhappy with Airbnb in the area.

Mayor Hernandez closed the public hearing at 7:44 p.m.

There being no further public comment, Mayor Hernandez brought the item back to City Council for consideration.

ACTION: *By motion moved and seconded (Uribe / Call 3/1) to remove site number 3, find an alternate site location and continue working with HCD.*

Motion carried by unanimous City Council and LRA Board roll call vote:

AYES: Uribe, Call, and Pimentel

NAYS: Fosi / ABSENT: None / ABSTAINED: Mayor Hernandez

11. NEW BUSINESS

Item 11.1. Resolution to accept the 2025 Housing Element and General Plan Annual Progress Report

Senior Planner McDonald, gave a comprehensive report and PowerPoint presentation on the 2025 Housing Element and General Plan Annual Progress Report.

ACTION: *By motion moved and seconded (Fosi / Uribe 5/0) to approve **Resolution 2026-025** accepting the 2025 Housing Element and General Plan Annual Progress Report.*

Motion carried by unanimous City Council and LRA Board roll call vote:

AYES: Uribe, Fosi, Call, Pimentel, and Mayor Hernandez

NAYS: None / ABSENT: None / ABSTAINED: None

Item 11.2. Resolution of Concurrence with the Stanislaus Urban County and Stanislaus HOME Consortium Annual Action Plan for Fiscal Year 2026-2027 and Support of Submission to the U.S. Department of Housing and Urban Development (HUD)

Housing Specialist Caratachea, gave a comprehensive report and PowerPoint presentation on the Stanislaus Urban County and Stanislaus HOME Consortium Annual Action Plan for Fiscal Year 2026-2027.

ACTION: By motion moved and seconded (Uribe / Call 5/0) to approve **Resolution 2026-026** to approve Annual Action Plan for Fiscal Year 2026-2027 and support the submission to the U.S. Department of Housing and Urban Development.

*Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Call, Pimentel, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None*

Mayor Hernandez called for a brief 5-minute recess at 8:26 p.m.

Mayor Hernandez called the meeting back to order from recess at 8:31 p.m.

Item 11.3. Resolution Approving the Reappointment of Seabre Dillard and Sara Malough to the Parks and Recreation Advisory Committee.

Director of Parks & Recreation Patton, gave a comprehensive report and PowerPoint presentation on the consideration to reappoint Seabre Dillard and Sara Malough to the Parks and Recreation Advisory Committee.

ACTION: By motion moved and seconded (Fosi / Uribe 5/0) to approve **Resolution 2026-027** to approve the Re-Appointment of Seabre Dillard and Sara Malough to the Parks and Recreation Advisory Committee.

*Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Call, Pimentel, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None*

Item 11.4. Resolution Accepting and Incorporating the Recommendations of the City of Riverbank Classification and Compensation Study prepared by Evergreen Solutions, LLC

Assistant City Manager Alcantor, and Stasey Whichel with Evergreen Solutions gave a comprehensive report and PowerPoint presentation on the City of Riverbank Classification and Compensation Study prepared by Evergreen Solutions, LLC.

ACTION: By motion moved and seconded (Fosi / Uribe 5/0) to approve **Resolution 2026-028** accepting and incorporating the recommendations of Compensation Study prepared by Evergreen Solutions, LLC.

*Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Call, Pimentel, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None*

Item 11.5. Resolution Approving the Amendment to the Memorandum of Understanding Between the City of Riverbank and the Riverbank Miscellaneous Employees Bargaining Unit and Adopt updated Salary Schedule

Assistant City Manager Alcantor, gave a comprehensive report and PowerPoint presentation on the Amendment to the Memorandum of Understanding between the City of Riverbank and the Riverbank Miscellaneous Employees Bargaining Unit.

ACTION: By motion moved and seconded (*Fosi / Pimentel 5/0*) to approve **Resolution 2026-029** approving the Amendment to the MOU between the City of Riverbank and the Riverbank Miscellaneous Employees Bargaining Unit and Adopt an updated Salary Schedule.

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Call, Pimentel, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 11.6. Resolution Approving the Amendment to the Memorandum of Understanding Between the City of Riverbank and the Riverbank Mid-Management Employee Association and Adopt an updated Salary Schedule.

Assistant City Manager Alcantor, gave a comprehensive report and PowerPoint presentation on the Amendment to the Memorandum of Understanding between the City of Riverbank and the Riverbank Mid-Management Employee Association.

ACTION: By motion moved and seconded (*Uribe / Call 5/0*) to approve **Resolution 2026-030** approving the Amendment to the MOU between the City of Riverbank and the Riverbank Mid-Management Employee Association and Adopt updated Salary Schedule..

