



**EXETER CITY COUNCIL
REGULAR MEETING AGENDA
ACTION MINUTES**

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

Mayor Pro Tem called the closed session to order at 6:01 p.m.

B. PUBLIC COMMENTS REGARDING CLOSED SESSION MATTERS

No public comments were presented.

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

Mayor Pro Tem called the regular session to order at 7:10 p.m.

E. INVOCATION

Led by Mayor Johnson.

F. PLEDGE OF ALLEGIANCE

Led by Council Member Lentz.

G. PUBLIC COMMENTS

Public comment from Haley Glick. Glick informed the City Council that she was available on behalf of the Chamber of Commerce for any questions regarding the Farmers Market item.

Public comment from Jim Bergman. Bergman shared that he is part of the new contract City Planning team with 4Creeks along with Teslla Ramirez. He shared that he is looking forward to working with the City.

Public comment from Neyba Amezcua. Amezcua, on behalf of QK, thanked the Exeter team for their longstanding relationship with QK. Amezcua shared that it has been a pleasure to work with Exeter and to have served and helped the City.

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)

Approval of Consent Calendar							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
WILSON	ALVES	(5-0)	AYE	AYE	AYE	AYE	AYE

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

Finance Director and a representative from Self Help Enterprises provided a presentation for the City Council and members of the public.

Mayor opened the item up for public comment. No public comment was presented.

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							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
JOHNSON	ALVES	(5-0)	AYE	AYE	AYE	AYE	AYE

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

City Administrator provided a presentation for the City Council and members of the public.

Mayor opened the item up for public comment. No public comment was presented.

Direction to Update Animal Control Related Fees on the City’s Fee Schedule as Discussed and Set the Public Hearing for Adoption at the February 24, 2026 Meeting							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
JOHNSON	WILSON	(5-0)	AYE	AYE	AYE	AYE	AYE

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

City Clerk/Human Resources Manager provided a presentation for the City Council and members of the public.

Mayor opened the item up for public comment. No public comment was presented.

Authorization to open up the application process for 30 days to solicit new applicants and bring them back for Council consideration.							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
ALVES	WILSON	(5-0)	AYE	AYE	AYE	AYE	AYE

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

Public Works Director provided a presentation for the City Council and members of the public.

Mayor opened the item up for public comment. No public comment was presented.

Authorized 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							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
JOHNSON	RIDDLE	(5-0)	AYE	AYE	AYE	AYE	AYE

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

Public Works Director provided a presentation for the City Council and members of the public.

Mayor opened the item up for public comment. No public comment was presented.

<p>Authorized the transition of park and Landscape and Lighting Maintenance District (LLMD) landscape maintenance services to in-house operations; approve termination of the existing parks maintenance contract with BrightView Landscape Services and the expired maintenance contract with ABLE Industries for the Belmont Path and Visalia Road medians; authorize allocation and recruitment to fill three (3) Maintenance I positions within the</p>
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Public Works Department; approve the one-time purchase of necessary landscape maintenance equipment and materials from Cal Turf (Tulare, CA) utilizing the Sourcewell cooperative purchasing program in accordance with State of California purchasing guidelines; and appropriate \$115,258.81 of unallocated Measure P Funds for startup and operation expenses through June 30, 2026.

1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
WILSON	RIDDLE	(5-0)	AYE	AYE	AYE	AYE	AYE

J. CITY COUNCIL ITEMS OF INTEREST

Council Member Alves reminded the community that City Basketball has begun and noted that T-Ball registration will open on February 16.

Mayor Pro Tem Wilson provided a brief update on the recent Tooleville meeting. He also shared that he has participated in several meetings with City Administrator Jason Ridenour and Public Works Director Zachary Boudreaux, and expressed his optimism for the year ahead. He also thanked Eli for all his hardworking on recreation programming.

Council Member Riddle reported attending meetings for TCAG, TCRTA, and the Downtown Merchants earlier in the day. She also noted that she recently presented to the Eagles Women’s Auxiliary, with her remarks focusing on the E250 celebration.

Council Member Lentz reported that Dobson Field is looking very nice and clean and extended appreciation to the Police Chief for the Police Department’s continued presence and involvement in the community.

Mayor Johnson thanked the Police Chief and commented on the friendliness of the officers. He also shared that he presented to the Eagles Women’s Auxiliary and complimented both the Police Chief and Council Member Riddle on their presentations.

K. CITY ADMINISTRATOR/DEPARTMENT COMMENTS

City Administrator, Public Works Director, Chief of Police, Finance Director, City Attorney and City Clerk/Human Resources Manager provided comments/reports.

L. REGULAR MEETING ADJOURNMENT

Mayor adjourned the meeting at 8:25 p.m.

Francesca Quintana, City Clerk