



CITY OF MERCED

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

Meeting Agenda

City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency

Monday, December 15, 2025

6:00 PM

City Council Chamber, 2nd Floor, Merced Civic

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 HAUV 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 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 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 la 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 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 xeeem 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 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. 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, 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 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. 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, 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 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 hnub 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. 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, 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.** [25-1080](#) **SUBJECT:** PUBLIC EMPLOYEE PERFORMANCE EVALUATION -
Title: City Manager; Authority: Government Code Section 54957
- B.2.** [26-001](#) **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.** [26-010](#) **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)

C. CALL TO ORDER

Invocation - Pastor Joel Dorman, Summit Church Merced

Pledge of Allegiance to the Flag

D. ROLL CALL

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. CEREMONIAL MATTERS

- F.1. [25-1081](#) **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.

G. ROLL CALL

H. SPECIAL PRESENTATIONS

- H.1. [26-008](#) **SUBJECT:** UC Merced Update from Chancellor Juan Muñoz

REPORT IN BRIEF

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

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. [25-774](#) 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. [25-1073](#) 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

K.3. [25-1077](#) 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.

K.4. [25-1057](#)

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.

L. 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.

- L.1. [25-1050](#) **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.

- L.2. [25-857](#) **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.

L.3. [25-1079](#)

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.

M. BUSINESS

M.1. [25-1044](#)

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.2. [25-1046](#)

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