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Call, Pimentel, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 11.7. Resolution Authorizing the City Manager to Proceed with the Acquisition of Real Property Located at 3300 Atchison Road Riverbank, CA 95367 (APN: 132-009-069) for the Future Site of Riverbank City Hall in the Amount of \$840,000.00 and Execute, on behalf of the City, Any and All Documents Necessary to Complete the Acquisition of Real Property, Authorize Staff to Proceed With the Conceptual Design of the Future City Hall Upon Acquisition, And Allocate Funds from the General Fund Reserves for Said Acquisition and from the Police And General Government System Development Fee Fund 210 for the Design

City Manager Garcia, gave a comprehensive report and PowerPoint presentation on the Acquisition of the Real Property located at 3300 Atchison Road for the future site of the Riverbank City Hall.

Michael Christie, Riverbank resident, expressed his concerns with Item 11.7

Randy Richardson, Riverbank resident, is seeking clarification with regard to current ownership of the current City Hall offices.

Jordan Davidson, Riverbank resident, expressed his concerns and opposition with Item 11.7.

Daymon Mayfield, Riverbank resident, opposed to Item 11.7. Written comment attached (Exhibit A).

ACTION: By motion moved and seconded (*Hernandez/ Fosi 2/3*) to approve a Resolution authorizing the City Manager to proceed with the acquisition of the real property located at 3300 Atchison Street.

Motion failed by City Council and LRA Board roll call vote:

AYES: Fosi, Mayor Hernandez

NAYS: Uribe, Call, Pimentel / ABSENT: None / ABSTAINED: None

12. COMMENTS/REPORTS

Item 12.1. Staff

City Manager Garcia:

No comments.

Item 12.2. Council/Authority Member

Vice Mayor Pimentel:

- *I did my Zoom class on communications with Lauren. We discussed different ways of how we can reach the residents, that they don't use social media and that they cannot afford the newspaper. How can we find a solution to reach anyone? I found that very interesting.*
- *Also, I had a phone conversation with Keryn Whitlow. We talked about the upcoming 250th anniversary. She is a nurse, and she also shared with me how Prop 1 has affected funding for mental health awareness, the group she belongs to. They meet on Thursdays at 5:30 p.m. and she invited me to attend the meetings.*
- *Also, we did a sister city Zoom meeting with Ms. Ortiz and her committee, and we discussed the upcoming Mexican Independence Day dinner, so stay tuned for that.*
- *Also, Saint Francis of Rome in Riverbank is doing a fundraiser. First prize is a 75-inch TV. Second prize is an Apple Watch. The donation is \$10 per ticket, and the raffle will be on May 3rd at the Catholic Church here in Riverbank. If you're interested, please see me for tickets.*

Councilmember Uribe:

- *So Food Truck Fridays are coming back. Thank you to Parks and Rec for bringing that back. It's going to be every Friday from 6:00 pm to 9:00 pm at the Sports Complex.*
- *If you're looking for a cultural festival, México Magico is coming back on May 9th at the Community Center from 10:00 am to 6:00 pm. Both of those are free events.*
- *Volt on the Go is coming to Riverbank. So, Volt on the Go is a mobile industry-focused technical training that brings hands-on workforce development directly into communities, using professional training systems and real industry equipment. So they're coming to Building 18 on May 11th, 12th and 13th. All the Council have the flyer. So if you know somebody that would like to get some job-ready skills at no cost, please attend this. They're going to be doing an electric relay control troubleshooting training. They have 16 spots available. 2 spots have been filled as of this morning.*
- *Happy Mother's Day to everybody.*

Councilmember Fosi:

- *First of all, I'd like to thank Love Riverbank for the event last Saturday. It was a wonderful turnout and I talked to several people, the project managers, and everybody was so excited about what got done. We did have several volunteers come over to the museum, and we were able to take down a couple of boards that were covering our windows. Oh, what a difference it made for us. And on top of that, they cleaned them all, cleaned the windows, cleaned the doors, cleaned up the desks, the spider webs. But we really appreciate LOVE Riverbank supporting us, and I really appreciate all the volunteers that worked on the projects.*
- *Riverbank Historical Society on May 9th is doing a community picnic event. Please bring a picnic to share and we will be having a proud Riverbank Native and Southern Gospel Music Association Hall of Fame member Herb Henry. He will be sharing heartfelt memories and stories on the front lawn, and we will be providing some drinks and some snacks. And just bring your lunch. Come and sit around. It is from 11:00 am to 1:30 pm.*

