



# CITY OF MERCED

## Meeting Agenda

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

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

Monday, February 2, 2026

6:00 PM

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

**Study Session at 4:00 PM/ Closed Session at 5:00 PM/ Regular Meeting at 6:00 PM**

#### **NOTICE TO PUBLIC/AVISO AL PÚBLICO/CEEBA TOOM RAU PEJ XEEM**

#### **WELCOME TO THE MEETING OF THE MERCED CITY COUNCIL/BIENVENIDO A LA REUNIÓN DEL CONCILIO DE LA CIUDAD DE MERCED/ZOO SIAB TXAIS TOS KOJ TUAJ RAU HAU CITY COUNCIL LUB ROOJ SAB LAJ**

At least 72 hours prior to each regular City Council meeting, a complete agenda packet is available for review on the City's website at [www.cityofmerced.gov](http://www.cityofmerced.gov) or at the City Clerk's Office, 678 W. 18th Street, Merced, CA 95340. All public records relating to an open session item that are distributed to a majority of the Council will be available for public inspection at the City Clerk's Office during regular business hours. Spanish and Hmong translation is available at every regular meeting. Assisted hearing devices are available for meetings held in the Council Chamber.

Al menos 72 horas antes de cada reunión regular del Concejo Municipal, un paquete de agenda complete está disponible para su revisión en el sitio web de la Ciudad en [www.cityofmerced.gov](http://www.cityofmerced.gov) o en la Oficina del Secretario de la Ciudad, 678 W. 18th Street, Merced, CA 95340. Todos los registros públicos relacionados con un artículo de sesión abierta que se distribuyen a la mayoría del Concejo estarán disponibles para inspección pública en la Oficina del Secretario de la Ciudad durante el horario comercial habitual. La traducción al español y al Hmong está disponible en todas las reuniones regulares. Los dispositivos auditivos asistidos están disponibles para las reuniones que se celebran en el Salón del Consejo.

Sai kawg yuav tsum yog li 72 teev ua ntej rau txhua lub rooj sib tham ntawm cov Nom Tswv (City Council), yeej muaj tag nrho pob ntawv qhia txog tias rau cov neeg los nyeem hauv lub Nroog (City) qhov website [www.cityofmerced.gov](http://www.cityofmerced.gov) los sis nyob rau ntawm City Clerk's lub Office, 678 W. 18th Street, Merced, CA 95340. Tas nrho cov ntaub ntawv teev tseg no yuav muab rau cov Nom Tswv ntawm kev sab laj pub rau tsoom pej xeeb sawv daws los nyeem nyob rau hauv City Clerk's lub Office thaum lub caij ua hauj lwm. Muaj txhais lus Mev thiab lus Hmoob. Cov cuab yeej pab kom hnov lus muaj nyob rau ntawm cov Nom Tswv qhov chaw sib tham Council Chamber

#### **PUBLIC COMMENT: OBTAIN SPEAKER CARD FROM THE CITY CLERK/COMENTARIO DEL PÚBLICO / KEV HLOOV RAU TEJ PEJ XEEM TXOG KEV TAWM SUAB, NCAUS LUS:**

Members of the audience who wish to address the City Council are requested to complete a speaker card available at the podium in the back of the Council Chamber. Please submit the completed card to the City Clerk before the item is called, preferably before the meeting begins.

Material may be emailed to [cityclerk@cityofmerced.gov](mailto:cityclerk@cityofmerced.gov) no later than 1 PM on the day of the meeting. Please specify which portion of the agenda you are commenting on, for example, Public Hearing item #, Consent item #, or Public Comments. Material received before the deadline will be sent to the City Council and will be part of the record and will be mentioned as part of the Written Petitions and Communications portion of the agenda. Any emails received by the 1PM deadline will be posted on the City's website at [www.cityofmerced.gov/government/city-council/council-meetings](http://www.cityofmerced.gov/government/city-council/council-meetings). Any correspondence received after the 1PM deadline will be distributed to the City Council and retained for the official record.

To view video (if available) or listen to the City Council meeting live, go to the City's website [www.cityofmerced.gov](http://www.cityofmerced.gov), Facebook Live, or Comcast Public Access Channel 96.

