



EXETER CITY COUNCIL REGULAR MEETING AGENDA

July 28, 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, July 28, 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: Exposure to Litigation – Three (3) Cases (facts not known to potential plaintiffs)
2. GC 54956.9(d)(4) – Conference with Legal Counsel
Re: Potential Initiation of Litigation – Three (3) Cases
3. GC 54957.6 – Conference with Labor Negotiations
Agency Negotiator: Shelline Bennett and Jason Ridenour
Employee Groups: All Represented and Unrepresented Employees
4. GC 54956.8 – Conference with Real Property Negotiators
Property: 126 North 'C' Street Exeter California 93221/APN 138-093-009
Agency Negotiator: Jason Ridenour, City Administrator
Negotiating Parties: City of Exeter and Michael D. McCarthy Rentals LLC

Under Negotiation: Price and Terms and Conditions for the Potential Acquisition of Property

5. GC 54956.9 – Consideration of Liability Claims

Claimant: Erika Martinez

Claimed Against: City of Exeter

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. SPECIAL PRESENTATIONS

1. Oath of Office for Police Officer Matthew Dunagan (p. 7)
Presented by Chief Rob Schimpf
2. Employee of the Quarter Recognition of Amy Carter (pp. 8 – 9)
Presented by Jason Ridenour, City Administrator

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 June 28, 2026, Regular Meeting Minutes (pp. 10 – 15)
2. Approval of the Payment of Bills for June 17, 2026, June 26, 2026, July 10, 2026, and July 17, 2026 (pp. 16 – 39)
3. Approval of Payroll for the Periods of June 1, 2026, through June 14, 2026, June 15, 2026, through June 28, 2026, and June 29, 2026, through July 12, 2026 (pp. 40 – 67)
4. Approval of a Street Closure Request from Exeter Unified School District for the 2026 Exeter High School Homecoming Parade on September 4, 2026, Subject to the Conditions of Approval, and Approve a Street Closure Fee Waiver (pp. 68 – 81)
5. Adoption of **Resolution No. 2026-25**, A Resolution of the City Council of the City of Exeter Establishing Wages and Related Benefits for Employees of the Mid-Management Group (pp. 82 – 99)
6. Authorize the City Administrator (or designee) to Execute an Agreement with Gavin Tolbert's Tree Service in the Amount of \$18,025.00 for Tree Trimming Services in the Downtown Area and Authorize a Total Project Budget of \$19,827.50 to Include Contingency (pp. 100 – 155)
7. Authorize an Expenditure Toward the Fire Hydrant and Valve Repair and Replacement Project in the Amount of \$8,436.00 Due to Unforeseen Circumstances (pp. 156 – 162)
8. Authorize the City Administrator (or their Designee) to Execute an Agreement with Gavin Tolbert's Tree Service in the Amount of \$13,660 for Tree Trimming Services in the Country View Estates No. 1 and 2 and Awbrey Estates Landscaping and Lighting Maintenance Assessment District (LLMAD) (pp. 163 – 179)
9. Adoption of **Resolution No. 2026- 26**, A Resolution of the City Council of the City of Exeter, Establishing Wages and Related Benefits for Employees of the Department Head Group (pp. 180 – 209)
10. Authorize the City Administrator (or their Designee) to Approve the Purchase and Installation of a New Mechanical Bar Screen from Warren & Baerg For the City's Wastewater Treatment Plant in the an Amount Not to Exceed \$414, 529.78, Including a Base Cost of \$345,441.48, with A 20% Contingency of \$69,088.30 (pp. 210 – 217)
11. Adoption of **Resolution No. 2026- 27**, A Resolution of the City Council of the City of Exeter, Amending the City of Exeter Conflict of Interest Code to Incorporate Current Fair Political Practices Commission (FPPC) Model Language and Clarify Form 700 Filing Procedures (pp. 218 – 230)
12. Authorize Purchase of One (1) Utility Trailer for Citywide Maintenance and Department of Transportation (DOT) Compliance for a Total Cost of \$15,742.57 (pp.231 – 235)
13. Authorize the Purchase of One (1) Pinpoint R Ground Penetrating Radar from Instrument Technology Corporation (ITC) for Non-Invasive Subsurface investigation in the amount of \$20,522.04 (pp. 236 – 241)
14. Ratify the Emergency Purchase of Two (2) Variable Frequency Drives (VFDs) for City of Exeter Well 11 and Well 14 for a Total Project Cost of \$35,130.00 (pp. 242 – 245)
15. Authorize the Purchase of One (1) Valve Exerciser from FasTool Now in the Amount of \$11,749.04 to Maintaining Water System Valves Efficiency (pp. 246 – 250)

