



EXETER CITY COUNCIL REGULAR MEETING AGENDA ACTION MINUTES

August 11, 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, August 11, 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 called the closed session to order at 6:00 PM.

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: Potential Initiation of Litigation – Two (2) Cases (facts not known to potential plaintiffs)
2. GC 54956.9(d)(1) – Conference with Legal Counsel
Re Existing Litigation
City of Exeter v. Bumgarner, Tulare County Superior Court No. VCU323368
City of Exeter v. Clark, et al., Tulare County Superior Court No. VCU292152
3. GC 54956.8 – Conference with Real Property Negotiators
Property: 125 South 'B' Street Exeter California 93221
Agency Negotiator: Jason Ridenour, City Administrator
Negotiating Parties: City of Exeter and Center for Art, Culture, and History Exeter (CACHE)
Under Negotiation: Terms and Conditions of Lease
4. GC 54957.6 – Conference with Labor Negotiations

Agency Negotiator: Jason Ridenour and Julia Lew
Employee Groups: CLOCEA

7:00 p.m.

D. CALL TO ORDER REGULAR SESSION

Mayor Johnson called the regular session to order at 07:00 p.m. City Attorney Lew noted for the record that there was no reportable action taken out of closed session.

E. INVOCATION

Led by Pastor Ralph Garcia with Radiant Church.

F. PLEDGE OF ALLEGIANCE

Led by Council Member Alves.

G. PUBLIC COMMENT

Public comment from CLOCEA Union Representative Mike Cosenza. Cosenza addressed the City Council on behalf of the group regarding the progress of ongoing labor negotiations with the City.

H. SPECIAL PRESENTATIONS

1. Certificate of Recognition Honoring Radiant Church for Community Clean-Up Days (p. 6)
Presented by Mayor Johnson
2. Certificate of Recognition Honoring Mr. and Mrs. Certuche for Community Beautification Efforts (p. 7)
Presented by Mayor Johnson

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 July 28, 2026, Regular Meeting Minutes (pp. 8 – 17)
2. Approval of the Payment of Bills for July 24, 2026 (pp. 18 – 27)
3. Approval of Payroll for the Period of July 13, 2026, through July 26, 2026 (pp. 28 – 35)
4. Authorization to Issue a Request for Proposals (RFP) for Website Redesign, Content Management System (CMS), Hosting, and Accessibility Compliance Services (pp. 36 – 57)
5. Approval of a Temporary Street Closure, Amplified Sound Permit, and Fee Waiver for the Center for Art, Culture and History, Exeter (CACHE) Fundraiser on September 26, 2026 (pp. 58 – 64)

6. Approval of Facility Use Permit and Temporary Street Closure Permit for Hometown Emporium's 30th Anniversary Celebration on September 12, 2026 (pp. 65 – 74)
7. Adoption of **Resolution No. 2026-36**, A Resolution of the City Council of the City of Exeter, Authorizing the Purchase of a 2027 Ford Explorer Police Interceptor Utility Vehicle utilizing pricing equivalent to State of California CMAS cooperative purchasing pricing, and Authorizing the City Administrator to Execute all Necessary Purchase Documents (pp. 75 – 82)

Council Member Alves announced that he would abstain from voting on Consent Calendar Item I.6 due to a conflict of interest.

Approval of Consent Calendar Items I.1 through I.7, with Council Member Alves abstaining on Item I.6 due to a conflict of interest.							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
WILSON	RIDDLE	(5-0) on Items I.1-I.5 and I.7; (4-0-1) on Item I.6, with Council Member Alves abstaining.	AYE	AYE	AYE (Items I.1-I.5 & I.7); ABSTAIN (Item I.6)	AYE	AYE

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:

Second Reading, by Title only, and Adoption 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, and 135-190-037, and 135-190-038 to RM1.5 and High Density Residential and the establishment of Chapter 17.59, "By-Right Approvals" in the Zoning Ordinance (pp. 83 – 90)
Presented by Jason Ridenour, City Administrator

Council Member Riddle recused herself from consideration of the item due to a conflict of interest. She stepped down from the dais and did not participate in the discussion or vote.

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

Mayor opened the public hearing at 7:18 p.m. No public comments were presented.
Mayor closed the public hearing at 7:18 p.m.

City Attorney provided second reading of the Ordinance by title only.

Second Reading, by Title only, and Adoption 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, and 135-190-037, and 135-190-038 to RM1.5 and High Density Residential and the establishment of Chapter 17.59, “By-Right Approvals” in the Zoning Ordinance.							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
ALVES	JOHNSON	(4-0)	AYE	AYE	AYE	ABSTAIN	AYE

Council Member Riddle returned to the dais following the conclusion of the item.

2. Public Hearing to Consider:

Second Reading, by Title only, and Adoption of **Ordinance No. 721**, an Ordinance of the City Council 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 (pp. 91 – 95)

Presented by Jason Ridenour, City Administrator

Council Member Lentz and Mayor Pro Tem Wilson recused themselves from the item, and stepped down from the dais due to a conflict of interest. They did not participate in the discussion or vote. City Attorney Lew advised that, because Council Member Lentz and Mayor Pro Tem Wilson had recused themselves, the item would require a unanimous vote of the remaining Council Members for approval.

