



CITY OF MERCED

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

Minutes

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

Monday, December 15, 2025

6:00 PM

A. CLOSED SESSION ROLL CALL

Present: 6 - Mayor Matthew Serratto, Mayor Pro Tempore Sarah Boyle, Council Member Darin Dupont, Council Member Yang Thao, Council Member Michael Harris, and Council Member Shane Smith

Absent: 1 - Council Member Fue Xiong

B. CLOSED SESSION

Mayor SERRATTO called the Closed Session to order at 5:02 PM.

Clerk's Note: Council Member DUPONT recused himself from Agenda Item B.2..

B.1. **SUBJECT:** PUBLIC EMPLOYEE PERFORMANCE EVALUATION - Title: City Manager; Authority: Government Code Section 54957

B.2. **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

B.3. **SUBJECT:** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION City of Merced v. California Department of Fish and Wildlife, et al. MSC Case No. 23CV-03845 Pursuant to California Government Code Section 54956.9(d)(1)

Clerk's Note: Council adjourned from Closed Session at 6:02 PM.

C. CALL TO ORDER

Mayor SERRATTO called the Regular Meeting to order at 6:05 PM.

Invocation - Pastor Joel Dorman, Summit Church Merced

The invocation was delivered by Pastor Joel DORMAN, Summit Church Merced.

Pledge of Allegiance to the Flag

Moua THAO led the Pledge of Allegiance to the Flag.

D. ROLL CALL

Present: 6 - Mayor Matthew Serratto, Mayor Pro Tempore Sarah Boyle, Council Member Darin Dupont, Council Member Mike Harris, Council Member Shane Smith

Absent: 1 - Council Member Fue Xiong

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

There was no report.

F. CEREMONIAL MATTERS

F.1. **SUBJECT:** Oath of Office Pursuant to the City of Merced Charter Section 612 for the Newly Appointed City Council District Two Member

REPORT IN BRIEF

The newly appointed Council Two District Member will take his Oath of Office pursuant to City of Merced Charter Section 612, before taking his seat at the dais.

Assistant City Clerk Jennifer PARSLEY administered the Oath of Office to newly appointed Council Member Yang THAO.

Council Member THAO thanked his family and stated that he looked forward to working with Council and staff.

G. ROLL CALL

- Present:** 6 - Mayor Matthew Serratto, Mayor Pro Tempore Sarah Boyle, Council Member Darin Dupont, Council Member Yang Thao, Council Member Michael Harris, and Council Member Shane Smith
- Absent:** 1 - Council Member Fue Xiong

H. SPECIAL PRESENTATIONS

H.1. **SUBJECT: UC Merced Update from Chancellor Juan Muñoz**

REPORT IN BRIEF

UC Merced Chancellor Juan Muñoz will provide Council with an update.

UC Merced Chancellor Juan Muñoz gave a slide show presentation providing an update on UC Merced.

I. WRITTEN PETITIONS AND COMMUNICATIONS

Clerk's Note: The emails were received for the following agenda items and forwarded to Council prior to the meeting.

Public Comment: Jerry PEREZCHICA

Agenda Item L.1.: Susan MCCAWE, Mikayla MOUA, and Curtis THOMAS

J. PUBLIC COMMENT

Rick WENDLING, Merced - spoke on how great Downtown looks, encouraged Council to recite the Oath of Office every day, spoke on small businesses and the increase of food trucks, and encouraged Council to push up on the state and federal legislators.

Cindy KELLY, Merced - thanked Council for the work they have done, spoke on the amazing things going on in Merced, and welcomed Council Member THAO.

Steven GRAHAM, Merced - wished everyone a Merry Christmas and Happy Holidays and welcomed Council Member THAO.

Senior Management Analyst Jennifer FLACHMAN, Merced - spoke on the upcoming Town Hall dates and locations and the Maintenance District Town Hall.

Ralph BENZ, Merced - spoke on the condition of roads, the number of people who ride the Bus, and needing to fix the roads and sidewalks.

Colton DENNIS, Merced - spoke on Downtown Merced being designated

as a California Cultural District.

Necola ADAMS, Merced - spoke on the Gospel Event, the Nut Festival, the zoo only accepting cash, and investing in the zoo.

Karthik PRASAD, Representative of Adam GREY, Merced - provided a legislative update and presented Council Member THAO a certificate.

Gloria SANDOVAL, Merced - invited Council to the 2025 Winter Solstice Houseless Memorial event.