Los miembros de la audiencia que deseen dirigirse al Ayuntamiento deben completar una tarjeta de orador disponible en el podio en la parte de atrás de la Cámara del Concejo. Envíe la tarjeta completa al secretario de la ciudad antes de que se llame al artículo, preferiblemente antes de que comience la reunión.

El material puede enviarse por correo electrónico a [cityclerk@cityofmerced.gov](mailto:cityclerk@cityofmerced.gov) a más tardar a la 1 p.m. del día de la reunión. Especifique qué parte de la agenda está comentando, por ejemplo, el punto # de la audiencia pública, el punto # de consentimiento o los comentarios públicos. El material recibido antes de la fecha límite se enviará al Concejo Municipal y formará parte del registro y se mencionará como parte de la parte de Peticiones y Comunicaciones Escritas de la agenda. Todos los correos electrónicos recibidos antes de la fecha límite de la 1 p.m. se publicarán en el sitio web de la Ciudad en [www.cityofmerced.gov/government/city-council/council-meetings](http://www.cityofmerced.gov/government/city-council/council-meetings). Cualquier correspondencia recibida después de la 1 p.m. se distribuirá al Concejo Municipal y se conservará para el registro oficial.

Para ver el video (si está disponible) o escuchar la reunión del Concejo Municipal en vivo, visite el sitio web de la ciudad [www.cityofmerced.gov](http://www.cityofmerced.gov), Facebook Live o Comcast Public Access Canal 96.

Cov pej xeeem los koom lub rooj sib tham uas xav tawm suab rau lub nroog cov Nom Tswv (City Council) muaj feem los sau ntawv hauv daim ntawv tawm suab nyob ntawm lub sam thiaj hais lus sab xis ntawm Council Chamber. Thov xa daim ntawv tawm suab no rau tus City Clerk ua ntej lub sij hawm rooj sab laj pib.

Cov ntaub ntawv tuaj yeem xa email tau rau ntawm [cityclerk@cityofmerced.gov](mailto:cityclerk@cityofmerced.gov) tsis pub dhau li 1 PM rau hnuv lub rooj yuav sib tham. Thov qhia kom meej tias nqe twg ntawd cov txheej txheem koj xav tawm tswv yim rau, piv txwv li, Cov Lus Hais hais rau pej xeeem ntawd yog nqe twg #, Cov Lus Pom Zoo ntawd yog nqe twg #. los yog cov lus tso rau Pej Xeeem tawm tswv yim rau. Cov

ntaub ntawv tau txais ua ntej hnuv kawg yuav xa mus rau cov Nom Tswv City Council thiab yuav yog ib feem ntawm cov ntaub ntawv khaws tseg thiab yuav raug hais raws li ib feem ntawm kev sau ntawv thov tuaj thiab kev sib hais ntawm cov txheej txheem. Txhua qhov email tau txais 1 PM ntawd yuav muab tso rau hauv Lub Nroog qhov website ntawm [www.cityofmerced.gov/government/city-council/council-meetings](http://www.cityofmerced.gov/government/city-council/council-meetings). Txhua tsab ntawv uas tau txais tom qab 1 PM lawm yuav muab xa rau cov Nom Tswv City Council thiab yuav khaws tseg rau hauv cov ntaub ntawv cai.

Yog koj xav saib video (thaum muaj) los sis mloog cov Nom Tswv (City Council) kev sib tham, mus saib hauv City's website [www.cityofmerced.gov](http://www.cityofmerced.gov), Facebook Live, los sis Comcast Public Access Channel 96.

## A. STUDY SESSION ROLL CALL

## B. STUDY SESSION

- B.1. [26-012](#) **SUBJECT:** Study Session to Discuss Formation of a New Community Facilities District (CFD) for Services

### REPORT IN BRIEF

Study Session to discuss the formation of a new CFD for Services and review special tax rate analysis.

## C. CLOSED SESSION ROLL CALL

## D. CLOSED SESSION

The legislative body shall provide the public with an opportunity to address the body on any item described in Closed Session [Government Code Section 54954.3(a)].

