



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, April 7, 2025

6:00 PM

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

Closed Session at 5:00 PM / Regular Meeting at 6:00 PM

NOTICE TO PUBLIC/AVISO AL PÚBLICO/CEEB 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.org 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.org 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.org 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 xeem sawv daws los nyeem nyob rau hauv City Clerk's lub Office thaum lub caj 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.org 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.org/departments/city-clerk/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.org, 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.org 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.org/departments/city-clerk/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.org, Facebook Live o Comcast Public Access Canal 96.

Cov pej xeem 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.org 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 xeem ntawd yog nqe twg #, Cov Lus Pom Zoo ntawd yog nqe twg #. los yog cov lus tso rau Pej Xeem 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.org/departments/city-clerk/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 (tham muaj) los sis mloog cov Nom Tswv (City Council) kev sib tham, mus saib hauv City's website www.cityofmerced.org, Facebook Live, los sis Comcast Public Access Channel 96.

A. CLOSED SESSION ROLL CALL

B. 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)].

B.1. [25-275](#) **SUBJECT: CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION Significant Exposure to Litigation. One (1) Potential Case. Pursuant to California Government Code Section § 54956.9(d) (2)**

B.2. [25-282](#) **SUBJECT: PUBLIC EMPLOYEE PERFORMANCE EVALUATION - Title: City Manager; Authority: Government Code Section 54957**

C. CALL TO ORDER

C.1. Invocation - Pastor Joel Dorman, Summit Church Merced

C.2. Pledge of Allegiance to the Flag

D. ROLL CALL

D.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.

E. REPORT OUT OF CLOSED SESSION

F. SPECIAL PRESENTATIONS

- F.1. [25-237](#) **SUBJECT:** Presentation on the New Fire Station Alerting System

REPORT IN BRIEF

A presentation will be given by Casey Wilson, Interim Fire Chief to demonstrate the new fire station alerting system.

G. CEREMONIAL MATTERS

- G.1. [25-250](#) **SUBJECT:** Proclamation - National Donate Life Month

REPORT IN BRIEF

Received by Leo Hernandez of the Donor Network West.

- G.2. [25-252](#) **SUBJECT:** Proclamation - Adult Education Week

REPORT IN BRIEF

Received by representatives of the Merced Adult School.

- G.3. [25-267](#) **SUBJECT:** Proclamation - Fair Housing Month

REPORT IN BRIEF

Received by Isaac Pimentel of the Project Sentinel Fair Housing.

H. WRITTEN PETITIONS AND COMMUNICATIONS

I. 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.

J. 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.

J.1. [25-042](#) **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.

J.2. [25-269](#) **SUBJECT: Information Only Contracts for the Month of March 2025**

REPORT IN BRIEF

Notification of awarded Non-Public Works contracts under \$38,000 and of Public Works contracts under \$85,161.

J.3. [25-265](#) **SUBJECT: Information Only - Tax Transparency Commission Minutes of May 13, 2024, and August 13, 2024**

RECOMMENDATION

For information only.

J.4. [25-234](#) **SUBJECT: Information Only - Planning Commission Minutes of January 8, 2025, January 22, 2025, and February 5, 2025**

RECOMMENDATION

For information only.

J.5. [25-201](#) **SUBJECT: Approval of City Council/Public Financing and Economic Development/Parking Authority/Successor Agency to the Redevelopment Agency Meeting Minutes of October 21, 2024, November 4, 2024, November 18, 2024, and December 2, 2024**

REPORT IN BRIEF

Official adoption of previously held meeting minutes.

RECOMMENDATION

City Council/Public Financing and Economic Development/Parking Authority/Successor Agency to the Redevelopment Agency - Adopt a motion approving the meeting minutes of October 21, 2024, November 4, 2024, November 18, 2024, and December 2, 2024.

J.6. [25-283](#)

SUBJECT: Approval to Use of the Merced Yosemite Regional Airport to Host the City/County Relations Dinner, to Include Alcohol (Beer and Wine Only)

REPORT IN BRIEF

Considers approving the use of the Merced Yosemite Regional Airport to Host the City/County Relations Dinner, to include alcohol (beer and wine only).

