

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, AUGUST 26, 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** –Mayor Hernandez 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- ABSENT
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.

None Declared.

7. PRESENTATIONS (Informational only)

Item 7.1 **Sierra House Homeless Services Update-** It is recommended that the City Council receive a presentation on homelessness in the City of Riverbank and the services provided at Sierra House by Cambridge Academies.

City Manager Garcia provided a PowerPoint overview on homelessness in Riverbank and Services provided by Cambridge Academies at Sierra House.

Hailey with Cambridge Academies provided an update on Sierra House and introduced the new Sierra House Manager / facilitator Donny Merchant.

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 the Public Comment Period at 6:27 P.M.

Kate Donovan, Riverbank resident, opposed the Riverwalk project. Express her concern with sewer infrastructure.

Maria Solis, Branch Manager Riverbank Library, to remind the community that they are currently located at the Teen Center while remodeling is in process and share upcoming events.

Michael Christie, Riverbank resident to express his support for Sierra House. Extend an invitation to the community for the upcoming comedy event that will be held at the 108 Sports Lounge in benefit of the Shop with a Cop Program.

Barney Aggers, Stanislaus County resident to express his opposition to the Riverwalk project. Recommends that Council allow voters to vote on the Riverwalk initiative on the 2026 ballot.

Mayor Hernandez closed the Public Comment Period at 6:34 P.M.

9. CONSENT CALENDAR (No Obligation to Read Aloud)

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 July 22, 2025.
- Item 9.3** **Acceptance** of the Oakdale Road Overlay Project between Patterson Road and the MID Canal and Authorization to File a Notice of Completion.
- Item 9.4** **Resolution 2025-087** for Approval of the Amended and Restated Central San Joaquin Valley Risk Management Authority (CSJVRMA) Joint Powers Agreement.
- Item 9.5** **Resolution 2025-088** Accepting the Public Improvements from LGI Homes – California LLC for Diamond Bar East Subdivision.

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

ACTION: *By motion moved and seconded (Uribe / Call 4/0) to approve Consent Calendar **as presented**.*

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

10. PUBLIC HEARING

The Notice for Item 10.1 was published on 07/02/2025 in the Riverbank Newspaper.

The Notice for Items 10.2 & 10.3 was published on 07/30/2025 in the Riverbank Newspaper.

- Item 10.1** **Public Hearing to Adopt Resolution of the City Council of the City of Riverbank Annexing of Territory to a Community Facilities District, Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors, City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 3; and Resolution of the City Council of the City of Riverbank Declaring Results of a Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien, City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 3.-** It is recommended that the City Council hold a public hearing and adopt resolutions annexing territory to the City of Riverbank Community Facilities District 2016-1 (Public Services) and to authorize the levy of a special tax therein to finance certain City services.

City Manager Garcia provided a comprehensive report and PowerPoint presentation on this item.

City Council discussed item with staff.

Mayor Hernandez opened the Public Hearing at 6:39 P.M.

Mayor Hernandez Closed the Public Hearing at 6:40 P.M

City Clerk: The Landowner submitted via mail the consent & Waiver of the Annexation of the Territory to Community Facilities District No. 2016-1 Annexation No.3, and will be attached for the record.

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

ACTION: *By motion moved and seconded (Uribe / Call 4/0) to approve **Resolution 2025-089** Annexing of Territory to a Community Facilities District, Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors, City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 3.*

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

*City Clerk: 7 number of votes were in favor of the Ballot Measure
 0 number of votes were in opposition to the Ballot Measure*

There is at least a two-thirds majority vote in favor of the ballot measure. The resolution declaring election results and directing the recording of an amended Notice of Special Tax Lien shall be adopted.

ACTION: *By motion moved and seconded (Uribe / Call 4/0) to approve **Resolution 2025-090** Declaring Results of a Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien, City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 3.*

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

Item 10.2 **First Reading by Title Only and Introduction of an Ordinance Approving the Rezone (RZ 02-2024) of Approximately 1.94± Acres (Assessor Parcel Number 132-048-016) to Planned Development; Resolutions to Consider Approval of (1) Vesting Tentative Subdivision Map (VTSM 02-2024); and (2) Architecture and Site Plan Review (ASPR 09-2024)-Hold public hearing for the First Reading by Title Only and Introduction of an Ordinance approving a Rezone to Planned**

Development of approximately 1.94± Acres, and consider the adoption of two (2) Resolutions approving the request by Benchmark Engineering, Inc. for a Vesting Tentative Subdivision Map, and Architecture and Site Plan Review to allow development of twenty-seven (27) single-family lots within the proposed Sierra Village, located at 6509 Claus Road (APN: 132-048-016).

