



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, July 21, 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/CEEBAU 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 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.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 (thaum 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.** [25-691](#) **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)
- B.2.** [25-692](#) **SUBJECT:** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Borba, et al. v. County of Merced, et al. MSC Case No. 23CV-04368 Pursuant to California Government Code Section 54956.9(d)(1)
- B.3.** [25-693](#) **SUBJECT:** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Glenn et al. v. County of Merced, et al. MSC Case No. 24CV-01073 Pursuant to California Government Code Section 54956.9(d)(1)
- B.4.** [25-694](#) **SUBJECT:** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Perez-Ramirez et al. v. County of Merced, et al. MSC Case No. 24CV-00234 Pursuant to California Government Code Section 54956.9(d)(1)

C. CALL TO ORDER

C.1. Invocation - Val Fogelberg, The Church of Christ of Latter-Day Saints

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. CEREMONIAL MATTERS

- F.1. [25-685](#) **SUBJECT:** Certificate of Recognition to Merced High School Track and Field Players for Winning the Division 3 Section Championship - Requested By Mayor Pro Tempore Boyle

REPORT IN BRIEF

Received by Merced High School Track and Field players.

G. WRITTEN PETITIONS AND COMMUNICATIONS

H. 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.

I. 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.

- I.1. [25-594](#) **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.

I.2. [25-608](#)

SUBJECT: Approval of Valley Children's Hospital's Request to Approve a Modified Second Amendment and Restated Grant Deed

REPORT IN BRIEF:

Considers approving Valley Children's Hospital's request to approve a modified Second Amended and Restate Grant Deed with minor changes to the terms related to Covenant to Construct.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving the modified Second Amended and Restated Grant Deed between the City of Merced and Valley Children's Hospital for 301 E. Yosemite Avenue (Assessor's Parcel Number 231-040-021); and,

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

I.3. [25-626](#)

SUBJECT: Approval of the Salary Table for 2025 to Bring the City of Merced in Compliance with the CalPERS Requirement for a Publicly Available Pay Schedule

REPORT IN BRIEF

Considers approving the Salary Table for 2025 to bring the City of Merced in compliance with the CalPERS requirement for a publicly available pay schedule.

RECOMMENDATION

City Council - Adopt a motion:

A. Adopting **Resolution 2025-51**, a Resolution of the City Council of the City of Merced, California approving the City-Wide Salary Table for 2025; and,

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

I.4. [25-641](#)

SUBJECT: Approval of a 5-year Software License Agreement with

Samsara via Carahsoft for GPS and Telematic Hardware and Software
for City of Merced Fleet Vehicles for a Total Contract Amount of
\$112,578

REPORT IN BRIEF

Considers entering into a 5-year License Agreement with Samsara via Carahsoft for GPS and Telematic hardware and software to provide real-time GPS tracking, and predictive maintenance alerts - all from a single integrated platform in the amount of \$112,578 utilizing the cost savings government procurement program (Sourcewell).

RECOMMENDATION

City Council - Adopt a motion:

- A. Waiving the City's competitive bidding requirement as permitted by Merced Municipal Code section 3.04.210 and authorizing the purchase to be made with a cooperative purchase agreement through Sourcewell, a government procurement program; and,
- B. Approving a 5-year License Agreement with Samsara via Carahsoft through Sourcewell National Cooperative Purchasing contract #020221-SAM; and,
- C. Approving future amendments to adjust the number of vehicles with licensed software based on addition and removal of vehicles in the City's fleet; and,
- D. Authorizing the City Manager to execute the necessary documents.

I.5. [25-635](#)

SUBJECT: Approval of Three One-Year Annual Renewal Extensions
with ESO Solutions, Inc. for a Records Management System in the
Amount of \$36,130.94

REPORT IN BRIEF

Considers approving to waive the competitive bidding requirement pursuant to Merced Municipal Code section 3.04.210 and approve the extension of an existing agreement with ESO Solutions, Inc. for a records management system software program for three one-year renewals in the amount of \$36,130.94 and

RECOMMENDATION

City Council - Adopt a motion:

A. Approving to waive the competitive bidding requirements as stated in Section 3.04.210 of the Merced Municipal Code pursuant to annual service or supply agreement and purchases necessary for standardization on particular types of equipment; and,

B. Approving three one-year annual renewal subscriptions with ESO Solutions, Inc. for \$36,130.94; and,

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

I.6. [25-652](#)