Councilmember Call:

- *So, a couple of weeks ago, I attended the StanCOG meeting as the alternate for Mayor. One of the big questions was the finance manager. They have received a good number of applications and they're starting the hiring process. So they're hoping to have that person hired by the end of June. Obviously, things can change, but that is a timeline.*
- *Last week, the Mayor and I attended the Cal Cities Leaders Summit in Sacramento. We did some lobbying with Assemblyman Heath Flora, and it was good timing because there were quite a few Council members from other jurisdictions, and we were able to talk about the Housing Element. And the things that we went through today are not just happening here in Riverbank. Whether they're approved or not approved, everyone has a lot of questions about how these numbers are being allocated, how it impacts the city's and the city's creativity to achieve these standards set by the state. So we're not alone in that.*
- *I also mentioned on the March 10th meeting my recommendations for a sphere of influence change. So I'm just reinforcing that I would like to see us expand our sphere of influence.*
- *And then we are sending out memos and posting to our social media QR codes for our communications plan with JP, and we're looking for community feedback. We don't just want resident feedback. We also want people who own businesses in Riverbank. So I encourage everyone to please fill out that communications plan, survey.*
- *Stanislaus Consolidated Fire wanted me to remind everyone to wear life jackets on the water. They've already had one call this season for a no-life jacket water rescue. So they do have loaners at the station. And I am working with Keryn again this year in conjunction with Parks and Rec for a life jacket drive. So if you have a Coast Guard approved life jacket that's new that you'd like to donate, please give me a call.*
- *And then lastly, I want to wish my son a happy sixth birthday because today is his birthday and in exactly an hour when he was born.*

Item 12.3. Mayor/ Chair

Mayor Hernandez:

- Just to add more on the Cal Cities side, we officially have a young elected member group, and this was a Councilmember in Hercules and I have been working on this for over three years through this organization. And so it was important for us to have the youngest under 40, by the way. And so we thought it was important to have an allies and important to have representation. As elected officials we are seeing the brunt of everything that's going right and everything that's going wrong with policy and our landscape. So it's very exciting.
- I also want to give a shout-out to LOVE Riverbank. They have found ways to fill the gaps that we have in different holidays and events and continue to improve that.
- I attended the Día del Niño with Modesto Business United, as they're looking to expand their footprint into the greater Stanislaus County area. So there's more to come on that.
- We did have a successful youth Info night for the upcoming cohort of our youth council.
- I attended the Riverbank Unified School District, state of the district, and their superintendent gave a speech about what they've seen in the last year and what we're looking forward to in the year to come.
- And finally, I would love to see you all at the state of the City. Some of you don't have a choice. So I'll see you all this Thursday at the state of the city.

13. CLOSED SESSION

Item 13.1. Conference with Legal Counsel – Anticipated Litigation

Significant exposure to litigation pursuant to Gov. Code, § 54956.9(d)

Number of Cases: (1 case)

There being no public comments, Mayor Hernandez moved to Closed Session at 9:59 P.M.

Reconvened from Closed Session at 10:35 P.M.

14. REPORT FROM CLOSED SESSION

Item 14.1. Report from Closed Session Item 13.1

Conference with Legal Counsel – Anticipated Litigation

Significant exposure to litigation pursuant to Gov. Code, § 54956.9(d)

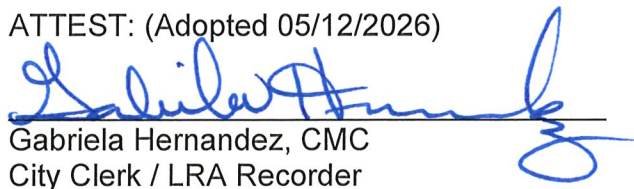
Number of Cases: (1 case)

DIRECTION: *Direction was provided to staff.*

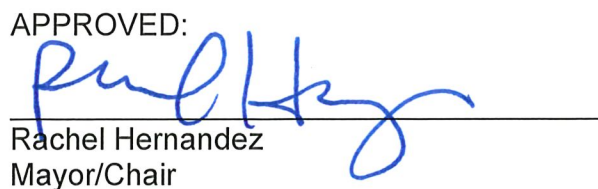
15. ADJOURNMENT

There being no further business, Mayor/Chair Hernandez adjourned the regular meeting at 10:35 P.M. to the next regular scheduled City Council / LRA Meeting of May 12, 2026.

ATTEST: (Adopted 05/12/2026)


Gabriela Hernandez, CMC
City Clerk / LRA Recorder

APPROVED:


Rachel Hernandez
Mayor/Chair