Council Member Lentz and Mayor Pro Tem Wilson remained in the audience and did not participate in the discussion or vote.

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

Mayor opened the public hearing at 7:20 p.m. No public comments were presented.
Mayor closed the public hearing at 7:20 p.m.

City Attorney provided second reading of the Ordinance by title only.

Second Reading, by Title only, and Adoption of Ordinance No. 721, an Ordinance of the City Council 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							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
ALVES	RIDDLE	(3-0)	AYE	ABSTAIN	AYE	AYE	ABSTAIN

Upon conclusion of the item, Council Member Lentz and Mayor Pro Tem Wilson returned to the dais.

3. Code Enforcement Program Update Consideration of Future Code Enforcement Priorities (pp. 96 – 102)

Presented by Zachary Boudreaux, Public Works Director

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

Mayor opened the item up for public comment. No public comments were presented.

City Council provided direction to staff to focus on educating residents regarding City code requirements and to conduct code enforcement matters in accordance with the City's adopted ordinances.

4. Review and Approval of the Proposed Improvements for the Rose Garden Park Improvements Project and Authorization to Advertise the Project for Construction Bids (pp. 103 – 112)

Presented by Javier Andrade, Contract City Engineer

City Engineer provided a report for the Council and members of the public.

Mayor opened the item up for public comment. No public comments were presented.

City Council provided direction to staff regarding the proposed improvements.

5. Adoption of **Resolution No. 2026-35**, A Resolution of the City Council of the City of Exeter, Amending the City of Exeter Temporary Street Closure Policy to Provide an Automatic Application Fee Waiver for Qualifying Nonprofit Organizations and Update Insurance and Risk-Management Requirements (pp. 113 – 152)

Presented by Jason Ridenour, City Administrator

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

Mayor opened the item up for public comment. No public comments were presented.

Adoption of Resolution No. 2026-35, A Resolution of the City Council of the City of Exeter, Amending the City of Exeter Temporary Street Closure Policy to Provide an Automatic Application Fee Waiver for Qualifying Nonprofit Organizations and Update Insurance and Risk-Management Requirements							
1 st	2 nd	Result	JOHNSON	WILSON	ALVES	RIDDLE	LENTZ
ALVES	RIDDLE	(5-0)	AYE	AYE	AYE	AYE	AYE

6. Consideration of the Appointment In-Lieu of Election Process for City Council Districts A and D, Including Authorization to Release a District A Application and Schedule a Special City Council Meeting (pp. 153 – 169)

Presented by Francesca Nevarez, City Clerk/Human Resources Manager

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

Mayor opened the item up for public comment. No public comments were presented.

Appointment In-Lieu of Election Process for City Council Districts A and D, Including Authorization to Release a District A Application and Schedule a Special City Council Meeting for August 18, 2026, at 6:00 p.m.							
1 st	2 nd	Result	JOHNSON	WILSON	ALVES	RIDDLE	LENTZ
JOHNSON	WILSON	(5-0)	AYE	AYE	AYE	AYE	AYE

K. CITY COUNCIL ITEMS OF INTEREST

Council Member Alves reported that National Night Out was a success and recognized the community's participation and support. He also acknowledged the start of the school year and extended well wishes to students, families, and school staff. Council Member Alves announced that a ceremony honoring Sergeant Adolph Aguirre will be held on September 18, 2026, at 10:00 a.m. at the Exeter Cemetery.

Mayor Pro Tem Wilson reported that National Night Out was a successful event and thanked those who participated. He announced a Tooleville Board Water meeting will be held soon. He also commented on the start of the school year and emphasized the importance of street safety.

Council Member Riddle reported on the success of National Night Out and thanked all groups involved. Council Member Riddle announced that Sergeant Adolph Aguirre will be brought home on September 11, 2026, and that a ceremony honoring him will be held on September 18, 2026, at the Exeter Cemetery.

Council Member Riddle requested that the Golf Cart Master Plan be placed on a future City Council meeting agenda.

Approval to place the Golf Cart Master Plan on a Future Meeting Agenda.							
1 st	2 nd	Result	JOHNSON	WILSON	ALVES	RIDDLE	LENTZ
ALVES	WILSON	(5-0)	AYE	AYE	AYE	AYE	AYE

Council Member Lentz had nothing to report.

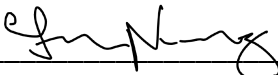
Mayor Johnson reported that National Night Out was a great success and commended the Police Officers for their efforts and participation in the event. Mayor Johnson also recognized the upcoming ceremony honoring Sergeant Adolph Aguirre on September 18, 2026.

L. CITY ADMINISTRATOR/DEPARTMENT COMMENTS

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

M. REGULAR MEETING ADJOURNMENT

Mayor adjourned the meeting at 8:28 p.m.



Francesca Nevarez, City Clerk