

CITY COUNCIL / LRA BOARD

Mayor/Chair

Rachel Hernandez

Council/Authority Members

District 1 - Luis Uribe

Vice Mayor District 2 – Cindy Fosi

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 22, 2025 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT [HTTP://WWW.RIVERBANK.ORG/AGENDACENTER](http://www.riverbank.org/agendacenter))

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. INVOCATION**
- 4. ROLL CALL**
- 5. AGENDA CHANGES**

6. CONFLICT OF INTEREST

Any Council/Authority Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.

7. PRESENTATIONS (Informational only)

Item 7.1 **National Arbor Day-** It is recommended that the City Council read the Proclamation for National Arbor Day 2025.

Item 7.2 **Professional Municipal Clerks Week – May 4, 2025 -May 10, 2025-** It is recommended that the City Council read and present the Proclamation for Professional Municipal Clerks Week to Gabriela Hernandez, City Clerk.

Item 7.3 **Workshop on Preparation of a Short-Term Rental Ordinance-** It is recommended that the City Council receive a staff presentation on the preparation of a Short-Term Rental Ordinance. The presentation will serve to provide an overview of the purpose of a Short-Term Rental Ordinance and for City Council and the community to provide input on proposed standards/regulations for the Ordinance. No recommendation or formal action is necessary at this point.

8. PUBLIC COMMENTS (No action can be taken)

At this time, members of the public may comment on any item **not appearing** on the agenda, and within the subject matter jurisdiction of the City Council/LRA Board. Individual comments will be limited to a **maximum of 3 minutes (or as stated by the presiding Officer)** and time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon.

Refer to the last page of this agenda for the Public Comment Procedures via ZOOM.

IN PERSON COMMENTS

PLEASE FILL OUT A COMMENT CARD AND RETURN TO THE CITY CLERK

9. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council/LRA Board unless requested by an individual Council/Authority Member or member of the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by motion of the City Council/LRA Board.

Item 9.1 **Waive Readings.** All Readings of ordinances and resolutions, except by title, are waived.

Item 9.2 **Approval** of the City Council and Local Redevelopment Authority Board Minutes for April 8, 2025.

Item 9.3 **Resolution** Accepting the Public Improvements from D.R. Horton CA3, Inc. for Bruin Heights Subdivision

Item 9.4 **Resolution** Authorizing the City Manager to enter into an Agreement Consenting to Common Use between the City of Riverbank and Modesto Irrigation District (MID)

Item 9.5 **Resolution** Authorizing the Submittal of an Application to the San Joaquin Valley Air Pollution Control District for the Clean Alternatives to Fireworks Pilot Incentive Program and Authorizing the Parks and Recreation Director to Implement the Program

10. PUBLIC HEARING- No Items Scheduled.

11. UNFINISHED BUSINESS

Item 11.1 **Consideration of a Fee Waiver Request and Permanent Local Housing Allocation Plan Amendment Request by Central Valley Community Resources, Inc. for the Riverbank Residential Home Village Project-**
It is recommended that the City Council consider the Fee Waiver Request and Permanent Local Housing Allocation Plan Amendment Request submitted by Central Valley Community Resources, Inc. for the Riverbank Residential Home Village Project. Should Council be open to the request, Council can adopt the proposed Resolution.

12. NEW BUSINESS

Item 12.1 **A Resolution of Concurrence and Support for the Approval of adopting in Concurrence with the Stanislaus Urban County and Stanislaus HOME Consortium Fiscal Year (FY) 2025-2026 Annual Action Plan and the Consolidated Plan for Fiscal Years 2025-2029 and Support of Submission to the U.S. Department of Housing and Urban Development (HUD)-** It is recommended that the City Council open the Community Meeting, accept Public Comment, and consider adopting a Resolution of Concurrence with Stanislaus Urban County and the Stanislaus HOME Consortium Fiscal Year (FY) 2025-2026 Annual Action Plan and Consolidated Plan for Fiscal Years 2025-2029 and support of submission to the HUD.

Item 12.2 **Resolution to Consider a Proposed Alternative Financing District to the City's CFD 2016-1 for the Mixed Use (MU-1) Portion of the Crossroads West Specific Plan and, if Approved, Authorizing the City Manager and City Attorney to Finalize the Proposed Operating Memorandum #2-**City Council to consider a Resolution on the proposed alternative financing district for the MU-1 Portion of the Crossroads West Specific Plan and authorize the City Manager and City Attorney to finalize the draft Operating Memorandum #2.

13. COMMENTS/REPORTS

A brief report on notable attendance of a meeting or conference or other notable topics of City business shall be made. The Brown Act does not allow for discussion or action of items by the City Council/LRA Board during this time.