Josh PEDROZO, Merced - congratulated Council Member THAO. He spoke on the McKee Road project and thanked the City for the partnership on the project and for their support with High Speed Rail.

K. CONSENT CALENDAR

Approval of the Consent Agenda

Agenda Item K.3. Resolution of the City Council of the City of Merced, California, Affirming in Part, Without Prejudice, Appeal #25-0004 by Eric Gonsalves on Behalf of Yosemite 1380, LLC of the Planning Commission's Recommendation of Denial of General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development #20; Denial of Site Plan Review Permit #551 and Minor Use Permit #24-13; and Approval of Legislative Action Agreement. The Subject Site is Generally Located on the Southwest Corner of East Yosemite Avenue and Parsons Avenue (1380 E. Yosemite Avenue and 3595 Parsons Avenue); was pulled for separate consideration.

A motion was made by Council Member Dupont, seconded by Council Member Harris, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mayor Serratto, Mayor Pro Tempore Boyle, Council Member Dupont, Council Member Thao, Council Member Harris, and Council Member Smith

No: 0

Absent: 1 - Council Member Xiong

K.1. 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.

This Consent Item was approved.

K.2.

SUBJECT: Approval of City Council/Public Financing and Economic Development/Parking Authority/Successor Agency to the Redevelopment Agency Meeting Minutes of October 6, 2025, and October 20, 2025

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 6, 2025, and October 20, 2025

This Consent Item was approved.

K.4.

SUBJECT: Second Reading and Final Adoption of Ordinances Adopting Title 24, Parts 1-12 of the California Code of Regulations Known as the California Building Standards and Fire Code, and Legislative Findings Supporting Local Amendments, to the City of Merced Municipal Code

REPORT IN BRIEF

Second reading and final adoption of Ordinances adopting Title 24, Parts 1-12 California Code of Regulations known as the California Building Standards and Fire Code, and Legislative Findings supporting Local Amendments, to the City of Merced Municipal Code.

RECOMMENDATION

City Council - Adopt a motion:

A. Adopting **Ordinance 2582**, an Ordinance of the City Council of the City of Merced, California, Amending Title 17.04, "Building Code," Sections 17.04.010, 17.05.010, 17.06.010, 17.07.010, 17.09.010, 17.10.010, 17.12.010, 17.20.010, 17.24.010, 17.28.020, and

17.34.010, 17.11.010 of the Merced Municipal Code to adopt by reference the California Building Code, California Residential Code, California Existing Building Code, California Green Code, California Energy Code, California Reference Standard Code, California Historical Code, California Wildland-Urban Interface Code, California Administrative Code, California Electrical Code, California Mechanical Code, and California Plumbing Code; and,

B. Adopting **Ordinance 2583**, an Ordinance of the City Council of the City of Merced, California, Amending Chapter 17.32, "Fire Prevention Code," of the Merced Municipal Code.

This Consent Item was approved.

K.3.

SUBJECT: Resolution of the City Council of the City of Merced, California, Affirming in Part, Without Prejudice, Appeal #25-0004 by Eric Gonsalves on Behalf of Yosemite 1380, LLC of the Planning Commission's Recommendation of Denial of General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development #20; Denial of Site Plan Review Permit #551 and Minor Use Permit #24-13; and Approval of Legislative Action Agreement. The Subject Site is Generally Located on the Southwest Corner of East Yosemite Avenue and Parsons Avenue (1380 E. Yosemite Avenue and 3595 Parsons Avenue)

REPORT IN BRIEF

Formalizing the adoption of Resolution 2025-70, A Resolution of the City Council of the city of Merced, California Affirming In Part, Without Prejudice, Appeal #25-0004 by Eric Gonsalves on behalf of Yosemite 1380, LLC, of the Planning Commission's recommendation of denial of General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development #20; denial of Site Plan Review Permit #551 and Minor Use Permit #24-13; and approval of legislative action agreement.

RECOMMENDATION

City Council - Adopt a motion adopting **Resolution 2025-70**, a Resolution of the City Council of the City of Merced, California affirming in part, without prejudice, appeal #25-0004 by Eric Gonsalves on behalf of Yosemite 1380, LLC of the Planning Commission's recommendation of denial of General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development #20, denial of Site Plan Review Permit #551 and Minor Use Permit #24-13; and approval of legislative

action agreement.

Mayor SERRATTO pulled this item at the request of Council Member DUPONT.

