



# 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

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Monday, May 7, 2018

6:00 PM

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#### A. CLOSED SESSION ROLL CALL

Mayor MURPHY called the Closed Session to order at 5:05 PM.

#### B. CLOSED SESSION

**B.1.**                    SUBJECT: CONFERENCE WITH LABOR NEGOTIATORS -- Agency  
Designated Representative: City Manager Steve Carrigan; Unrepresented  
Management AUTHORITY: Government Code Section 54957.6

**B.2.**                    SUBJECT: CONFERENCE WITH LABOR NEGOTIATORS -- Agency  
Designated Representative: City Manager Steve Carrigan; Employee  
Organization: American Federation of State, County, and Municipal  
Employees (AFSCME) Council 57; Local 2703; International Association  
of Fire Fighters, Local 1479; Merced Association of City Employees  
(MACE). AUTHORITY: Government Code Section 54957.6

**B.3.**                    SUBJECT: CONFERENCE WITH LABOR NEGOTIATORS -- Agency  
Designated Representative: City Manager Steve Carrigan; Employee  
Organizations: Merced Police Officers' Association (MPOA); Merced  
Association of Police Sergeants. AUTHORITY: Government Code  
Section 54957.6

**Clerk's Note:** Council adjourned from Closed Session at 5:58 PM.

#### C. CALL TO ORDER

Mayor MURPHY called the Regular Meeting to order at 6:02 PM.

C.1. Invocation - Mary Hofmann, Congregation of Etz Chaim

The invocation was delivered by Mary HOFMANN from the Congregation of Etz Chaim.

C.2. Pledge of Allegiance to the Flag

Council Member MARTINEZ led the Pledge of Allegiance to the Flag.

## D. ROLL CALL

**Present:** 7 - Council Member Michael Belluomini, Council Member Anthony Martinez, Mayor Pro Tempore Jill McLeod, Council Member Joshua Pedrozo, Council Member Matthew Serratto, Mayor Mike Murphy, and Council Member Kevin Blake

**Absent:** 0

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 and the Public Financing and Economic Development Authority. City Council members receive a monthly stipend of \$20.00 by Charter for sitting as the City Council; and the Mayor receives an additional \$50.00 each month as a part of the adopted budget and Resolution 1975-37. The members of the Parking Authority and the Public Financing and Economic Development Authority receive no compensation.

## E. REPORT OUT OF CLOSED SESSION

There was no report.

## F. CEREMONIAL MATTERS

**F.1.** **SUBJECT:** Proclamation - Municipal Clerks Week

### REPORT IN BRIEF

Received by John Tresidder, Assistant City Clerk

Mayor MURPHY presented the Municipal Clerks Week Proclamation to Assistant City Clerk John TRESIDDER.

**F.2.** **SUBJECT:** Proclamation - Building Safety Month

### REPORT IN BRIEF

Received by the Inspections Services Division Department.

Mayor MURPHY presented the Building Safety Month Proclamation to Director of Development Services Scott MCBRIDE and Chief Building Official Denise FRAZIER.

**F.3.** **SUBJECT:** Proclamation - Bike Month

### REPORT IN BRIEF

Received by a BAC Commissioner

Mayor MURPHY presented the Bike Month Proclamation to Tom HOTHEM and Lisa KEYSER-GRANT.

- F.4. **SUBJECT:** "2017 California Water Environment Association (CWEA) Medium Collections System of the Year Award"

**REPORT IN BRIEF**

Presented by Ryan Selman from Carrollo Engineers to the City of Merced Public Works Department.

Ryan SELMAN from Carrolo Engineers presented the "2017 California Water Environment Association (CWEA) Medium Collections System of the Year Award" to the City of Merced Public Works Department.

- F.5. **SUBJECT:** Recognition of Outgoing Youth Council Member

**REPORT IN BRIEF**

Certificate of Recognition will be presented to Cynthia Ratzlaff for her time and service on the Merced Youth Council.

Recreation and Parks Supervisor Jennifer MEISSONNIER presented a Certificate of Recognition to Youth Council Member Cynthia RATZLAFF.

**G. SPECIAL PRESENTATIONS**

- G.1. Report on Somoto Sister City Delegation

Hearts Afire Foundation founder Theresa CESAR gave a slide show presentation on the recent delegation to Merced Sister City Somoto, Nicaragua.

**H. WRITTEN PETITIONS AND COMMUNICATIONS**

There were none.

