

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** -Mayor / Chair Hernandez called the meeting to order at 6:00pm
2. **FLAG SALUTE** – Vice Mayor Fosi 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 3 John Pimentel
Council Member / Authority Member District 4 Stacy Call
Vice Mayor / Vice Chair District 2 Cindy Fosi
Mayor / Chair Rachel Hernandez

5. AGENDA CHANGES

No 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.

Councilmember Call stated a conflict of interest with Item 14.1 due to a personal relationship with the Claimant.

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.

Mayor Hernandez read the proclamation in celebration of Arbor Day.

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.

Mayor Hernandez read and presented the proclamation to Gabriela Hernandez, City Clerk in honor of Professional Municipal Clerks Week.

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.

David Niskanen, Senior Planner with JB Anderson Planning gave a PowerPoint presentation with an overview of the purpose of a Short-Term Rental Ordinance and the proposed standards and regulations for the ordinance.

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.

Mayor Hernandez opened Public Comment Period at 6:33 P.M.

Sammi Martinez, Love Riverbank Committee to extend invitation to be a volunteer at the Love Riverbank event on April 26th.

Karen Conrotto, Stanislaus County resident to express her opposition towards the River Walk project.

Maricris Garaza, Riverbank resident to express her opposition towards the affordable housing project. Turned in a petition list of residents in opposition to the project (Exhibit A).

Milt Trieweler, Riverbank resident to express his opposition towards the River Walk project.

Olivia Arambula, Riverbank Chamber of Commerce to extend an invitation for upcoming community events.

Evelyn Halbert, Riverbank resident to seek clarification on short term rentals.

Christina Calderon, Riverbank resident to express her opposition towards the Tiny Home project location.

Mark Heizinger, Riverbank resident to express his support towards affordable housing.

Terri Spazzano, Riverbank resident to share facts and data regarding affordable housing.

Melina, Riverbank resident to express her support towards affordable housing.

Amal Choeb, Riverbank resident to express her support towards affordable housing.

Angela Ferreira, Riverbank resident to express her opposition towards affordable housing.

Linda Lagace, Riverbank resident to express her support towards affordable housing.

David Tucker, Riverbank resident to express his support towards affordable housing.

Sierra Ferreira, Riverbank resident to express her opposition towards affordable housing.

Roseline Chandra, Riverbank resident to express her opposition towards affordable housing.

Isabel Ezparza, Riverbank resident to express her support towards affordable housing.

Brandon Player, Riverbank resident to express his opposition towards affordable housing.

Devon Shelley, Riverbank resident to express his opposition towards affordable housing.

Mayor Hernandez closed the Public Comment Period at 7:18 P.M.

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 2025-023** Accepting the Public Improvements from D.R. Horton CA3, Inc. for Bruin Heights Subdivision
- Item 9.4** **Resolution 2025-024** 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 2025-025** 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

There being no public comments, Mayor Hernandez brought the item back to City Council.

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, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None*

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.

City Manager Garcia and representatives from Central Valley Community Resources, Inc. gave a comprehensive report and PowerPoint presentation on 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.

City Council discussed item with staff.

Maricris Garaza, Riverbank resident to express her appreciation towards Council for listening to the community.

Jag Sandhu, Riverbank resident to express his appreciation towards Council for listening to the community.

Brad Hawn, Engineer with CHG Structural to provide clarification regarding the fee waiver.

Michael Christie, Riverbank resident to express opposition towards fee waiver.

Sue Barnes, submitted written comment (as attached).

Rosaline Chandra, Riverbank resident to express opposition towards fee waiver.

Olivia Arambula, Riverbank resident to express her support towards fee waiver.

Wendy Victoria, submitted written comment (as attached).

Sal Galvan, submitted written comment (as attached).

Pam Esparza, Riverbank resident to express her support towards fee waiver.

Katrina Kocheri, submitted written comment (as attached).

Evelyn Halbert, Riverbank resident to seek clarification regarding fee waiver.

Kiran Sahota submitted written comment (as attached).

Aileen Tsan, submitted written comment (as attached).

There being no public comments, Mayor Hernandez brought the item back to City Council.