- D.1. [26-130](#) **SUBJECT:** CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Property: 415 W. 18 Street, Merced, CA APN 031-064-007; Agency Negotiators: D. Scott McBride, City Manager, Frank Quintero, Deputy City Manager, Venus Rodriguez, Finance Officer and Craig J. Cornwell, City Attorney; Negotiating Party: S. Tietjen, Merced County Office of Education; Price and Terms of Payment Pursuant to California Government Code Section 54956.8
- D.2. [26-131](#) **SUBJECT:** CONFERENCE WITH REAL PROPERTY NEGOTIATOR Property: Mansionette Drive and Yosemite Avenue, Merced, CA APN 231-040-021; Agency Negotiators: D. Scott McBride, City Manager, Frank Quintero, Deputy City Manager, Venus Rodriguez, Finance Officer and Craig J. Cornwell, City Attorney; Negotiating Party: V. Beglinger, Cox Castle Under Negotiation: Price and Terms of Payment

Pursuant to California Government Code Section 54956.8

**E. CALL TO ORDER**

E.1. Invocation - Debbie Croft, Alpha Pregnancy Health Center

E.2. Pledge of Allegiance to the Flag

**F. ROLL CALL**

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, the Public Financing and Economic Development Authority, and the Successor Agency to the Redevelopment Agency. City Council members receive a monthly stipend of \$500.00 by Charter for sitting as the City Council; and the Mayor receives an additional \$100.00 each month as a part of the adopted budget and Resolution 2024-78. The members of the Parking Authority, the Public Financing and Economic Development Authority, and the Successor Agency to the Redevelopment Agency receive no compensation.

**G. REPORT OUT OF CLOSED SESSION**

**H. SPECIAL PRESENTATIONS**

H.1. [26-105](#)      **SUBJECT:** Merced Downtown Partnership Annual Report and Update

**REPORT IN BRIEF**

Gloria Valdovinos, Executive Director of the Downtown Merced Partnership, will be sharing the work, progress, and impact of the Downtown Merced Partnership.

**I. WRITTEN PETITIONS AND COMMUNICATIONS**

**J. PUBLIC COMMENT**

Members of the public who wish to speak on any matter not listed on the agenda may speak during this portion of the meeting and will be allotted 3 minutes. The Mayor may propose a further limit to the time available for all speakers at the discretion of the City Council, in order to accommodate as many speakers as possible. State law prohibits the City Council from acting at this meeting on any matter raised during the public comment period. Members of the public who wish to speak on a matter that is listed on the agenda will be called upon to speak during discussion of that item.

**K. CONSENT CALENDAR**

Adoption of the Consent Calendar may be made by one motion of the City Council, provided that any Council member, individual, or organization may request removal of an item from the Consent Calendar for separate consideration. If a request for removal of an item from the Consent Calendar has been received, the item will be discussed and voted on separately.

**K.1.    [26-029](#)                      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.

**K.2.    [26-091](#)                      SUBJECT: Information Only Contracts for the Month of January 2026**

**REPORT IN BRIEF**

Notification of awarded Non-Public Works contracts under \$39,000 and of Public Works contracts under \$87,278.

**K.3.    [26-108](#)                      SUBJECT: Approval of a Service Agreement with West Coast Arborists, Inc., for Tree Pruning and Removal Services in Bellevue Ranch East, Bright Development, Bellevue Ranch West, University Park, Moraga Community Facilities Districts, Las Brisas, Fahrens Park II, La Bella Vista, Vista del Sol Maintenance Districts, and Other City Trees in a Total Amount not to Exceed \$413,000**

**REPORT IN BRIEF**

Considers approving a service agreement with West Coast Arborists, Inc., for tree pruning and removal services at various Community Facilities Districts and Maintenance Districts for a total amount not to exceed \$413,000.