**I. ORAL COMMUNICATIONS**

Sue EMANIVONG, Merced - spoke on the Lao New Year event.

Khampheng EMANIVONG, Merced - spoke on the Lao Community.

**J. CONSENT CALENDAR**

Items J.7. Agreement for Municipal Advisory Services with Fieldman, Rolapp, & Associates and Waive the Competitive Bidding Requirement and J.8. Distribution of Wahneta Hall Trust Funds; were pulled for separate consideration.

**Approval of the Consent Agenda**

A motion was made by Council Member Pedrozo, seconded by Council

**Member Blake, to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Council Member Belluomini, Council Member Martinez, Mayor Pro Tempore McLeod, Council Member Pedrozo, Council Member Serratto, Mayor Murphy, and Council Member Blake

**No:** 0

**Absent:** 0

**J.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.**

**J.2.****SUBJECT: Information-Only Contracts**

**REPORT IN BRIEF**

Notification of awarded Non-Public Works contracts under \$30,000 and of Public Works contracts under \$67,779.

**AUTHORITY**

Pursuant to the authority delegated to the City Manager on behalf of the City by Article XI, Section 1109, of the Merced City Charter to execute Public Works contracts under the adjusted FY 2017-2018 threshold of \$67,779.00, and Chapter 3.04.080 - 3.04.110 of the Merced Municipal Code to execute Non-Public Works contracts under the adjusted FY 2017-2018 threshold of \$30,000.00, the contracts listed on the attached table were entered into by the City.

**This Consent Item was approved.**

**J.3.****SUBJECT: Information Only - Site Plan Review Committee Minutes of February 8, 2018**

**RECOMMENDATION**

For information only.

This Consent Item was approved.

**J.4.** **SUBJECT:** Information Only - Planning Commission Minutes of March 21, 2018

**RECOMMENDATION**

For information only.

This Consent Item was approved.

**J.5.** **SUBJECT:** City Council/Public Financing and Economic Development/Parking Authority Meeting Minutes of April 2, 2018

**REPORT IN BRIEF**

Official adoption of previously held meeting minutes.

**RECOMMENDATION**

**City Council/Public Financing and Economic Development/Parking Authority** - Adopt a motion approving the meeting minutes of April 2, 2018.

This Consent Item was approved.

**J.6.** **SUBJECT:** Street Closure Request #18-09 - Street Closure Request for the Merced County Fair (35th District Agricultural Association/Merced County Fair)

**REPORT IN BRIEF**

Consider a request for use of City streets for the Merced County Fair (June 6-10, 2018).

**RECOMMENDATION**

**City Council** - Adopt a motion approving the street closure of G Street, between West Childs Avenue and West 11th Street, from 3:00 p.m. to 12:00 a.m. each day, from Wednesday, June 6, 2018, through Sunday, June 10, 2018, for the Merced County Fair, subject to the details and conditions outlined in the administrative staff report.

This Consent Item was approved.

**J.9.** **SUBJECT:** Award Bid to Taylor Backhoe Service for the Merced "N" Street Roadway Rehabilitation, Project No. 117041

**REPORT IN BRIEF**

Consider awarding a construction contract in the amount of \$1,007,139.55 for the Merced "N" Street Roadway Rehabilitation.

**RECOMMENDATION**

**City Council** - Adopt a motion awarding the Merced "N" Street Roadway Rehabilitation, Project No. 117041 to Taylor Backhoe Services, Inc., in the amount of \$1,007,139.55; and authorizing the City Manager, or Assistant City Manager, to execute the necessary documents and to approve change orders not to exceed 10% of the total contract.

**This Consent Item was approved.**

**J.11.**

**SUBJECT:** Consideration of an Amendment to Agreement with PM AM Alarm Management

**REPORT IN BRIEF**

Consider approving an amendment to the existing Professional Services Agreement with PM AM Alarm Management to gain access to our test server under city supervision to extract our historical data for alarm users.

**RECOMMENDATION**

**City Council** - Adopt a motion approving an amendment to an agreement for professional services with PM AM Alarm Management at zero cost; and authorizing the City Manager or Assistant City Manager to execute the necessary documents.

**This Consent Item was approved.**

**J.7.**

**SUBJECT:** Agreement for Municipal Advisory Services with Fieldman, Rolapp & Associates and Waive the Competitive Bidding Requirement

**REPORT IN BRIEF**

Considers awarding an agreement to Fieldman, Rolapp & Associates to provide municipal advisory services in connection with a General Obligation Bond ballot measure and subsequent bond financing and waive the competitive bidding requirement.