SUBJECT: Approval and Establishment of the 2025-2027 Master Tow Service Agreement

REPORT IN BRIEF

Considers approving the 2025-2027 Merced Police Department Tow Service Agreement that will go into effect August 1, 2025, and expire July 31, 2027.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving and establishing the 2025-2027 Master Tow Service Agreement; and,

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

I.7. [25-627](#)

SUBJECT: Approval of Two Agreements for Professional Services with Provost and Pritchard Engineering Group, Inc., for the PCE (Tetrachloroethylene) Groundwater Project No. CP260031 in the Amount of \$240,000 and for PCE Reporting in the Amount of \$42,000

REPORT IN BRIEF

Considers approving two separate Professional Services Agreements for environmental remediation services and required monitoring reports for the PCE (Tetrachloroethylene) Groundwater Project in an amount of \$282,000.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving the Agreement for Professional Services (cleanup contract) with Provost and Pritchard Engineering Group, Inc., in the amount of \$240,000 for PCE (Tetrachloroethylene) groundwater cleanup; and,

B. Approving the Agreement for Professional Services (reporting contract) with Provost and Pritchard Engineering Group, Inc., in the amount of \$42,000 for report drafting; and,

C. Authorizing the City Manager to execute necessary documents.

I.8. [25-651](#)

SUBJECT: Approval to Reject All Bids Received for Project No. CP240040 IT Generator Replacement

REPORT IN BRIEF

Considers approving to reject all bids received for CP240040 IT Generator Replacement to update the Information Technology Department's emergency generator at the Merced Civic Center due to insufficient project funding.

RECOMMENDATION

City Council - Adopt a motion:

A. Rejecting all bids received for Project No. CP240040 IT Generator Replacement due to insufficient funding; and,

B. Directing staff to re-evaluate the project design and re-bid the project.

I.9. [25-681](#)

SUBJECT: Approval of a First Amendment to a Deposit and Reimbursement Agreement with MCYL1, LLC, Relating to the Annexation of the Yosemite Lake Village Project to the City of Merced, Generally Located at the Northeast Corner of G Street and Old Lake Road

REPORT IN BRIEF

Considers approving an amendment to the Deposit and Reimbursement Agreement with MCYL1, LLC, to change the payment schedule of the De Novo contract and to reimburse for City staff time to manage said contract.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving the First Amendment to the Deposit and Reimbursement Agreement with MCYL1, LLC; and,

B. Authorizing the City Manager to execute the agreements.

I.10. [25-655](#)

SUBJECT: Adoption of a Resolution Approving Final Map #5426 for Crossing at River Oaks Phase 8, Subdivision for 36 Lots Near the Southeast Corner of Coffee Street and Childs Avenue, and the Approval of the Subdivision Agreement for the Crossing at River Oaks Phase 8

REPORT IN BRIEF

Considers adopting the Final Map #5426 for 36 lots, located between Coffee Street and Campus Parkway, south of Childs Avenue, and the Subdivision Agreement for the Crossing at River Oaks, Phase 8 Subdivision.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving **Resolution 2025-49**, a Resolution of the City Council of the City of Merced, California, approving the Final Subdivision Map for the Crossing at River Oaks, Phase 8 Subdivision (#5426); and,

B. Approving the Subdivision Agreement for the Crossing at River Oaks, Phase 8 Subdivision; and,

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

J. 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.

J.1. [25-665](#)

SUBJECT: Public Hearing - General Plan Amendment #25-0001, Zone Change #25-0002, and Environmental Review #25-0006, Initiated by Stonefield Home, Inc., Applicant for TRS Enterprises, Inc., Property Owner. The General Plan Amendment Would Amend the General Plan Land Use Designation from Neighborhood Commercial (CN) to Low Density Residential (LD), and the Zone Change Would Change the Zoning Designation from Neighborhood Commercial (C-N) to Low Density Residential (R-1-5) for an Approximate Five (5) Acre portion of a Larger Site to Allow for the Development of Approximately Twenty-Seven (27) Single-Family Lots. Previously Approved for this

Site, by Tentative Subdivision Map #1263 ("Crossing at River Oaks").
The Subject Site is Generally Located on the South Side of E. Childs
Avenue, Approximately 780 Feet East of the Intersection of E. Childs
Avenue and Coffee Street

REPORT IN BRIEF

Considers changing the General Plan land use designation from Neighborhood Commercial (CN) to Low Density Residential (LD), and the zoning classification from Neighborhood Commercial (C-N) to Low Density Residential (R-1-5), including the Environmental Review and Legislative Action Agreement for an approximately 5-acre site. The subject site is generally located south of East Childs Avenue, approximately 780 feet east of the intersection of E. Childs Avenue and Coffee Street.