**RECOMMENDATION**

**City Council** - Adopt a motion:

A. Approving a service agreement with West Coast Arborists, Inc., in the amount not to exceed \$413,000 for Tree Pruning and Removal Services; and,

B. Authorizing contract amendments not to exceed 10% of the total

contract amount; and,

C. Authorizing the City Manager to sign the necessary documents.

**K.4.**     [26-058](#)

**SUBJECT:** Accept and File Community Facilities District (CFD) Nos. 2003-1 (Bellevue Ranch East), 2003-2 (Services), 2005-1 (Bellevue Ranch West), 2006-1 (Moraga of Merced) Annual Disclosure Reports for Fiscal Year 2024-2025

**REPORT IN BRIEF**

The continuing annual disclosure reports contain certain CFD information required to be filed annually by the City per Security and Exchange Commission (SEC) rule 15c2-12(b) and Government Code sections 50075-50077 and 53410-53412.

**RECOMMENDATION**

**City Council** - Adopt a motion accepting and filing the CFD Annual Disclosure Reports for Fiscal Year 2024-2025 for CFD Nos. 2003-1 (Bellevue Ranch East), 2003-2 (Services), 2005-1 (Bellevue Ranch West), 2006-1 (Moraga of Merced).

**K.5.**     [26-095](#)

**SUBJECT:** Adoption of a Modified Resolution Authorizing the Previously Approved Homekey+ Grant Application with Up Holdings California, LLC and UP Mercy Village LP, by Adding Self Help Enterprises as a Co-Applicant and Rescinding Resolution 2025-15

**REPORT IN BRIEF**

Considers adopting a modified resolution due to changes required by the Housing and Community Development Department (HCD) authorizing the submittal of a joint application for participation in HCD Homekey+ Grant Program with Up Holdings California, LLC and UP Mercy Village LP to include adding Self Help Enterprises as a co-applicant and Rescinding Resolution 2025-15.

**RECOMMENDATION**

**City Council** - Adopt a motion:

A. Rescinding previously approved Resolution 2025-15; and,

B. Adopting **Resolution 2026-08**, a Resolution of the City Council of the City of Merced, California, rescinding Resolution No. 2025-15 and authorizing a Joint Application and Participation in the Homekey+

Program; the execution of a standard agreement if selected for such funding and any amendments thereto; and any related documents necessary to participate in the Homekey Program; and,

C. Authorizing the City Manager to execute the Standard Agreements, and any related documents necessary to participate in the Homekey+ Grant Program.

## L. ACTION ITEMS

### L.1. [26-093](#)

**SUBJECT:** Assessment Ballot Proceeding Voting Results - Quail Creek, Oakmont #3, Northwood Village, East College Homes, Oakbrook, Pleasanton Park, Merced Auto Center, Ridgeview Meadows, Fahrens Park I, Olivewood, Campus North, and Hansen Park Maintenance Districts

#### REPORT IN BRIEF

Accept ballot results on the proposed increase in assessments to property owners in the Quail Creek, Oakmont #3, Northwood Village, East College Homes, Oakbrook, Pleasanton Park, Merced Auto Center, Ridgeview Meadows, Fahrens Park I, Olivewood, Campus North, and Hansen Park Maintenance Districts

#### RECOMMENDATION

**City Council** - Adopt a motion:

A. Accepting assessment ballot proceeding results for the Quail Creek, Oakmont #3, Northwood Village, East College Homes, Oakbrook, Pleasanton Park, Merced Auto Center, Ridgeview Meadows, Fahrens Park I, Olivewood, Campus North, and Hansen Park Maintenance Districts; and,

B. Approving per unit annual increase in assessment levies to Quail Creek Maintenance District from \$142.07 per unit to \$198.18, Oakmont #3 Maintenance District from \$115.97 to \$191.20, Northwood Village Maintenance District from \$39.46 to \$162.02, Oakbrook Maintenance District from \$11.09 to \$18.34, and Ridgeview Meadows Maintenance District from \$32.48 to \$78.03, subject to annual Consumer Price Index adjustments; and,

C. Approving no increase in assessment levies to the East College Homes, Pleasanton Park, Merced Auto Center, Fahrens Park I, Olivewood, Campus North, and Hansen Park Maintenance Districts.

- L.2. [26-087](#) **SUBJECT: Adoption of a Resolution to Dissolve the Traffic Committee and Transfer the Duties to City Staff**

**REPORT IN BRIEF**

Considers adopting a Resolution to dissolve the Traffic Committee and transfer the related duties to City Staff for internal management and administration.