**RECOMMENDATION**

**City Council** - Adopt a motion approving the contract with Fieldman,

Rolapp & Associates (FRA) for municipal advisory services, waiving the competitive bid, and authorizing the City Manager or Assistant City Manager to execute the necessary documents.

Council Member BELLUOMINI pulled this item to ask about the ballot language.

Council Member BELLUOMINI, Fieldman, Rolapp, & Associates representative Anna SERABIN, and staff discussed the ballot language and timelines.

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

**Aye:** 7 - Council Member Belluomini, Council Member Martinez, Mayor Pro Tempore McLeod, Council Member Pedrozo, Council Member Serratto, Mayor Murphy, and Council Member Blake

**No:** 0

**Absent:** 0

**J.8.**

**SUBJECT: Distribution of Wahneta Hall Trust Funds**

**REPORT IN BRIEF**

Consider approving the allocation of the 2018 Wahneta Hall Trust Funds.

**RECOMMENDATION**

**City Council** - Adopt a motion approving the recommendation by the Recreation and Parks Commission to allocate the 2018 Wahneta Hall Trust funds to the Kiwanis Club of Greater Merced; and authorizing the City Manager or Assistant City Manager to execute the necessary documents.

Council Member BLAKE pulled this item to ask about the Wahneta Hall Trust Funds dollar amount.

Council Member BLAKE and Interim Recreation and Parks Director Joey CHAVEZ discussed the dollar amount listed in the administration report and the amount listed in the press release.

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

**Aye:** 7 - Council Member Belluomini, Council Member Martinez, Mayor Pro Tempore McLeod, Council Member Pedrozo, Council Member Serratto, Mayor Murphy, and Council Member Blake

No: 0

Absent: 0

J.10.

**SUBJECT:** Lease Agreement Between the City of Merced and Greyhound Lines, Inc., Located at the Merced Transportation Building

**REPORT IN BRIEF**

Lease Agreement between the City of Merced and Greyhound Lines, Inc., located at the Merced Transportation Building.

**RECOMMENDATION**

**City Council** - Adopt a motion approving the lease agreement between the City of Merced and Greyhound Lines, Inc.; and authorizing the City Manager or Assistant City Manager to execute the necessary documents.

**Clerk's Note:** Staff requested moving this item to the May 21st meeting.

**K. PUBLIC HEARINGS**

K.1.

**SUBJECT:** Continued Public Hearing - Repeal of Regional Transportation Impact Fee Ordinance

**REPORT IN BRIEF**

The City Council will consider the repeal of the Regional Transportation Impact Fee Ordinance (Merced Municipal Code Chapter 17.64).

**RECOMMENDATION**

**City Council** - Adopt a motion:

A. Introducing **Ordinance No. 2487**, an Ordinance of the City Council of the City of Merced, California, Repealing Chapter 17.64 of the Merced Municipal Code relating to the Regional Transportation Impact Fees; and,

B. Rescinding the Implementation Agreement Authorizing the Merced County Association of Governments to Manage and Administer the Regional Transportation Impact Fee Program, dated March 1, 2005.

Planning Manager Kim ESPINOSA gave a slide show presentation on the Repeal of Regional Transportation Impact Fee.



Mayor MURPHY opened and subsequently closed the Public Hearing at 7:18 PM due to lack of public comment.

Council Member PEDROZO stated his opposition to the repeal of the Regional Transportation Impact Fees.

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

**Aye:** 7 - Council Member Belluomini, Council Member Martinez, Mayor Pro Tempore McLeod, Council Member Pedrozo, Council Member Serratto, Mayor Murphy, and Council Member Blake

**No:** 0

**Absent:** 0

## L. REPORTS

### L.1.

**SUBJECT:** Professional Services Agreement with LSA Associates and Reimbursement Agreement with Merced Mall, LP, for Preparation of an Environmental Document for the Merced Mall Expansion and Redevelopment Project

#### REPORT IN BRIEF

The City Council will consider approving a Professional Services Agreement with LSA Associates along with a Reimbursement Agreement with Merced Mall, LP, for preparation of an environmental document for the Merced Mall Expansion and Redevelopment Project.