In 2004, the City approved a housing subdivision on the project site as part of the "Crossing at River Oaks" development, which included 277 single-family homes. However, the site was never properly rezoned from commercial to residential. Despite this, the project has continued to receive permits to develop homes within this site.

This General Plan Amendment and Zone Change is being requested to address the missing entitlements and ensure that the lots/homes are no longer classified as legal non-conforming. A legal non-conforming status can create challenges for homeowners, such as difficulties in expanding their homes, or refinancing their properties.

Approving this General Plan Amendment and Zone Change would formally designate the site as residential, bring the subdivision into full compliance, and complete the approval process originally initiated in 2004.

RECOMMENDATION

City Council - Adopt a motion:

A. Adopting **Resolution 2025-50**, A Resolution of the City Council of the City of Merced, California, approving Environmental Review #25-0006 (Categorical Exemption) for General Plan Amendment #25-0001 and Zone Change #25-0002 for approximately 5.0 acres of land generally located on the south side of East Childs Avenue, approximately 780 feet east of Coffee Street, and approving General Plan Amendment #25-0001 for the same property changing the General Plan designation from Neighborhood Commercial (CN) to Low Density Residential (LD);and,

B. Introducing **Ordinance 2579**, An Ordinance of the City Council of the

City of Merced, California, amending the official Zoning Map by rezoning approximately 5.0 acres of land generally located on the south side of East Childs Avenue, approximately 780 feet east of Coffee Street, from Neighborhood Commercial (C-N) to Low Density Residential (R-1-5); and,

C. Approving the Legislative Action Agreement and authorizing the City Manager to execute the necessary documents.

J.2. [25-556](#)

SUBJECT: Public Hearing - Appeal #25-0002 of Planning Commission's Approval of Conditional Use Permit #25-0006, Initiated by Brenda Morgun; This Application Involves a Request to Construct a 55-Foot-Tall Wireless Communication Tower in the Form of a Stealth Mono-Palm Tree at 3400 Parsons Avenue, Generally Located at the Northwest Corner of Brookdale Drive and Parsons Avenue, with a General Plan Designation of Open Space - Park Recreation (OS-PK), and a Zoning Classification of Low Density Residential (R-1-6)

REPORT IN BRIEF

Public hearing to appeal #25-0002 of the Planning Commission's approval of Conditional Use Permit #25-0006 to construct a 55-foot-tall wireless communication tower in the form of a stealth mono-palm tree at 3400 Parsons Avenue; initiated by Brenda Morgun.

RECOMMENDATION

City Council - Adopt a motion:

For Project Denial

A. Adopting **Resolution 2025-__**, a Resolution of the City Council of the City of Merced, California, approving the Appeal of the Merced Planning Commission approval of Conditional Use Permit #25-0006; or,

For Project Approval

B. Adopting **Resolution 2025-__**, a Resolution of the City Council of the City of Merced, California, denying the Appeal of the Merced Planning Commission approval of Conditional Use Permit #25-0006; or,

For Project Continuation

C. Continuing the appeal to a specific date (to be spelled out in the Council motion).

K. ACTION ITEMS

K.1. [25-606](#)

SUBJECT: Acceptance and Appropriation of a Private Donation in the Amount of \$200,000 to the Parks and Community Services Department to Fund the Third Zookeeper at Applegate Zoo for Three Consecutive Years

REPORT IN BRIEF

Considers accepting and appropriating a private donation of \$200,000 to fund a third Zookeeper for three consecutive years.

RECOMMENDATION

City Council - Adopt a motion:

- A. Accepting the donation of \$200,000 to cover the expense for a third Zookeeper for three consecutive years; and,
- B. Increasing Donation Revenue in Fund 1018-Parks and Community Services in the amount of \$65,085 and appropriating the same for the first year's funding for Zoo Personnel Expenses; and,
- C. Accepting the remainder of \$134,915 into a deposit account until the year it is needed to be used; and,
- D. Approving to reallocate \$65,085 from General Fund transfer for 1018 4010- Zoo Personnel Expenses to Ballfield Maintenance, account 1018 4020- Fields & Facilities Operating Materials & Supplies.

