



EXETER CITY COUNCIL REGULAR MEETING AGENDA

January 27, 2026, 6:00 PM
City Hall, 137 North F Street
Exeter, California 93221

Mayor
Jacob Johnson
Mayor Pro Tem
Jeff Wilson
Council Members
Vicki Riddle
Frankie Alves
Bobby Lentz

Notice is hereby given that the Exeter City Council will hold a Regular Meeting on Tuesday, January 27, 2026, at 6:00 p.m. in person at Exeter City Hall located at 137 N. F St. in Exeter California, 93221.

Staff Reports related to items on the agenda are available on the City's website at <https://cityofexeter.ca.gov/> and available for viewing at City Hall.

6:00 p.m.

A. CALL TO ORDER CLOSED SESSION

B. PUBLIC COMMENTS REGARDING CLOSED SESSION MATTERS

Comments from the public are limited to items listed on the closed session matters (GC 54954.3a). Speakers will be allowed three (3) minutes. Please begin your comments by stating your name and providing your City of residence.

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

1. GC 54956.9(d)(2) Conference with Legal Counsel
Re: Anticipated Litigation – Significant Exposure to Litigation: One (1) Case (facts not known to potential plaintiffs)
2. GC 54957.6 Conference with Labor Negotiations
Agency Negotiator: City Administrator
Employee Groups: All Represented and Unrepresented Employees

7:00 p.m.

D. CALL TO ORDER REGULAR SESSION

E. INVOCATION

F. PLEDGE OF ALLEGIANCE

G. PUBLIC COMMENTS

This is the time for citizens to comment on subject matters that are not on the agenda that are within the jurisdiction of the Exeter City Council. In compliance with public meeting laws, Council cannot discuss topics that are not included on the published agenda. This is also the time for citizens to comment on items listed on the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Public comments related to all pulled Consent Calendar Items and all Individual Business or Public Hearing Items that are listed on this agenda will be heard at the time that item is discussed or at a time the Public Hearing is opened for comment.

In fairness to all who wish to speak tonight, comments shall be limited to five (5) minutes for each individual, ten (10) minutes for an individual representing a group, and thirty (30) minutes overall for the entire public comment period, unless otherwise indicated by the Mayor. Although not required, speakers are asked to begin their comments by stating their name and city of residence.

H. 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 January 13, 2026, Regular Meeting Minutes (pp. 5 – 9)
2. Approval of the Payment of Bills for January 9, 2026 (pp. 10 – 16)
3. Approval of Payroll for the Period of December 29, 2025, to January 11, 2026 (pp. 17 – 24)
4. Approval of a Facility Use Request, Street Closure, and a Special Event Fee Waiver in the Amount of \$171.00 from the Exeter Chamber of Commerce for the 2026 Weekly Farmer's Market beginning March 4, 2026 (pp. 25 – 33)
5. Approval of a Special Event, Facility Use, Intersection Closure, and Traffic Control for a 2-Mile Foot Race on Various City Streets hosted by FYE Events on Saturday, March 7, 2026, between the hours of 6:00 a.m. and 12:00 p.m. (pp. 34 – 39)
6. Approval of Amendment No. 2 to Professional Services Agreement for Contract Services for the City of Exeter's Wastewater Treatment Plant and Water Distribution System with Central Cal Waterworks Inc. extending contracted services through June 30, 2026 (pp. 40 – 59)
7. Quarterly Update of the Internal Review for City of Exeter Landscape and Lighting Maintenance Assessment Districts (LLMADs) (pp. 60 – 61)

I. 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. Consider Adoption of **Resolution No. 2026-03**, A Resolution of the City Council of the City of Exeter, Approving Guidelines for the Owner-Occupied Housing Rehabilitation Program and First-time Homebuyer Program (pp. 62 – 178)
Presented by Eekhong Franco, Finance Director
- 2. Discussion and Direction Regarding Potential Updates to Animal Control–Related Fees and the City’s Fee Schedule (pp. 179 – 236)
Presented by Jason Ridenour, City Administrator
- 3. Provide Direction Regarding the Appointment Process to Fill a Vacancy on the Measure P Citizens Oversight Committee (pp. 237 – 244)
Presented by Francesca Quintana, City Clerk/Human Resources Manager
- 4. Consider Authorizing Staff to Enter Into Negotiations with A&M Consulting Engineers for Contract City Engineer Services for the City of Exeter in Accordance with Request for Proposals No. 25-03 (pp. 245 – 304)
Presented by Zachary Boudreaux, Public Works Director
- 5. Consider Authorizing the Transition of Park and Landscape and Lighting Maintenance Assessment District (LLMAD) Maintenance Services to In-House Operations (pp. 305 – 337)
Presented by Zachary Boudreaux, Public Works Director

J. CITY COUNCIL ITEMS OF INTEREST

K. CITY ADMINISTRATOR/DEPARTMENT COMMENTS

L. REGULAR MEETING ADJOURNMENT

State of California)
 County of Tulare) ss.
 City of Exeter)

I declare under penalty of perjury that I am employed by the City of Exeter, in the Administrator's Office; and that I posted this Agenda on the bulletin board outside of City Hall 137 N. F St. Exeter CA 93221 on January 23, 2026, and online on the [City of Exeter website](#).



Francesca Quintana, City Clerk

In compliance with the Americans with Disabilities Act, and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the City Clerk (559)592-9244. Notification prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet. (28 CFR 35.102-35. 104 ADA Title II).

Materials related to an item on this Agenda submitted to the legislative body after distribution of the agenda packet are available for public inspection at City of Exeter, Administration Office 314 W. Firebaugh, Exeter CA 93221 during normal business hours.