#### RECOMMENDATION

**City Council** - Adopt a motion:

A. Approving the Professional Services Agreement with LSA Associates in the amount of \$76,745.00 for preparation of an environmental document for the Merced Mall Expansion/Redevelopment Project; and,

B. Approving the Reimbursement Agreement with Merced Mall, LP, in the amount of \$84,419.50 to cover the cost of the consultant contract and City staff management of the contract in the preparation of the environmental document; and,

C. Approving the appropriation of funds to Account 017-0804-512-17-00-Professional Services in the amount of \$76,745.00 for payment to LSA Associates for planning services; and,

D. Approving an increase in revenue in the amount of \$76,745.00 to Account 017-0804-360-01-02-Other Revenue Developers and \$7,674.50 to Account 017-0804-331-03-25-Environmental Impact Filing EIR for staff administration of the environmental process (approval is contingent upon execution of the agreements); and,

E. Authorizing the City Manager or Assistant City Manager to execute the documents.

Planning Manager Kim ESPINOSA gave a slide show presentation of the Merced Mall Project.

Council and staff discussed the project alternatives, project completion timeline, and a mitigated negative declaration.

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

**Aye:** 7 - Council Member Belluomini, Council Member Martinez, Mayor Pro Tempore McLeod, Council Member Pedrozo, Council Member Serratto, Mayor Murphy, and Council Member Blake

**No:** 0

**Absent:** 0

**L.2.**

**SUBJECT: Results of the Property Owner Polling for Industrial Park Study Area #7 Completed by Quad Knopf, Inc.**

**REPORT IN BRIEF**

Quad Knopf consultants interviewed property owners within Study Area #7 about transitioning their land into an Industrial Park, and prepared a report with the findings.

**RECOMMENDATION**

Provide an informational update to the City Council and receive direction on continuing with the Industrial Park Study Area #7 project.

Director of Economic Development Frank QUINTERO and Quad Knopf representative John QUIRING gave a slide show presentation on the property owner polling for Industrial Park Study Area #7.

Council Member BELLUOMINI, Mr. QUIRING, and staff discussed adjacent parcels from the Industrial Park Area, map of parcel responses, power line impacts, and agricultural land mitigation. Council and Mr. QUIRING discussed the information that was provided to the public, the level of support from the property owners, and phasing the project.

Breanne RAMOS, Merced - spoke on the concerns the Merced County Farm Bureau has on the Industrial Park Study Area.

## **M. BUSINESS**

### M.1. Request to Add Item to Future Agenda

Council Member BELLUOMINI requested to add an item on establishing a subcommittee to review information on a new police station, fire stations, and public facilities. He also requested adding an item on median islands for the June 18th meeting.

### M.2. City Council Comments

Council Member PEDROZO reported on attending the Boys and Girls Club annual fundraiser, the Special Olympics event, and the One Voice trip in Washington DC. He also spoke on the participatory budgeting projects.

Council Member BELLUOMINI reported on attending the Boys and Girls Club annual fundraiser, the Special Olympics event, and the opening of the Merced County Behavior Health building. He also spoke on the City Water Department's advertisement on the radio, the new graphics on the Merced High School Gymnasium, and planting of new street trees.

Council Member SERRATTO reported on attending the Builders Forum, the Relay for Life event, the Boys and Girls Club annual fundraiser, the Lifeline CDC Block Party event, the One Voice trip in Washington DC, the Merced County Youth to Youth conference, Lao New Year event, and the spring community cleanup. He also spoke on the first downtown subcommittee meeting and the development of the El Capitan Building.

Council Member MARTINEZ reported on attending the Merced County Youth to Youth conference, the Lao New Year event, and the Nanetti Charity Baseball Game. He also spoke on Teacher's Appreciation Day and the Larry Nelson All-star Baseball Game.

Mayor MURPHY reported on attending the Builders Forum, the Merced County Association of Governments meeting, the Boys and Girls Club annual fundraiser, the Lao New Year event, a meeting with High Speed Rail officials, and the Merced High School candidate convention. He thanked staff for the spring community cleanup. He also spoke on the Ride with the Mayor event.

## **N. ADJOURNMENT**

**Clerk's Note:** The Regular Meeting adjourned at 8:34 PM.

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

**Aye:** 7 - Council Member Belluomini, Council Member Martinez, Mayor Pro Tempore McLeod, Council Member Pedrozo, Council Member Serratto, Mayor Murphy, and Council Member Blake

**No:** 0

**Absent:** 0