



**EXETER CITY COUNCIL AGENDA**  
**TUESDAY, SEPTEMBER 24, 2024 REGULAR MEETING**  
**ACTION MINUTES**  
**Closed Session – 6:00 p.m.**  
**Regular Session – 7:00 p.m.**  
**137 North "F" Street, Exeter, California 93221**

CITY ADMINISTRATOR  
*Adam Ennis*

MAYOR  
*Frankie Alves*

PUBLIC WORKS DIRECTOR  
*Vacant*

CHIEF OF POLICE  
*John Hall*

MAYOR PRO TEM  
*Justin Mills*

CITY ATTORNEY  
*Julia Lew*

FINANCE DIRECTOR/CITY  
TREASURER  
*Eekhong Franco*

COUNCIL MEMBERS  
*Jacob Johnson*  
*Vicki Riddle*

CITY PLANNER  
*Greg Collins*

CITY CLERK  
*Francesca Quintana*

*Barbara Sally*

CITY ENGINEER  
*Martin Querin*

DEPUTY CITY CLERK  
*Christina Arias*

Staff Reports related to items on the agenda are available on the City's website at [www.cityofexeter.com](http://www.cityofexeter.com) and available for viewing at the Council Chambers.



**A closed session of the City Council, City of Exeter was held on Tuesday, September 24, 2024, at 6:00 p.m., in the Exeter City Council Chambers, 137 North F Street in Exeter CA 93221.**

**COUNCIL PRESENT:** Frankie Alves, Justin Mills, Jacob Johnson, and Vicki Riddle.

**COUNCIL ABSENT:** Barbara Sally

**STAFF PRESENT:** Adam Ennis, Julia Lew, Francesca Quintana, and Christina Arias.

**6:00 p.m.**

**A. CALL TO ORDER CLOSED SESSION**

*Mayor called the closed session to order at 6:03 p.m.*

**B. PUBLIC COMMENTS REGARDING CLOSED SESSION MATTERS**

*Mayor Alves requested those who wish to speak on matters listed on the Closed Session Agenda to do so at this time.*

1. 54957.6 Conference with Labor Negotiations  
Agency Negotiator: Shelline Bennett  
Employee Groups: All represented and unrepresented employees
2. 54956.9(d)(4) Conference with Legal Counsel  
Re: Potential Initiation of Litigation by the City: Two (2) cases

*No public comment was presented.*

**C. ADJOURN TO CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION(S):**

*Mayor Alves adjourned the closed session at 6:39 p.m.*

**A regular session of the City Council, City of Exeter was held on Tuesday, September 24, 2024, at 7:00 p.m., in the Exeter City Council Chambers, 137 North F Street in Exeter CA 93221.**

**COUNCIL PRESENT:** Frankie Alves, Justin Mills, Barbara Sally, Jacob Johnson, and Vicki Riddle.

**COUNCIL ABSENT:** None.

**STAFF PRESENT:** Adam Ennis, Julia Lew, Francesca Quintana, Eekhong Franco, and Christina Arias.

**7:00 p.m. (or, immediately following Closed Session)**

**D. CALL TO ORDER REGULAR SESSION AND REPORT ON CLOSED SESSION ITEMS (if any)**

*Mayor Alves called the regular session to order at 07:00 p.m. There was no reportable action out of closed session.*

**E. INVOCATION**

*Presented by Pastor Zoll.*

**F. PLEDGE OF ALLEGIANCE**

*Led by Council Member Riddle.*

**G. PUBLIC COMMENTS:**

*Brian Thoburn with SoCal Edison provided an update on projects and thanked city staff for their partnership.*

**H. SPECIAL PRESENTATIONS:**

*None.*

**I. CONSENT CALENDAR:**

*Items listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.*

1. Approval of September 10, 2024 regular meeting minutes (pp. 5 – 8)
2. Approval of June 05, 2024 special meeting minutes (pp. 9 – 10)
3. Approval of August 22, 2024 special meeting minutes (pp. 11 – 12)
4. Payment of Bills (pp. 13 – 17)
5. September 13, 2024, Payroll (pp. 18 – 23)

6. Authorize the City Administrator to enter into a purchase agreement for one (1) USJ 4018-300 Trailer Mounted High Pressure Jetting Unit with Weco Industries of Vacaville, CA in the amount of \$70,841.01 (pp. 24 – 35)
7. Authorize the City Administrator to execute a three-year contract with Collins & Schoettler, Planning Consultants of Visalia, CA, for planning services at a rate of \$115.00 per hour for the period of July 01, 2023 to June 30, 2025 and \$120.00 per hour for the period of July 01, 2025 to June 30, 2026, subject to final minor conforming changes of agreement language by the City Attorney (pp. 36 – 45)
8. Approval of a categorical exemption determination in accordance with the California Environmental Quality Act (CEQA) for drilling of a test well for the Exeter-Tooleville Emergency Intertie and Water System Improvement Project (pp. 46 – 48)
9. Approval of a categorical exemption determination in accordance with the California Environmental Quality Act (CEQA) and a categorical exclusion determination in accordance with the National Environmental Policy Act (NEPA) for the Police Department/Administration Building Improvement Project (pp. 49 – 59)
10. Approval of a categorical exemption determination in accordance with the California Environmental Quality Act (CEQA) and a categorical exclusion determination in accordance with the National Environmental Policy Act (NEPA) for the Downtown Streetlight Replacement Project (pp. 60 – 70)

<b>Approval of Consent Calendar as presented</b>							
1 <sup>st</sup>	2 <sup>nd</sup>	Result	ALVES	MILLS	RIDDLE	JOHNSON	SALLY
SALLY	MILLS	(5-0)	AYE	AYE	AYE	AYE	AYE