Michael Arroyo, Contract Planner, gave a comprehensive staff report and power point presentation on the proposed Ordinance 2025-XXX Approving the Rezone (RZ 02-2024) of Approximately 1.94± Acres (Assessor Parcel Number 132-048-016) to Planned Development and the Resolutions to consider approval of (1) Vesting Tentative Subdivision Map (VTSM 02-2024); and (2) Architecture and Site Plan Review (ASPR 09-2024).

City Council discussed item with staff.

Mayor Hernandez opened the Public Hearing at 6:51 P.M.

Rick Mummert with Benchmark Engineering present to take any questions from Council or Public.

Mayor Hernandez Closed the Public Hearing at 6:54 P.M.

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

ACTION: *By motion moved and seconded (Uribe / Pimentel 4/0) to approve the **First Reading of Ordinance 2025-XXX** Approving the Rezone (RZ 02-2024) of Approximately 1.94± Acres (Assessor Parcel Number 132-048-016) to Planned Development; and **Resolution 2025-091** Approval of Vesting Tentative Subdivision Map (VTSM 02-2024); **Resolution 2025-092** Architecture and Site Plan Review (ASPR 09-2024)*

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

AYES: Uribe, Pimentel, Call, and Mayor Hernandez

NAYS: None / ABSENT: Fosi / ABSTAINED: None

Item 10.3 **First Reading by Title Only and Introduction of an Ordinance Approving Rezone 01-2025, Rezoning 5.83± Acres to Planned Development, and Two Resolutions to Approve Vesting Tentative Subdivision Map 01-2025 and Architectural and Site Plan Review 04-2025, Located at 4537 California Avenue (APN 062-021-007) for the Meadowview Subdivision (Dept. File No. 25-0010).** Hold a public hearing and for the first reading of one ordinance and two resolutions approving the request of Cary Pope for Rezone No. 01-2025, Vesting Tentative

Subdivision Map No. 01-2025, and Architecture and Site Plan Review No.04-2025 to create thirty-one (31) single-family residential lots for the proposed Meadowview subdivision (Department File No. 25-0010)

Teresa McDonald, Senior Planner, gave a comprehensive staff report and power point presentation on the proposed Ordinance 2025-XXX Approving Rezone 01-2025, Rezoning 5.83± Acres to Planned Development, and Two Resolutions to Approve Vesting Tentative Subdivision Map 01-2025 and Architectural and Site Plan Review 04-2025, Located at 4537 California Avenue (APN 062-021-007) for the Meadowview Subdivision (Dept. File No. 25-0010).

City Council discussed item with staff.

Mayor Hernandez opened the Public Hearing at 7:00 P.M.

Cary Pope present to take any questions from Council or Public.

Mayor Hernandez Closed the Public Hearing at 7:01 P.M.

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

ACTION: *By motion moved and seconded (Uribe / Call 4/0) to approve the **First Reading of Ordinance 2025-XXX** Approving Rezone 01-2025, Rezoning 5.83± Acres to Planned Development, and **Resolution 2025-093** Approving Vesting Tentative Subdivision Map 01-2025; **Resolution 2025-094** Architectural and Site Plan Review 04-2025, Located at 4537 California Avenue (APN 062-021-007) for the Meadowview Subdivision (Dept. File No. 25-0010)*

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

11. NEW BUSINESS

Item 11.1 **A Resolution of Concurrence and Support of the Fiscal Year 2024-2025 Stanislaus HOME Consortium and Stanislaus Urban County Consolidated Annual Performance and Evaluation Report (CAPER)-** It is recommended that the City Council gather public input on the Fiscal Year 2024-2025 HOME Program and Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) as prepared by Stanislaus County and adopt a resolution of concurrence and support. A Community Meeting was also held on August 18, 2025, at 4:00 PM via Zoom to gather resident input from the community.

Leticia Ibanez, Housing Specialist, gave a comprehensive report and PowerPoint presentation on the Fiscal Year 2024-2025 HOME Program and Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER).

City Council discussed item with staff.