Clerk's Note: Council Member Dupont recused himself as the petitioner is a client at his firm. Council Member THAO recused himself as he participated on this item as a Planning Commissioner.

City Attorney CORNWELL gave a brief presentation and explained the past action on this item.

A motion was made by Mayor Pro Tempore Boyle, seconded by Council Member Harris, that this agenda item be approved. The motion carried by the following vote:

Aye: 4 - Mayor Serratto, Mayor Pro Tempore Boyle, Council Member Harris, and Council Member Smith

No: 0

Absent: 1 - Council Member Xiong

Recused: 2 - Council Member Dupont, and Council Member Thao

L. PUBLIC HEARINGS

L.1.

SUBJECT: Continued Public Hearing - Potential Introduction of Ordinance 2584, Amending Section 10.16.010, "Speed Limits," of the Merced Municipal Code

REPORT IN BRIEF

Continued Public Hearing of Ordinance 2584 amending Section 10.16.010, "Speed Limits," of the Merced Municipal Code. Amendment to the Speed Limits section consists of modification to speed limits throughout the City.

RECOMMENDATION

City Council - Adopt a motion reintroducing **Ordinance 2584**, an Ordinance of the City Council of the City of Merced, California, amending Section 10.16.010, "Speed Limits" of the Merced Municipal Code.

JLB Traffic Engineering Consultant Jose BENEVIDES gave a slide show presentation on the Speed Study Update.

Council, Mr. BENEVIDES, City Engineer Daryl JORDAN, and Police Chief Steven STANFIELD discussed the speed limit on North Bear Creek between G and M Street, memorials on Bear Creek, speed limit on

Mansionette, the methodologies used for the speed study, speed limit on Olive between M and MR street and the difficulty with traffic signal synchronization, unseen hazards potentially justifying the speed limit, unreported collisions, and making modifications and enforcement.

Mayor SERRATTO opened the Public Hearing at 7:22 PM and closed the Public Hearing at 7:23 PM due to a lack of Public Comment.

Council Member HARRIS made a motion to accept the study with the modifications of North West Bear Creek between M and G Street to remain the same, and Mansionette to remain the same.

Mayor Pro Tempore BOYLE requested to add Olive Avenue between M and R Street and seconded the motion after Council Member HARRIS agreed to modify his motion.

Council and Mr. STANFIELD continued discussion after a motion and second was made.

Council Member HARRIS modified his motion to include redoing the speed study on Mansionette, Mayor Pro Tempore BOYLE seconded the modified motion.

A motion was made by Council Member Harris, seconded by Mayor Pro Tempore Boyle, to accept the study with the modifications of North West Bear Creek between M and G Street to remain the same, Mansionette to remain the same, Olive Avenue between M and R Street, and to redo the Speed Study on Mansionette. The motion carried by the following vote:

Aye: 4 - Mayor Pro Tempore Boyle, Council Member Thao, Council Member Harris, and Council Member Smith

No: 2 - Mayor Serratto, and Council Member Dupont

Absent: 1 - Council Member Xiong

L.2.

SUBJECT: Public Hearing to Consider Adoption of a Resolution Accepting the Annual Report on Development Impact Fees for Fiscal Year 2024/2025 as Required by Government Code Section 66006(b)

REPORT IN BRIEF

Considers adopting a Resolution of the City Council of the City of Merced accepting the City's Annual Compliance Report for Development Impact Fees (AB 1600) as required by Government Code section 66006(b).

RECOMMENDATION

City Council - Adopt a motion:

A. Accepting the Annual Compliance Report for Development Impact Fees for Fiscal Year 2024/2025 which contains the information required by California Government Code Section 66006(b); and,

B. Adopting **Resolution 2025-76**, a Resolution of the City Council of the City of Merced, California, accepting the Development Impact Fees Fiscal Year 2024/2025 Annual Report and making findings related to unexpended developer deposits for public improvements as required by California Government Code Section 66001.

City Engineer Daryl JORDAN gave a slide show presentation on the AB 1600 Annual Report on Development Impact Fees for Fiscal Year 2024/2025.

Mayor SERRATTO opened and subsequently closed the Public Hearing at 7:40 PM, due to a lack of Public Comment.

A motion was made by Council Member Smith, seconded by Council Member Dupont, that this agenda item be approved. The motion carried by the following vote:

Aye: 6 - Mayor Serratto, Mayor Pro Tempore Boyle, Council Member Dupont, Council Member Thao, Council Member Harris, and Council Member Smith

No: 0

Absent: 1 - Council Member Xiong

L.3.