*It was moved by Council Member Sally and seconded by Mayor Pro Tem Mills that the items on the Consent Calendar be approved as presented. The motion carried 5-0.*

**J. INDIVIDUAL BUSINESS ITEMS:**

*Comments related to Individual Business and Public Hearing Items are limited to three (3) minutes per speaker, for a maximum of 30 minutes per item. The Mayor may reasonably limit or extend the public comment period to preserve the Council's interest in conducting efficient, orderly meetings.*

1. Public Hearing to Adopt **Resolution 2024-26**, A Resolution of the City Council of the City of Exeter, following the recommendations of the Exeter Planning Commission: (1) to amend the Exeter General Plan, Land Use Element, to redesignate land located at 230 W. Palm Street and 152 N. G Street from “service commercial” to “residential”, and (2) introduce and give first reading to **Ordinance No. 713** changing the zoning on said properties from “CS” (Service Commercial) to “R-1-6” (Single-family Residential). The subject properties contain the Exeter Baptist Church and a single-family residence. The properties are contained within APNs 135-110-019 and 135-110-018 (pp. 71 – 78)

*Presented by Assistant City Planner Brianna Englert*

*City Planner Brianna Englert provided a report for the City Council's review and consideration.*

*Mayor Alves opened the public hearing at 7:14 p.m.; receiving no public comment, Mayor Alves closed the public hearing at 7:15 p.m.*

**Adopt Resolution 2024-26, A Resolution of the City Council of the City of Exeter, following the recommendations of the Exeter Planning Commission: (1) to amend the Exeter General Plan, Land Use Element, to redesignate land located at 230 W. Palm Street and 152 N. G Street from**

<b>“service commercial” to “residential”, and (2) introduce and give first reading to Ordinance No. 713 changing the zoning on said properties from “CS” (Service Commercial) to “R-1-6” (Single-family Residential), as presented.</b>							
1 <sup>st</sup>	2 <sup>nd</sup>	Result	ALVES	MILLS	RIDDLE	JOHNSON	SALLY
JOHNSON	RIDDLE	(5-0)	AYE	AYE	AYE	AYE	AYE

*It was moved by Council Member Johnson and seconded by Council Member Riddle to approve Resolution 2024-26, A Resolution of the City Council of the City of Exeter, following the recommendations of the Exeter Planning Commission: (1) to amend the Exeter General Plan, Land Use Element, to redesignate land located at 230 W. Palm Street and 152 N. G Street from “service commercial” to “residential”, and (2) introduce and give first reading to Ordinance No. 713 changing the zoning on said properties from “CS” (Service Commercial) to “R-1-6” (Single-family Residential), as presented. The motion carried 5-0.*

- 2. Follow up presentation on streetlight types, styles and options of the selected manufacturer, review costs and make replacement selections to be used in the design and construction of the Downtown Street Light Replacement Project (pp. 79 – 80)  
*Presented by Martin Querin, City Engineer*

*City Administrator Adam Ennis and City Engineer Martin Querin provided a report for the City Council’s review and feedback.*

*Mayor opened the item up for public comment; no public comment was provided.*

- 3. Approve and authorize the Mayor to execute Addendum No. 2 to the Employment Agreement between the City of Exeter and City Administrator Adam Ennis approving an additional compensatory longevity benefit under the same conditions and in the same manner as non-public safety employees (pp. 81 – 89)  
*Presented by Francesca Quintana, Human Resources Manager/City Clerk*

*Human Resources Manager/City Clerk Francesca Quintana provided a report for the review and consideration.*

*Mayor Alves opened the item up for public comment; no public comment was provided.*

<b>Approve and authorize the Mayor to execute Addendum No. 2 to the Employment Agreement between the City of Exeter and City Administrator Adam Ennis approving an additional compensatory longevity benefit under the same conditions and in the same manner as non-public safety employees, as presented.</b>							
1 <sup>st</sup>	2 <sup>nd</sup>	Result	ALVES	MILLS	RIDDLE	JOHNSON	SALLY
MILLS	SALLY	(5-0)	AYE	AYE	AYE	AYE	AYE

*It was moved by Mayor Pro Tem Mills and seconded by Council Member Sally to approve and authorize the Mayor to execute Addendum No. 2 to the Employment Agreement between the City of Exeter and City Administrator Adam Ennis approving an additional compensatory longevity benefit under the same conditions and in the same manner as non-public safety employees, as presented. The motion carried 5-0.*

**K. CITY COUNCIL ITEMS OF INTEREST**

*Council Mayor Pro Tem Mills had no report.*

*Council Member Sally had no report.*

*Council Member Johnson had no report.*

*Council Member Riddle informed members of the City Council and the public regarding the TAC Committee and oversight of TCRTA leadership. Riddle shared that the 9/11 Remembrance event was great and thanked Mayor Alves for speaking at the event. Riddle shared information about upcoming Chamber of Commerce events. Riddle thanked Jeff Wilson for meeting and for assisting the local schools with parking and traffic enforcement.*

*Mayor Alves informed members of the City Council and the public that recreation sports are happening now. Alves shared that the REAP committee finally dissolved. Mayor Alves shared that he will serve as a judge for the Miss Exeter competition. Alves shared that the Park Master Plan and Tooleville projects are underway.*

**L. CITY ADMINISTRATOR/DEPARTMENT COMMENTS**

*City Administrator Adam Ennis, City Attorney Julia Lew, Finance Director Eekhong Franco, and City Clerk/Human Resources Manager Francesca Quintana provided a brief update on City and department related items.*

**M. REGULAR MEETING ADJOURNMENT**

*Mayor Alves adjourned the meeting at 8:04 p.m.*

Prepared by:



---

Francesca Quintana, City Clerk