K.2. [25-677](#)

SUBJECT: Approval of a Second Amendment to the Professional Service Agreement with Provost & Pritchard Engineering Group, Incorporated, for Additional Drilling for the Airport Remediation Site Investigation and a Supplemental Appropriation in the Amount of \$15,000 From Fund 6001 Water Operations

REPORT IN BRIEF:

Considers approving a Second Amendment to the Professional Services Agreement for the additional drilling to the work program and investigation at the Airport Remediation Site as required by the California Regional Water Quality Control Board in the amount of \$15,000 for a contract total of \$468,565.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving the Second Amendment to the Professional Services Agreement with Provost & Pritchard Engineering Group for the additional drilling to the work program and investigation at the Airport Remediation Site as required by the California Regional Water Quality Control Board in the amount of \$15,000; and,

B. Approving a Supplemental Appropriation in the amount of \$15,000 from the unencumbered, unreserved fund balance of Fund 6001-Water Operations, Professional Services account; and,

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

K.3. [25-676](#)

SUBJECT: Approval of a First Amendment to Professional Services Agreement with Dudek for Environmental Services, and a First Amendment to a Deposit and Reimbursement Agreement with Gardner Ranch 2, LLC, and Gardner Commercial, LP, for the Reserve Annexation (Annexation #16-01) Consisting of Approximately 70 Acres of Land, Generally Located at the Northeast Corner of Yosemite Avenue and Gardner Avenue

REPORT IN BRIEF

Considers approving a First Amendment to the Professional Services Agreement with Dudek in the amount of \$58,290 (from \$202,820 to \$261,110) to complete environmental services for the Reserve Annexation (Annexation #16-01), consisting of approximately 70 acres of land, generally located at the northeast corner of Yosemite Avenue and Gardner Avenue, and approving an amendment to the Deposit and Reimbursement Agreement with Gardner Ranch 2, LLC, and Gardner Commercial, LP, to increase by \$64,119 to (from \$223,102 to \$287,221) to fund the Dudek contract and to reimburse for City staff time to manage the contract.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving the First Amendment to the Professional Services Agreement with Dudek to complete environmental services for the Reserve Annexation (Annexation #16-01), an increase in the amount of \$58,290; and,

B. Approving the First Amendment to the Deposit and Reimbursement Agreement with Gardner Ranch 2, LLC, and Gardner Commercial, LP, in the amount of \$64,119 to cover the additional cost of the consultant

contract (\$58,290) and additional staff time (\$5,829) for the administration of the environmental review process and contract; and,

C. Approving an increase of revenue in the amount of \$58,290 to Fund 3000-Development Services, Developer Capital Fees account and appropriating the same to Fund 3000-Development Services, Professional Services account for payment to Dudek; and,

D. Approving an increase in revenue in the amount of \$5,829 to Fund 3000-Development Services, Cost Recovery account; and,

E. Authorizing the City Manager to execute the agreements.

K.4. [25-683](#)

SUBJECT: Approval of an Agreement for Professional Services with De Novo Planning Group for Environmental Services, and a Deposit and Reimbursement Agreement with The Dominion Village at Merced, LLC, for the Old Dominion Annexation (Annexation #25-0001) Consisting of Approximately 260 Acres of Land, Generally Located North of Bellevue Road, South of Farmland Road, East of G Street and West of Golf Road

REPORT IN BRIEF

Considers approving an Agreement for Professional Services with De Novo Planning Group in the amount of \$362,304 to perform environmental services for the Old Dominion Annexation (Annexation #25-0001), consisting of approximately 260 acres of land, generally located north of Bellevue Road, south of Farmland Road, east of G Street and west of Golf Road, and entering into a deposit and reimbursement agreement with the Dominion Village at Merced, LLC, in the amount of \$398,534.40 to fund the De Novo contract and to reimburse for City staff time to manage the contract.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving the Professional Services Agreement with De Novo Planning Group to complete environmental services for the Old Dominion Annexation (Annexation #25-0001), in the amount of \$362,304; and,