SUBJECT: Public Hearing to Consider Parks and Community Services Proposed Updated Fee Schedule

REPORT IN BRIEF

Hold a public hearing to consider the proposed Parks and Community Services fee schedule.

RECOMMENDATION

City Council - Adopt a motion adopting Resolution 2025-75, a Resolution of the City Council of the City of Merced, California, approving Parks and Community Services program and service fees.

Parks and Community Services Director Chris JENSEN gave a slide show presentation on the Direct and Indirect Services Fees.

Council and Mr. JENSEN discussed cost of direct services and co-sponsorships.

Mayor SERRATTO opened the Public Hearing at 7:58 PM.

Liz DOBBINS, Merced - spoke on keeping co-sponsorships for individuals who can't afford the full cost.

Gloria SANDOVAL, Merced - spoke on the Winter Solstice event and having to negotiate the cost, having to get liability insurance, and having a distinction with events having vendors vs. events.

Gloria VALDOVINOS, Merced - spoke on the investment at Bob Hart Square, the fee to rent Bob Hart Square, encouraging events Downtown, and making the Bob Hart Square Plaza more accessible and activated regularly.

Mayor SERRATTO closed the Public Hearing at 8:04 PM.

Council, Mr. JENSEN, and City Manager Scott MCBRIDE continued discussion on the co-sponsorship model, partnerships, field fees comparison to co-sponsorship, thought process in increasing the fees, reasonable fees, cost to operate the Parks and Community Department, events that are charging people while getting the non-profit or City sponsored rate, give the Parks and Community Services Department more flexibility to enter into partnerships, the use of Youth Centers, concern regarding the Bob Hart Square fees, co-sponsorship/partnership fund, different cost between street closure and use of City Owned Real Property, and enforcing street closure Ordinance.

Council DUPONT motioned to approve the fee schedule as presented, Council Member HARRIS seconded the motion.

Council Member SMITH requested to amend the motion to give staff direction to come back with ideas or proposals for something like a partnership model so that staff has flexibility on a case by case bases to reduce the rate.

Council Member DUPONT accepted the amended request and Council Member HARRIS seconded it.

A motion was made by Council Member Dupont, seconded by Council Member Harris, to approve the fee schedule as presented and to give staff direction to come back with ideas or proposals for something like a partnership model so that staff has flexibility on a case by case bases to reduce the rate. The motion carried by the following vote:

Aye: 5 - Mayor Pro Tempore Boyle, Council Member Dupont, Council Member Thao, Council Member Harris, and Council Member Smith

No: 1 - Mayor Serratto

Absent: 1 - Council Member Xiong

M. BUSINESS

M.1. **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.

There were no items added to a future agenda.

M.2. **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.

Mayor Pro Tempore BOYLE congratulated Council Member THAO and welcomed him to the team.

Council Member DUPONT congratulated Council Member THAO, stated he looked forward to working with him, reported on attending the Buhach Colony stadium dedication. He wished everyone a Merry Christmas and a Happy New Year.

Council Member HARRIS congratulated Council Member THAO and stated he looked forward to working with him, congratulated Colton DENNIS on the California Cultural District presentation, and reported on attending the Buhach Colony stadium dedication. He also wished everyone a Merry Christmas and Happy Holidays.

Council Member SMITH reported on participating in a couple of High Speed Rail Authority meetings and attending the maintenance district town hall meeting at Chenoweth Elementary. He also congratulated Council Member THAO and stated he looked forward to working with him.

Council Member THAO reported on attending the Christmas parade and the Santa Ride event. He also invited everyone to the Hmong New Year

event.

Mayor SERRATTO welcomed Council Member THAO. He spoke on all the development that has happened in 2025. He wished everyone a Merry Christmas and a Happy New Year. He invited everyone to the Special Meeting to honor PAL Program and four high school teams. He spoke on upcoming events and congratulated Colton DENNIS and Gloria on the Arts and Culture recognition.

N. ADJOURNMENT

Clerk's Note: Council adjourned the Regular Meeting at 8:35 PM.

A motion was made by Council Member Harris, seconded by Council Member Dupont, to adjourn the Regular Meeting. The motion carried by the following vote:

Aye: 6 - Mayor Serratto, Mayor Pro Tempore Boyle, Council Member Dupont, Council Member Thao, Council Member Harris, and Council Member Smith

No: 0

Absent: 1 - Council Member Xiong