RECOMMENDATION

City Council - Adopt a motion:

A. Approving the use of the Merced Yosemite Regional Airport to host the City/County Relations dinner on April 17, 2025, from 5:00 p.m. to 9:00 p.m.; and,

B. Approving the sale of alcohol (beer and wine only).

J.7. [25-194](#)

SUBJECT: Award Services Agreements for the Comprehensive General Plan Update, Environmental Impact Report and the Central Merced/Downtown Rail Station Area Plan to Mintier Harnish

REPORT IN BRIEF

Considers approving Services Agreements for the Comprehensive General Plan Update and Environmental Impact Report in the amount of \$1,250,436 and the Central Merced/Downtown Rail Station Area Plan in the amount of \$500,000 to Mintier Harnish.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving a Services Agreement with Mintier Harnish (MH), in the amount of \$1,250,436 to prepare the Comprehensive General Plan Update and Environmental Impact Report; and,

B. Approving a Services Agreement with Mintier Harnish (MH), in the amount of \$500,000 to prepare the Central Merced/Downtown Rail Station Area Plan; and,

C. Authorizing the City Manager to execute the agreements and any necessary documents.

J.8. [25-187](#)

SUBJECT: Approval of the First Amendment with JLB Traffic Engineering, Inc. for an Extension of the Term of Agreement to October 31, 2025

REPORT IN BRIEF

Considers approving the First Amendment with JLB Traffic Engineering, Inc for an extension of the Term of Agreement to October 31, 2025.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving a First Amendment to an Agreement for Professional Services with JLB Traffic Engineering, Inc. to extend the Term of Agreement to October 31, 2025.

B. Authorizing the City Manager to execute any necessary documents.

J.9. [25-242](#)

SUBJECT: Award Bid to Mid Cal Pipeline & Utilities, Inc. for Craig Drive Sewer Main, Project Number CP250064, in the Amount of \$393,550

REPORT IN BRIEF

Considers awarding a Construction Contract to Mid Cal Pipeline & Utilities, Inc. in the amount of \$393,550 for Project CP250064, Craig Drive Sewer Main.

RECOMMENDATION

City Council - Adopt a motion:

A. Awarding the construction contract for Craig Drive Sewer Main, Project CP250064, to Mid Cal Pipeline & Utilities, Inc., in the amount of \$393,550; and,

B. Authorizing the City Manager to execute the necessary documents and to approve change orders not to exceed 15% of the total contract.

J.10. [25-166](#)

SUBJECT: Approval of Amendment in the Amount of \$9,750 with Tyler Technologies for the Professional Services of a New Message Switch Server, Installation of a CalPhoto Interface, and a 3-Year Subscription to RedHat Services for a Total Contract Amount of \$909,117.91

REPORT IN BRIEF

Considers approving an amendment in the amount of \$9,750 to the City's existing agreement with Tyler Technologies for the professional services of a New Message Switch Server, Installation of a CalPhoto Interface, and a 3-Year Subscription to RedHat Services for a Total Contract Amount of \$909,117.91.

RECOMMENDATION

City Council - Adopt a motion:

- A. Approving an Amendment to the original contract with Tyler Technologies in the amount of \$9,750 for the Professional services of a New Message Switch Server, Installation of a CalPhoto Interface, and a 3-Year Subscription to RedHat Services; and,
- B. Authorizing the City Manager to execute any necessary contracts or documents needed related to this report.

J.11. [25-236](#)

SUBJECT: Approval to Waive the Competitive Bidding Requirements to Standardize Equipment, Authorization to Purchase Mobile Computers from LEHR Automotive and Related Equipment with Use of Budgeted Funds in an Amount not to Exceed \$110,000

REPORT IN BRIEF

Considers approving to waive competitive bidding and authorizing the purchase of Panasonic FZ40 computers and equipment for Police Patrol Vehicles using current budgeted funds in an amount not to exceed \$110,000.