ACTION: By motion moved and seconded (Uribe / Call 4/0) to approve **Resolution 2025-095** of Concurrence and Support of the Fiscal Year 2024-2025 Stanislaus HOME Consortium and Stanislaus Urban County Consolidated Annual Performance and Evaluation Report (CAPER)

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

Item 11.2 **Resolution Approving the Creation of an Adopt a Storm Drain Program-**
It is recommended that Council select an option for an Adopt a Spot Storm Drain Program and approve the creation of the program via resolution.

City Manager Garcia gave a comprehensive report and PowerPoint presentation on the Creation of an Adopt a Storm Drain Program.

City Council discussed item with staff.

ACTION: By motion moved and seconded (Hernandez / Uribe 3/1) to approve **Resolution 2025-096** approving the Creation of an Adopt a Storm Drain Program. Pilot for 1 year with option 2.

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

12. 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 12.1 Staff

City Manager Garcia:

- All city offices will be closed this Friday due to our 9/80 work schedule and Monday for the Labor Day holiday.
- The city received 20 applications for Youth Council, so we're really excited to see so much interest happening. Interviews will be held this Saturday, August 30th with the goal of appointments being made at the September 9th meeting.

- *And we have received a response from HCD Housing and Community Development regarding our housing element. Unfortunately, we received another comment letter which will require an additional scope of work and budget to prepare responses, which then of course will also trigger a 60-day review period by HCD. A copy of the letter has been posted to our Housing Element webpage on the city's website. If anybody is interested.*

Item 12.2 Council/Authority Member

Councilmember Uribe:

- *I want to thank the chamber. I don't think they are here today, but I want to thank them for hosting a mixer last week at one of their chamber members at the 108. They had a pretty fun karaoke night, had some raffle prizes. Rumor is, I sang pretty terribly so. We did have a lot of fun there, and so I appreciate the chamber for getting out there and including the members and having fun events like that. So hopefully more residents, more members can kind of come out there and join us for these kinds of fun events.*
- *TJ Maxx, if you haven't heard, is doing a job fair today and tomorrow, they are going to be holding it at the RIC at the Industrial Complex from 8:00 am to 5:00pm. So, if you know anybody, share, share, you know, spread the word.*
- *I was also going to share this Saturday we are doing the youth Council interviews, selecting and then sending those recommendations to council for September 9th.*

Councilmember Pimentel:

- *On the 15th, I attended the Modesto Nuts Game with the Council and Sister City. Councilmember Uribe took first place in the hula hoop contest, which I think mine had cement in it. Just saying!*
- *On the 22nd, Sister City met at Pizza Plus finalizing the details for the September 13th Mexican Independence Dinner. And we're going to be doing a silent auction. Tickets are \$40. Reach out to the city staff.*
- *On the 22nd Francis at Red Robin partnered with Community Praise Tabernacle for a fundraiser. Also, our faith-based churches and riverbanks, all denominations. If you could reach out to me, I'll be more than happy to promote you on my City Facebook page.*

Councilmember Call:

- *So last week I had the opportunity to ride with the Sheriff's department and the helicopter, which time of my life. We discussed how we, as a contract city benefit to access of air support for search and rescue, suspect tracking and emergency aerial support. So, thank you to Chief Ridenour and our police services for all you do.*

- *New business, I want to revisit our Greenbelt agreement with Oakdale it came up in a meeting I'd like to revisit to protect our city's identity, growth, boundaries, and our long-term planning.*
- *Ordinance enforcement, it has been brought to several of our attention that the part time enforcement officer did not work out. So, we are looking to re-fulfill it. But I just want to put pressure and reinforce importance of this position because of the illegal vendor enforcement to protect the integrity of health and safety standards within our city.*
- *And then for follow up, I have been reviewing the Opportunity Stanislaus contract and terminating that agreement. For my understanding, they wanted to do a workshop. All of Council wanted them to come present. They are not here. We have been talking about this for over three months now, so I don't understand why we're still talking about it.*
- *And then lastly, adding a deputy. I would really like to get Council support on this. With the six year fulfill rate, pretty much it takes up to six years. We saw tonight we're adding about 40 more units; 50 more units and we have increased retail. So, I don't really understand why this keeps coming up.*

Item 12.3 Mayor/Chair

Mayor Hernandez:

- *For StanCOG, I am chair of the Valley Vision Steering Committee. This committee, one of many, sets forth the development pattern for a region which, when combined with transportation policies, aims to reduce GHG and is now assessing vehicle miles traveled as imposed by the state. We went over the Public participation Plan, which is a fluid document. They are happy to report increasing and making this more robust. So, they're going to come to council. They're going to be working with a partner, a nonprofit that specializes in community engagement and going to be partnering around that over the course of the next few months. So, there's a website that I can pass along as well for that. StanCOG is moving forward with looking for a new Executive Director. So, there was a decision to terminate the prior Executive Director. And there's an Ad hoc committee that is spearheading the independent investigation. I am was kind of voluntold, but I'm happy to volunteer on the ad hoc committee for a new Executive Director search. With all that's going on with the grand jury report and with the ongoing work that has to happen with Stan Cog. We're moving both pieces at the same time, that Ad hoc committee and 2nd Ad hoc committee is with Supervisor Grewal and Mayor George Carr. So, I'll be reporting more on that as soon as we get together. And we're going to be getting together more frequently than the monthly StanCOG meetings.*
- *We have been attending the CEDAC, which is a Consolidated Emergency Dispatch Agency Commission meeting, and we as a contract city, it's important to us to be attentive to all the changes, ongoing changes, and we trust that County and Sheriff 911 and everyone involved prioritize the services to our residents.*

- *We had a successful Riverbank Industrial Complex meeting. Present was the Army, USEPA, our Congressman McClintock, Aemetis and our City Staff and Councilmember Uribe. It was a room full of people who are wanting to push forward the projects that we have, just like Council going on at the Riverbank Industrial complex. I think there's a renewed sense of motivation, and we're really excited to have that moving forward.*
- *I got my two tickets for the Mexican Independence Day event, so I will see you all there.*
- *And I also want to thank Station 26 Fire Department, Sheriff, Riverbank Police Services, SR 911, Caltrans, everybody that was involved in protecting our community last week during the fires, 30 acres. It was quick communication and all of us were able to, I think, handle the kind of distress that was happening during that time. So, thank you all very much.*

13. 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 13.1 CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to Government Code §54957.6)

Agency representative: City Manager Marisela H. Garcia

Employee Organizations: Riverbank Miscellaneous Employees

Item 13.2 CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to Government Code §54957.6)

Agency representative: City Manager Marisela H. Garcia

Employee Organizations: Riverbank Mid-Management Employee Association

Item 13.3 LIABILITY CLAIMS

Pursuant to Government Code § 54961)

Claimant: Rosemary Sandoval

Agency Claimed Against: City of Riverbank

There being no public comment, Mayor Hernandez motion to closed Session at 7:35 P.M.

Reconvened from Closed Session at 9:13 P.M.

14. REPORT FROM CLOSED SESSION

Item 14.1 Report from Item 13.1

CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to Government Code §54957.6)

Agency representative: City Manager Marisela H. Garcia

Employee Organizations: Riverbank Miscellaneous Employees

DIRECTION: *Direction was provided to staff.*

Item 14.2 **Report from Item 13.2**
CONFERENCE WITH LABOR NEGOTIATORS
(Pursuant to Government Code §54957.6)
Agency representative: City Manager Marisela H. Garcia
Employee Organizations: Riverbank Mid-Management Employee
Association

DIRECTION: *Direction was provided to staff.*

Item 14.3 **Report from Item 13.3**
LIABILITY CLAIMS
(Pursuant to Government Code § 54961)
Claimant: Rosemary Sandoval
Agency Claimed Against: City of Riverbank

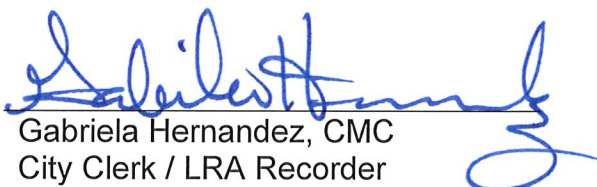
ACTION: *Claim was denied by a vote of 4/0.*

15. ADJOURNMENT OF THE REGULAR MEETING

There being no further business, Mayor / Chair Hernandez adjourned the regular meeting at 9:14 P.M. to the next regular scheduled City Council / LRA Meeting of September 9, 2025 at 6:00 P.M.

ATTEST: (Adopted 09/09/2025)

APPROVED:


Gabriela Hernandez, CMC
City Clerk / LRA Recorder


Rachel Hernandez
Mayor/ Chair