ACTION: *By motion moved and seconded (Uribe / Call 5/0) to **deny** the fee waiver. Request and Permanent Local Housing Allocation Plan Amendment Request by Central Valley Community Resources, Inc. for the Riverbank Residential Home Village Project.*

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

Mayor Hernandez called for a Brief Recess at 8:50 P.M.

Mayor Hernandez called the meeting back to order from recess at 8:55 P.M.

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.

Housing Specialist Ibanez, gave a PowerPoint presentation for the Community Meeting on 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)

City Council discussed item with staff.

There being no public comments, Mayor Hernandez brought the item back to City Council.

ACTION: *By motion moved and seconded (Uribe / Call 5/0) to approve **Resolution 2025-026** of Concurrence and Support for the Approval of Adopting in Concurrence with Stanislaus HOME Consortium Fiscal Year 2025-2026 Annual Action Plan and Consolidated Plan for Fiscal Years 2025-2029 and Support of 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, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None*

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

City Manager Garcia gave a comprehensive report and PowerPoint presentation on the proposed Alternative Financing District to the City's CFD 2016-1 for the Mixed-Use portion of Crossroads West Specific Plan.

Darryl Browman, with Browman Development Co. to provide information and clarification to Item 12.2.

City Council discussed item with staff.

Olivia Arambula, Riverbank resident to express her support of the project.

Evelyn Halbert, Riverbank resident to seek clarification on Item 12.2.

There being no public comments, Mayor Hernandez brought the item back to City Council.

ACTION: By motion moved and seconded (*Fosi / Hernandez 5/0*) to approve **Resolution 2025-027** Authorizing the City Mager to finalize the proposed Operating Memorandum #2 of the Crossroads West Specific Plan.

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

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

NAYS: None / ABSENT: None / ABSTAINED: None

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

City Manager Garcia:

- Join us this Saturday from 11:00 a.m. to 8:00 p.m. in Downtown Riverbank for the Somar Cultural Musical Festival. It will be the first year that it's located here in the City of Riverbank, but the fourth year that it has been in existence, there'll be live entertainment, a car show, many vendors and a kid's corner, and the event is free to the public. So that is here in Downtown Riverbank off of Santa Fe and Third Street.*
- Food Court Fridays will begin next Friday, May 2nd at the Sports Complex from 6:00 p.m. to 9:00 p.m. We have over 35 different cuisines and yummy treats that will be available every Friday throughout the month of May. Stop on by for some great food and some great times.*

- *A special thank you to the Riverbank Chamber of Commerce and their partners for hosting an awesome Easter Egg Hunt event this past Saturday. Hundreds from the community were in attendance, enjoying the festivities, vendors, music, and great vibes. Thank you for your planning, your execution, and care for making riverbank a better place to be.*

Item 13.2 Council/Authority Member

Councilmember Uribe:

- *I did kind of share some of my comments already. So, I'll just give a quick shout out to the Chamber a great job hosting the event. A huge turnout, very successful. Parks and Rec give a shout out to Arizona. He did amazing. He rocked it. So, appreciate that.*
- *I did mention Sierra House the Restart Program. Our three graduates, David, John and Sebastian, they've completed this step in their journey and they are kind of moving on to the next step. What I didn't mention is me and Councilmember Call were able to successfully advocate for a Nonprofit Award, Nonprofit of the Year Award through Senator Marie Alvarado-Gil. We are glad to announce that it's going to be Cambridge Academies, the program that is running Restart Program. So, looking forward to that celebration and recognition. And I know Councilmember Call is excited to kind of brag at SHA. So, looking forward to that.*

Councilmember Pimentel:

- *I also want to thank Olivia for inviting me on Saturday to the Easter egg hunt. Myself, Elizabeth Uribe, and Max we represented Sister Cities in volunteering. It was a great turnout, community event. Thank you to Pastor Elias Cordova of Community Praise Tabernacle for volunteering at the event.*
- *Love Riverbank, April 26th. Thank you, Pastor Randy, for all of your hard work and time that you put into it. It's going to be very successful. There's still time to sign up for Love Riverbank.*
- *You can follow me on Facebook at John C. Pimentel for upcoming events.*