RECOMMENDATION

City Council - Adopt a motion:

- A. Waiving the competitive bidding requirement for equipment standardization; and,
- B. Authorizing the purchase of mobile computers and related equipment from LEHR Automotive in an amount not to exceed \$110,000; and,

C. Authorizing the City Manager to execute all necessary documents for this purpose.

J.12. [25-176](#)

SUBJECT: Approval of Services Agreement with Hoffman Electronic Systems for Electronic Monitoring Services at City Owned-Facilities in the Annual Amount not to Exceed \$26,394 for the Initial Contract Term Beginning July 1, 2025 Through June 30, 2027

REPORT IN BRIEF

Considers approving an agreement with Hoffman Electronic Systems, in the annual amount not to exceed \$26,394 for the initial two-year term, for electronic monitoring services at city owned facilities.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving a Services Agreement with Hoffman Electronic Systems, in the annual amount not to exceed \$26,394 annually during the initial contract term, for electronic monitoring services at City-owned facilities for a two (2) year period, with an option to renew for a maximum of three (3) additional one (1) year periods including a limit of 5% increase in compensation per renewal term; and,

B. Authorizing the City Manager to execute the necessary documents and sign future contract amendments to exercise the option(s) to renew, including a maximum of 5% increase in compensation per renewal term, through June 30, 2030.

J.13. [25-233](#)

SUBJECT: Approval of Services Agreement and First Amendment with TK Elevator Corporation, in the Annual Amount of \$32,327.04 for Elevator Maintenance Services for a Two (2) Year Term Beginning July 1, 2025 Through June 30, 2027, with an Option to Extend the Agreement for Three (3) Additional One (1) Year Term(s) through June 30, 2030

REPORT IN BRIEF

Considers approving a Services Agreement and First Amendment with TK Elevator Corporation in the annual amount of \$32,327.04 for maintenance of eight (8) elevators located at the Merced Civic Center, Ralph Shannon Parade, Merced Center Parking Garage, HWY 59 Lift Station, and Central Police Station.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving the Services Agreement and First Amendment with TK Elevator Corporation in the annual amount of \$32,327.04 for elevator maintenance services for a period of two-years, with an option to renew for a maximum of (3) three additional one-year periods; and,

B. Authorizing the City Manager to execute the necessary documents; and,

C. Authorizing the City Manager to execute future contract amendments exercising the option(s) to renew, if the annual amount does not exceed \$32,327.04, through June 30, 2030.

J.14. [25-211](#)

SUBJECT: Adoption of a Resolution Setting a Public Meeting for Monday, June 2, 2025, and a Public Hearing for Monday, June 16, 2025, Regarding Maintenance Districts Engineer's Reports and Budgets - Fiscal Year 2025/2026

REPORT IN BRIEF

Considers adopting a Resolution to set a public meeting for Monday, June 2, 2025, to address the proposed Engineer's Reports and Budgets and a formal public hearing for Monday, June 16, 2025, before a determination is made on the level of assessment to approve.

RECOMMENDATION

City Council - Adopt a motion adopting **Resolution 2025-20**, a Resolution of the City Council of the City of Merced, California, approving Engineer's Reports on Maintenance Districts and setting a public meeting and a public hearing thereon.

K. PUBLIC HEARINGS

Members of the public who wish to speak on public hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to further public comment and brought to the Council for discussion and action. Further comment will not be received unless requested by the Council.

K.1. [25-254](#)

SUBJECT: Public Hearing to Consider General Plan Amendment #24-17, Zone Change #436 and Site Utilization Plan Revisions #19 to Planned Development (P-D #4), #8 to Planned Development (P-D #46) and #14 to Planned Development (P-D #42), Initiated by the City of Merced to Change the General Plan Land Use Designations and

Zoning for Twenty-Seven (27) Sites Located Throughout the City,
Totaling Approximately 95 Acres to Provide Opportunity Sites to
Accommodate the Regional Housing Needs Allocation (RHNA) Shortfall

REPORT IN BRIEF

Considers approving a General Plan Amendment, Zoning Change and Site Utilization Plan Revisions amending the land use designations for approximately 95 acres of land within the City of Merced to create opportunity sites to accommodate the Regional Housing Needs Allocation (RHNA) shortfall.