B. Approving the Deposit and Reimbursement Agreement with The Dominion Village at Merced, LLC, in the amount of \$398,534.40 to cover the consultant contract (\$362,304) and additional staff time (\$36,230.40) for the administration of the environmental review process and contract; and,

C. Approving an increase of revenue in the amount of \$362,304 to Fund 3000-Development Services, Developer Capital Fees account and appropriating the same to Fund 3000-Development Services, Professional Services account for payment to Environmental Science Associates; and,

D. Approving an increase in revenue in the amount of \$36,230.40 to Fund 3000-Development Services, Cost Recovery account; and,

E. Authorizing the City Manager to execute the necessary agreements.

K.5. [25-639](#)

SUBJECT: Authorization to Submit a Joint Application with CC915 Merced to the Central Valley Opportunity Fund for a \$150,000 Matching Grant and Authorization to Accept, Execute, and Appropriate that Grant, If Awarded, to the 73 South R Street Affordable Veterans Container Home Project

REPORT IN BRIEF

Considers authorizing the joint application with CC915 Merced and grant agreement to the Central Valley Opportunity Fund (CVOF) for a \$150,000 matching grant. Authority to accept, execute, and appropriate that grant, if awarded, to the 73 South R Street affordable veterans container home project.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving the submission of a joint application with CC915 Merced to the CVOF for a matching grant of \$150,000 towards a 100% affordable housing project at 73 South R Street; and,

If awarded,

B. Authorizing to accept, increase revenue, and appropriate grant funds up to \$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 from the grant is received if awarded; and,

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

K.6. [25-653](#)

SUBJECT: Land Use Determination #25-01 - Finding of Public

Convenience or Necessity for Abraham Santana, for Alcohol Sales for
On- and Off-Site Consumption for Una Mas Taproom at 420 West
Main Street

REPORT IN BRIEF

This report provides options for the City Council to consider making a Finding of Public Convenience or Necessity (PCN), as required by the Department of Alcoholic Beverage Control (ABC) to issue a Type 40 alcohol license (allowing the sale of beer for on-site or off-site consumption) for Una Mas Taproom, located at 420 West Main Street. This alcohol license allows people of all ages (including minors), as allowed by the State Department of Alcoholic Control. This license type also requires that the business provide appetizers and snacks. The applicant will be remodeling the exterior and interior of the building. The exterior 3D rendering is found at Attachment 10, and interior design concepts are found at Attachment 11.

RECOMMENDATION

City Council - Adopt a motion approving the Finding of Public Convenience or Necessity to allow Una Mas Taproom, located at 420 West Main Street to obtain a Type 40 license, allowing the sale of beer for on-site and off-site consumption (Option #1 as shown in the "Council Action" section of this Administrative Report).

L. REPORTS

L.1. [25-565](#)

SUBJECT: Update Regarding Stop Gap Aid Agreement for Fire
Services and Emergency Operations Coordination Between the City of
Merced and Merced County

REPORT IN BRIEF

Update regarding the Stop Gap Aid Agreement for Fire Services and Emergency Operations Coordination between the City of Merced and Merced County for the period of January 1, 2025, to June 30, 2025.

M. BUSINESS

M.1. [25-698](#)

SUBJECT: Anti-Slumlord Ordinance Discussion

REPORT IN BRIEF

City Council previously expressed interest in exploring a potential "Anti-Slumlord Ordinance" as an alternative to the previously proposed Rental Housing Maintenance and Inspection Program, which was not

adopted. The Council requested that staff review a model adopted in another jurisdiction-specifically, the City of Fresno-as a potential framework.

RECOMMENDATION

Provide direction to staff on next steps.

M.2. [25-695](#)

SUBJECT: Council Member Harris' Request to Discuss Blighted Property Enforcement

REPORT IN BRIEF

Council Member Harris requested a discussion on whether the City needs a specific "Blighted Property Ordinance" to better address nuisance properties. This memo outlines the City's existing legal framework under the Merced Municipal Code, as well as available enforcement tools including receivership and administrative fines.

RECOMMENDATION

Provide direction to staff on next steps.

M.3. [25-687](#)

SUBJECT: Mayor Serratto's Request to Discuss a Potential Ballot Measure for the 2026 General Election

REPORT IN BRIEF

Mayor Serratto's request to discuss adding a ballot measure to the 2026 General Election.

RECOMMENDATION

Provide direction to staff on the next steps.

M.4. [25-595](#)

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.5. [25-596](#)

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