



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

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

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: 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

Mayor Johnson called the regular session to order at 07:14 p.m. City Attorney Lew reported for the record that action was taken on item C.5 to reject the claim from Erika Martinez.

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 Pastor Ralph Garcia addressed the City Council, commended the Police Chief for his leadership, and expressed appreciation for the increased police presence and positive impact within the community.

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)

Mayor Pro Tem Wilson announced that he would abstain from voting on Consent Calendar Item I.8 due to a conflict of interest.

City Attorney Lew recapped the compensation-related items included on the Consent Calendar for the record.

Approval of Consent Calendar Items I.1 through I.21, with the exception of Mayor Pro Tem Wilson's abstention on Item I.8 due to a conflict of interest.							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
WILSON	RIDDLE	(5-0), with Mayor Pro Tem Wilson abstaining on Item I.8	AYE	AYE (Items I.1-I.7 & I.9-I.21); ABSTAIN (Item I.8)	AYE	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:

- 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;
Presented by Josh McDonnell, Contract City Planner

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

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

Public comment from Chris Tantau. Tantau owner of a subject property, spoke in support of staff's recommendation regarding the alternative site.

Public comment from Jeff Wilson. Wilson spoke in support of staffs recommendation on the item regarding the alternative site.

Public comment from Tommy Blackmon. Blackmon stated that he did not participate in the Planning Commission's vote due to a conflict of interest and spoke about the Planning Commission's last meeting. He voiced his support for staffs recommendation regarding the alternative site.

Mayor Johnson closed the public hearing at 8:07 p.m.

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

Public hearing to introduce and give 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, and 135-190-037, to RM1.5 and High Density Residential, and 135-190-038 to RM-1.5 High Density Residential in lieu of the Re-Zone of APN 133-080-053 and the Establishment of Chapter 17.59, "By-Right Approvals" in the Zoning Ordinance, and provide first reading by title only and waive further reading, and direct staff to return the ordinance for second reading and adoption.							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
LENTZ	JOHNSON	(3-0)	AYE	ABSTAIN	AYE	ABSTAIN	AYE

- 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;
Presented by Josh McDonnell, Contract City Planner

Council Member Riddle, Council Member Lentz, and Mayor Pro Tem Wilson each announced a conflict of interest, recused themselves from the item, and stepped down from the dais. Because the recusals resulted in a lack of a quorum, the City Clerk

conducted a random drawing in accordance with FPPC regulations to determine which recused Council Member would return to establish a quorum and participate in the item. Council Member Riddle's name was selected.

Council Member Riddle returned to the dais and participated in the discussion and vote. Council Member Lentz and Mayor Pro Tem Wilson remained in the audience and did not participate in the discussion or vote.

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

Mayor opened the public hearing at 8:11 p.m. No public comments were presented. Mayor closed the public hearing at 8:11 p.m.

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

Public hearing to introduce and give first reading of Ordinance No. 721, an Ordinance of the City Council of the City of Exeter, 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 and provide first reading by title only and waive further reading, and direct staff to return the ordinance for second reading and adoption.							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
RIDDLE	ALVES	(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) 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

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

Mayor opened the public hearing at 8:14 p.m.

Public comment from Tommy Blackmon. Blackmon expressed opposition to the Housing Element requirements while acknowledging the City's obligation to comply with State law.

Mayor closed the public hearing at 8:17 p.m.

Adoption of Resolution No. 2026-28 , A Resolution of the City Council of the City of Exeter, Approving the 2023-2031 Exeter Housing Element.							
1 st	2 nd	Result	JOHNSON	WILSON	ALVES	RIDDLE	LENTZ
ALVES	RIDDLE	(3-2)	AYE	NAY	AYE	AYE	NAY

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
Presented by Javier Andrade, Contract City Engineer

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

The City Council directed that the Fiscal Year 2026-27 assessments for District 05-01 (Blossom Estates), District 05-02 (Country View Estates No. 3), and District 06-01 (Rocky Hill Haciendas) be levied at their original formation rates of \$67.54, \$113.28, and \$133.44 per parcel, respectively.

Mayor opened the public hearing at 8:21 p.m. No public comments were presented.
Mayor closed the public hearing at 8:22 p.m.

Approved 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, as revised.							
1 st	2 nd	Result	JOHNSON	WILSON	ALVES	RIDDLE	LENTZ
WILSON	RIDDLE	(5-0)	AYE	AYE	AYE	AYE	AYE

- 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

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

The City Council directed that the Fiscal Year 2026-27 assessments for District 05-01 (Blossom Estates), District 05-02 (Country View Estates No. 3), and District 06-01 (Rocky Hill Haciendas) be levied at their original formation rates of \$67.54, \$113.28, and \$133.44 per parcel, respectively.

Mayor opened the public hearing at 8:21 p.m. No public comments were presented.
Mayor closed the public hearing at 8:21 p.m.

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, as revised <u>AND</u> 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.							
1 st	2 nd	Result	JOHNSON	WILSON	ALVES	RIDDLE	LENTZ
WILSON	RIDDLE	(5-0)	AYE	AYE	AYE	AYE	AYE

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

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

Mayor opened the public hearing at 8:26 p.m. No public comments were presented.
Mayor closed the public hearing at 8:27 p.m.

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

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

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.

Approval of Rejection of all Bids Received for City of Exeter Request for Bids (RFB) No. 26-01 for the 2026 Reclamite Project							
1 st	2 nd	Result	JOHNSON	WILSON	ALVES	RIDDLE	LENTZ
JOHNSON	RIDDLE	(5-0)	AYE	AYE	AYE	AYE	AYE

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

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.

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

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

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.

Approval of the Water Meter Modernization Project to transition the City's existing water metering system to a new Cellular Advanced Metering Infrastructure (AMI) platform through HydroPro Solutions, including replacement of existing water meters where necessary and retrofit of compatible existing meter transmission units (MTUs), in the amount of \$143,904.80.							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
WILSON	ALVES	(5-0)	AYE	AYE	ALVES	AYE	AYE

K. CITY COUNCIL ITEMS OF INTEREST

Council Member Alves commented on the distinct roles of the Planning Commission and City Council and expressed appreciation to everyone who helped make the City's Fourth of July and summer events successful.

Mayor Pro Tem Wilson reported attending several community events during the month, including the Fourth of July Run, and noted that he was unable to attend the Tooleville Board meeting.

Council Member Riddle reported that the 250 Committee's Bike Ride was successful, thanked the Police Chief and City Administrator for their support, highlighted the upcoming 9/11 event, and expressed appreciation to Hometown Emporium and to the Lions Club for its community contributions.

Council Member Lentz commented that he attended and enjoyed the Golf Cart Parade.

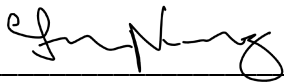
Mayor Johnson thanked the residents and property owners who participated in the meeting and reminded the community that National Night Out would be held the following week.

L. CITY ADMINISTRATOR/DEPARTMENT COMMENTS

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

M. REGULAR MEETING ADJOURNMENT

Mayor adjourned the meeting at 9:06 p.m.

A handwritten signature in black ink, appearing to read 'Francesca Nevarez', written over a horizontal line.

Francesca Nevarez, City Clerk