**RECOMMENDATION**

**City Council** - Adopt a motion adopting **Resolution 2026-07**, a Resolution of the City Council of the City of Merced, California, Dissolving the Traffic Committee and Transferring its Duties to City Staff.

- L.3. [25-1072](#) **SUBJECT: Approval of a Supplemental Appropriation in the Amount of \$50,000 in the General Fund for Service Agreement with Hinderliter de Llamas & Associates (HdL) for a Business License Ordinance/Fee Study and Compliance Services**

**REPORT IN BRIEF**

Considers approving a Supplemental Appropriation in the amount of \$50,000 in the General Fund for Service Agreement with HdL for business license ordinance/fee study and compliance services.

**RECOMMENDATION**

**City Council** - Adopt a motion:

A. Approving a Supplemental Appropriation from the unencumbered, unreserved balance of the General Fund in the amount of \$50,000; and,

B. Approving Services Agreement with Hinderliter de Llamas & Associates to provide a business license ordinance/fee study and compliance services; and,

C. Allowing the Finance Officer to make the necessary budget adjustments; and,

D. Authorizing the City Manager to execute all necessary documents.

- L.4. [26-067](#) **SUBJECT: Authorization to Enter into a Memorandum of Understanding with Merced County to Manage the Distribution of a \$150,000 Matching Grant from the Continuum of Care to the 73 South R Street - Veterans Village Project and Authorization to Accept, Execute, and Appropriate that Grant**



**REPORT IN BRIEF**

Considers authorizing a Memorandum of Understanding (MOU) with Merced County to manage the distribution of a \$150,000 matching grant from the Continuum of Care to the 73 South R Street - Veterans Village Project. Authority to accept, execute, and appropriate that grant.

**RECOMMENDATION**

**City Council** - Adopt a motion:

A. Authorizing an MOU with Merced County for the City to manage the distribution of matching funds in the amount of \$150,000 for the 73 South R Street - Veterans Village project; and,

B. Authorizing to accept, increase revenue, and appropriate funds of \$150,000 in Fund 2016-Homekey CC915 for the 73 South R Street affordable housing project; and,

C. Approving the use of pooled cash until reimbursement of funding is received; and,

D. Authorizing the City Manager to execute necessary agreements upon City Attorney's Approval as to Form.

**M. REPORTS**

**M.1.**    [26-057](#)

**SUBJECT:** City of Merced Financial Forecast and CalPERS Update

**REPORT IN BRIEF**

Presentation of the Financial Forecast and CalPERS Update.

**RECOMMENDATION**

Information only.

**N. BUSINESS**

**N.1.**    [26-072](#)

**SUBJECT:** Proposed City Council Administrative Policy and Procedure C-8, City Council Committees and Appointments to Regional Organizations and Joint Powers Authorities

**REPORT IN BRIEF**

City officials and City staff have, after receiving Council input at direction at

both the October 20, 2025 and December 1, 2025 City Council meetings, drafted a proposed City Council Administrative Policy and Procedure C-8 ("Policy C-8") for City Council Committees and Appointments to Regional Organizations and Joint Powers Authorities for consideration and adoption by the City Council.

#### **RECOMMENDATION**

**City Council** - Adopt a motion:

A. Approving and adopting City Council Administrative Policy and Procedure C-8, City Council Committees and Appointments to Regional Organizations and Joint Powers Authorities; and,

B. Authorizing the Staff to present a Resolution for future Council Consideration adopting the various City Council committees in accordance with Policy C-8.

**N.2.**     [26-073](#)

**SUBJECT:** Request to Add Item to Future Agenda

#### **REPORT IN BRIEF**

Provides members of the City Council to request that an item be placed on a future City Council agenda for initial consideration by the City Council.

**N.3.**     [26-033](#)

**SUBJECT:** City Council Comments

#### **REPORT IN BRIEF**

Provides an opportunity for the Mayor and/or Council Member(s) to make a brief announcement on any activity(ies) she/he has attended on behalf of the City and to make a brief announcement on future community events and/or activities. The Brown Act does not allow discussion or action by the legislative body under this section.

#### **O. ADJOURNMENT**