Councilmember Call:

- *On 4/9 I went to the Stanislaus Homeless Alliance meeting. Every meeting there is presentations. This particular week, Salvation Army was presenting: Community Assessment, Response and Engagement. The Care Team and Stanislaus County for the Urban County and Home Consortium Consolidated Plan, which we heard tonight. I just wanted to touch on the Care Team. They are part of Stanislaus County Probation, and they provide community outreach and engagement and case management. They connect our community with resources, mental health assessments. They help them get signed up for voucher programs, EBT, and they do treatment coordination and gather encampment data. On 4/15 they did their last outreach along the Stanislaus River, where there were 11 occupants, and they were able to contact eight of*

them. They were able to provide mental health assessment, food, water and additional service with two occupants who were refusing the services.

- I also went to the California Hispanic Chambers Annual Business Policy Summit in Sacramento with Stanislaus Latino Chamber. I was able to gain a lot of insight on the 92 Bills associated with helping to increase affordability in California, and additional Bills to ease the process of permitting to build. Key priorities mentioned at the state level are education, affordability and housing. So, the state and the people representing you hear everyone loud and clear that we need to make everything more affordable, especially housing. And my key takeaways personally are to mobilize, focus and prioritize my goals.*
- And then my last is based on the tiny home in CVCR proposal. After continuous meetings that we have all had, I feel like the consistent misrepresentations and really the lack of business planning here. Also, to reinforce that we are a community driven Council concern for the overall safety of our community and the lack of transparency. I would like Council support or consideration in rescinding the resolution to be a joint applicant on Home Key Plus application with CVCR.*

Vice Mayor Fosi:

- On April 17th, last week, the Mayor, City Manager and Council all attended and accepted an award from Opportunity Stanislaus for the City of Riverbank for the Economic Development Project of the Year. And that was for Crossroads West. So, it was a great opportunity for us to shine, and we are very thankful for that. It was a fun event.*
- May 18th, After Mother's Day breakfast with the Riverbank Historical Society and the Riverbank Federated Women's Group. It's from 9:00 a.m. to 1:00 p.m. at the Community Center. You can get tickets at the Historical Society, you can buy them for me or Parks and Rec does have some tickets. We hope to see you all there.*

Item 13.3 Mayor/Chair

Mayor Hernandez:

- We had a monthly meeting with all the Mayors and Riverbank was able to host this month. So, we had Turlock, Oakdale, Hughson, and Ceres Mayor's come and join us for a meal at Casa Amigos, a new restaurant here. They loved it. So hopefully they'll be visiting Riverbank more often.*
- Among some other things I attended, Stan Cog as the representing member for our City, and we went over things like the Federal Legislative Platform specific to our County in transportation needs. And one of the larger items was working through or approving a work plan for this next fiscal year.*
- We filmed the State of the City Address, so hopefully that will be available online for those who missed it. If you happen to be interested in watching it.*

- *So, this week we're looking forward to I believe it's just Councilmember Call and I going to Sacramento for Cal Cities. A Statewide advocacy for some Legislation that affects Cities directly.*

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

There being no public Comments, Mayor Hernandez moved to Closed Session at 10:13 P.M.

Councilmember Call remained at the dais. Joined closed session at 10:19 P.M.

Council Reconvened from closed session at 10:34 P.M.

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

DIRECTION: *Direction has been provided to staff.*

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

DIRECTION: *Direction has been provided to staff.*

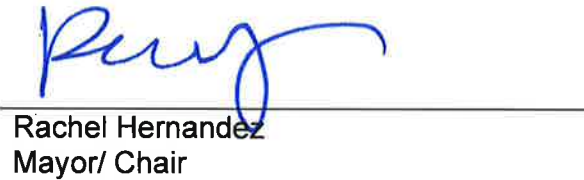
16. ADJOURNMENT OF THE REGULAR MEETING

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 13, 2025 at 6:00 P.M.

ATTEST: (Adopted 05/13/2025)

APPROVED:


Gabriela Hernandez, CMC
City Clerk / LRA Recorder


Rachel Hernandez
Mayor/ Chair