16. Adoption of **Resolution 2026-31**, A Resolution of the City Council of the City of Exeter, Authorizing the City Administrator (or their Designee) to File a Regional Surface Transportation Program (RSTP) Exchange Fund Claim Form for Fiscal Year 2025-2026 (pp. 251 – 257)
17. Receive and File the City Treasurer's Report for June 2026 (pp. 258 – 261)
18. Authorization for the City Administrator to Execute an Amendment to the Contract for City Planning Services with Collins & Schoettler Planning Consultants/4Creeks, Inc. (pp. 262 – 273)
19. Authorization to Release a Request for Proposals (RFP) for City Planning Services (pp. 274 – 294)
20. Approval of Amendment No. 1 to the Employment Agreement between the City of Exeter and City Administrator Jason Ridenour (pp. 295 – 305)
21. Adoption of **Resolution No. 2026-34**, Adopting an Updated City of Exeter Salary Schedule Reflecting Negotiated Compensation Increases for Mid-Management and Department Head Employees and a Compensation Adjustment for the City Administrator (pp. 306 – 310)

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 Consider:
 - 1) Introduction and First Reading of **Ordinance No. 720**, An Ordinance of the City Council of the City of Exeter, Approving the Re-Zone and Re-Designation of Assessor Parcel Numbers 133-072-042, 135-190-063, 135-190-039, 135-190-037, to RM-1.5 High Density Residential, and 133-080-053 to RM-3 Medium Density Residential or Re-Zone of APN 135-190-038 to RM-1.5 High Density Residential and the Establishment of Chapter 17.59, "By-Right Approvals" in the Zoning Ordinance;
 - 2) Introduction and First Reading of **Ordinance No. 721**, An Ordinance of the City of Exeter, Adopting a Zoning Text Amendment to Revise Section 17.18-03 to Allow Emergency Shelters as a Permitted Use in the R-M Zoning District per Planning Commission recommendation; and
 - 3) Adoption of **Resolution 2026-28**, A Resolution of the City Council of the City of Exeter, Approving the 2023-2031 Exeter Housing Element (pp. 311 – 611)
Presented by Josh McDonnell, Contract City Planner
2. Public Hearing to Consider:
 - 1) The Levy and Collection of Assessments for Fiscal Year 2026-27 on Landscape and Lighting Maintenance Assessment Districts 98-01; 97-01; 91-01A; 91-01B; 08-01; 06-01; 05-01; 05-02; 04-02; 04-03; 01-02; 23-01; 25-01; and 25-02;

- 2) Adoption of **Resolution No. 2026-29**, A Resolution of the City Council of the City of Exeter, Approving Engineer's Reports and Confirming the Diagrams and Assessments Therein for Fiscal Year 2026-27; and
- 3) Adoption of **Resolution No. 2026-30**, A Resolution of the City Council of the City of Exeter, Certifying to the County of Tulare the Validity of the Legal Process Used to Place Direct Charges (Special Assessments) on the Secured Tax Roll (pp. 612 – 730)
Presented by Javier Andrade, Contract City Engineer

3. Public Hearing to Consider Adoption of **Resolution No. 2026-32**, A Resolution of the City Council of the City of Exeter, Approving the City of Exeter Rate and Fee Schedule for Fiscal Year 2026/2027 (pp. 731 – 743)
Presented by Jason Ridenour, City Administrator

4. Consider Rejection of all Bids Received for City of Exeter Request for Bids (RFB) No. 26-01 for the 2026 Reclamite Project (pp. 744 – 836)
Presented by Zachary Boudreaux, Public Works Director

5. Consider Adoption of **Resolution No. 2026-33**, A Resolution of the City Council of the City of Exeter, Awarding the Construction Contract for the City of Exeter Downtown ADA Parking Project to Advanced Engineering USA in the amount of \$169,781.15, Including a 10% Construction Contingency, and 10% Construction Management, for a Total Project Budget of \$203,737.39, and Authorizing the City Administrator to Execute the Contract and all Documents Necessary Thereto to Implement the Project (pp. 837 – 863)
Presented by Javier Andrade, Contract City Engineer

6. Authorize the Public Works Department to begin implementing the City's Water Meter Modernization Project by Transitioning Existing Water Meters and Meter Transmission Units (MTUs) to a new Cellular Advanced Metering Infrastructure (AMI) System Utilizing HydroPro Solutions, in the Amount of \$143,904.80 for the 2026/27 Fiscal Year (pp. 864 – 869)
Presented by Zachary Boudreaux, Public Works Director

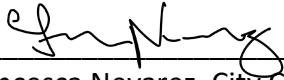
K. CITY COUNCIL ITEMS OF INTEREST

L. CITY ADMINISTRATOR/DEPARTMENT COMMENTS

M. 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 July 24, 2026, and online on the [City of Exeter website](#).



Francesca Nevarez, 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 100 N. C St., Exeter CA 93221 during normal business hours.