RECOMMENDATION

City Council - Adopt a motion:

A. Adopting **Resolution 2025-21**, a Resolution of the City Council of the City of Merced, California, Adopting the Addendum to the Merced Vision 2030 General Plan EIR (ERC #24-42) for General Plan Amendment GPA #24-17, Site Utilization Plan Revision #19 to Planned Development (P-D) #4, Site Utilization Plan Revision #14 to Planned Development (P-D) #42, and Site Utilization Plan Revision #8 to Planned Development (P-D) #46 to Amend the Land Use Designation for Approximately 95 Acres of Land in the City and to Deny the Redesignation of Land Use for Approximately Six (6) Acres of Land in the City; and,

B. Introducing **Ordinance 2577**, an Ordinance of the City Council of the City of Merced, California, Amending the Official City Zoning Map By Approving Zone Change #436, Site Utilization Plan Revision #19 to Planned Development #4, Site Utilization Plan Revision #14 to Planned Development #42 and Site Utilization Plan Revision #18 to Planned Development #46 to Rezone Twenty Seven (27) Sites within the City Totaling Approximately 95 Acres of Land and Deny the Rezone of three (3) Sites Totaling about 6 acres of land.

L. ACTION ITEMS

L.1. [25-186](#)

SUBJECT: Adoption of a Resolution Authorizing the Recently Approved Housing Successor Agency Grant of \$200,000 to CC915 Merced, Inc., Appropriating the Funds, and Authorizing the Execution of a Grant Agreement, Regulatory Agreement, and Related Covenants and Restrictions

REPORT IN BRIEF

Considers adopting a resolution authorizing the recently approved Housing

Successor Agency Grant of \$200,000 to CC915 Merced, Inc., appropriating the funds, and authorizing the execution of a Grant Agreement, Regulatory Agreement, and related covenants and restrictions for the affordable container home project.

RECOMMENDATION

City Council - Adopt a motion:

- A. Adopting Resolution **2025-17**, a Resolution of the City Council of the City of Merced, California, acting as the Housing Successor Agency to the City of Merced Redevelopment Agency, Approving a Housing Successor Grant to CC915 Merced, Inc. in the Principal Amount of \$200,00., Approving and Authorizing the Execution of a Grant Agreement, Regulatory Agreement and related Grant Documents, and Authorizing certain other actions in connection therewith; and,
- B. Approving a Deed Restriction Covenant and Grant Agreement, Regulatory Agreement and Declaration of Restrictive Covenants, Notice of Affordability Restrictions on Transfer of Property, and Agreement Containing Covenants Affecting Real Property for the CC915 Merced, Inc. affordable container home project; and,
- C. Approving a Supplemental Appropriation in the amount of \$200,000 from Fund-2513 Low Moderate-Income Housing; and,
- D. Authorizing the City Manager to execute necessary documents and to make de minimis administrative changes if needed.

M. BUSINESS

M.1. [25-255](#)

SUBJECT: Adoption of a Resolution Approving the Revision of the City Council Policy for How Members of the City Council and the Public Have Items Placed on the City Council Agenda, Provide Direction on Modifications Thereto, if any, and Approve the Policy as Proposed or Modified

REPORT IN BRIEF

Considers adopting a Resolution and the proposed revisions to the City Council Policy for How Members of the City Council and the Public Have Items Placed on the City Council Agenda.

RECOMMENDATION

City Council - Adopt a motion adopting **Resolution 2025-18**, a

Resolution of the City Council of the City of Merced, California, Adopting City Council Policy C-1, How Members of the City Council and the Public Have Items Placed on the City Council Agenda.

M.2. [25-258](#)

SUBJECT: Adoption of a Resolution Approving the Revision of the City Council Policy for the Display of Flags at City Facilities, Provide Direction on Modifications Thereto, if any, and Approve the Policy as Proposed or Modified

REPORT IN BRIEF

Considers adopting a Resolution and the proposed revisions to the City Council Policy for the Display of Flags at City Facilities.

RECOMMENDATION

City Council - Adopt a motion adopting **Resolution 2025-19**, a Resolution of the City Council of the City of Merced, California, Adopting a Policy for Display of Ceremonial and Commemorative Flags on City Flagpoles.

M.3. [25-047](#)

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.

M.4. [25-206](#)

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.

N. ADJOURNMENT