Item 13.1 Staff

Item 13.2 Council/Authority Member

Item 13.3 Mayor/Chair

14. CLOSED SESSION

The public will have a limit of **3 minutes** to comment on Closed Session item(s) as set forth on the agenda prior to the City Council/LRA Board recessing to Closed Session

Item 14.1 **LIABILITY CLAIMS**
Pursuant to Government Code § 54961)
Claimant: Nathan Wilson
Agency Claimed Against: City of Riverbank

Item 14.2 **CONFERENCE WITH REAL PROPERTY NEGOTIATIONS**
Pursuant to Government Code § 54956.8
Property: Morrill Rd. (APN 074-006-023)
Agency Negotiator: Marisela H. Garcia, City Manager
Property Negotiator: MorrillRd, LLC
Under Negotiation: Price, terms of payment, or both

15. REPORT FROM CLOSED SESSION

Item 15.1 Report from Closed Session **Item 14.1**
LIABILITY CLAIMS
Pursuant to Government Code § 54961)
Claimant: Nathan Wilson
Agency Claimed Against: City of Riverbank

Item 15.2 Report from Closed Session **Item 14.2**
CONFERENCE WITH REAL PROPERTY NEGOTIATIONS
Pursuant to Government Code § 54956.8
Property: Morrill Rd. (APN 074-006-023)
Agency Negotiator: Marisela H. Garcia, City Manager
Property Negotiator: MorrillRd, LLC
Under Negotiation: Price, terms of payment, or both

16. ADJOURNMENT

The Next Regular City Council Meeting will be on: [Tuesday, May 13, 2025](#)

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted at the meeting location, on the North City Hall public exterior bulletin board, South City Hall public exterior Bulletin, Riverbank Community Center exterior bulletin, and the City's website 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act.

Posted this 17th Day of April, 2025 /s/ [Gabriela Hernandez, CMC, City Clerk](#)



ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, and the Governor's Executive Order N-29-20, the City will make every effort to make reasonable modifications or accommodations from individuals with disabilities. Contact the Administration Dept. at (209) 863-7122 or the City Clerk at cityclerk@riverbank.org at least (48) hours prior to the meeting to enable the City to make reasonable arrangements for accessibility.

NOTICE REGARDING NON-ENGLISH SPEAKERS

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Council/LRA Board shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.



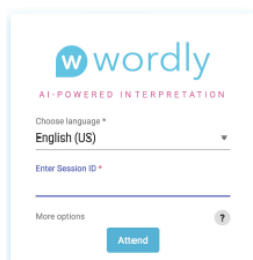
How to Use Live Spanish Translation/ Como Usar Traducción en Español En Vivo

STEP 1/PASO 1



Scan QR Code
Escanea el código

STEP 2/ PASO 2



Choose Spanish language
Escoja el idioma Español

STEP 3/ PASO 3



Read Captions on Device
Use headset for Audio
Lea subtítulos en su aparato
Use auriculares para audio

<https://attend.wordly.ai/join/LHDA-5715>



TELECONFERENCE/VIRTUAL PLATFORM PUBLIC PARTICIPATION COMMENT PROCEDURES FOR CITY COUNCIL MEETING HELD IN CONFORMANCE WITH THE BROWN ACT

PUBLIC “LIVE” VIEWING

- Government Channels: Charter– 2 and AT&T U-VERSE – 99
- YouTube Live – City of Riverbank
- Via ZOOM Platform (See instructions below)

SUBMITTING PUBLIC COMMENTS FOR THE RECORD

Written comments must be received before 5:00 p.m. on the date of the meeting in order for them to be distributed to the Council prior to consideration of the matter. Written comments will not be read aloud at the meeting, but will be reported as received for the record. If you do not receive an acknowledgement of receipt within an hour of submission or by 5:00 pm, please call the City Clerk's Office at (209) 863-7198 or the Administration Dept. at (209) 863-7122.

ACCEPTABLE METHODS OF SUBMITTING COMMENTS **BEFORE THE 5:00 PM DEADLINE**

- **Via Mail Service:** Mail comments to City of Riverbank, Attn. City Clerk, 6707 Third Street, Suite A, Riverbank, CA 95367. (Call 209-863-7198 / 209-863-7122 to ensure they were received.)
- **Via Email:** Mail to cityclerk@riverbank.org *(Note: This technology is not a guaranteed method.)*
 - Indicate Agenda Item # in the ***subject line***. (Call 209-863-7198 /209-863-7122 to ensure receipt)
- **Oral Comments In-Person:** The Mayor will ask the public if anyone wishes to comment, at that time you may approach the podium.
- **Oral Comments Via Zoom:** The Mayor will announce when public comments may be made for a limit of 3 minutes on the agenda item being considered, at which time you will:
(please make sure the volume on your video device or any nearby device is turned down.)
 - Using a computer – click on the “raise hand” feature in the webinar controls. This will alert staff that you wish to speak, and you will be unmuted.
 - Using a Phone – press ***9** to “raise the hand”. This will alert staff that you wish to speak, and you will be unmuted.

Teleconference Phone Number (This system is a backup for ZOOM technical difficulties only when providing oral comments.) If there are technical difficulties or disconnection with ZOOM while making oral comments, please immediately call the **teleconference phone number (209) 863-7151 so that Council may receive your comments. Council will be waiting for your call. Thank you**

JOIN THE MEETING VIA ZOOM PLATFORM

Join by this link: <https://us02web.zoom.us/j/89443415826>

Join by accessing website: <https://zoom.us/join>, enter Webinar ID: **894 4341 5826**

Join by telephone: **1 669 444 9171 OR 1 669 900 9128**, plus Webinar ID: **894 4341 5826**

Learn about using ZOOM - Visit <https://zoom.us/j/94943925973?status=success> for a free account or to download the app.