

CITY COUNCIL / LRA BOARD

Mayor/Chair
Richard D. O'Brien
Vice Mayor/Chair (CM-D3) Cal Campbell
Council/Authority Members:
District 1 Luis Uribe
District 2 Rachel Hernandez
District 4 Darlene Barber-Martinez



**City of Riverbank
Regular City Council and
Local Redevelopment Authority
Board Hybrid Meetings
(Virtual via ZOOM)**

Council Chambers, 6707 Third St., Suite B
Riverbank, CA 95367



MINUTES

TUESDAY, MAY 10, 2022 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT [HTTP://WWW.RIVERBANK.ORG/AGENDACENTER](http://www.riverbank.org/agendacenter))

- 1. CALL TO ORDER** - Councilmember District 1 Luis Uribe called the meeting to order at 6:04 p.m.
- 2. FLAG SALUTE** - Councilmember District 1 Luis Uribe led the pledge of allegiance.
- 3. INVOCATION** – Pastor Randy Richardson provided the invocation.
- 4. ROLL CALL**

Interim City Clerk Teixeira announced Vice Mayor Campbell and Mayor O'Brien are out on an excused absence therefore, Councilmember District 1 Luis Uribe will preside over the meeting.

Members of the City Council / Local Redevelopment Authority Board present in the Chamber:

Council Member / Authority Member District 1 Luis Uribe
Council Member / Authority Member District 2 Rachel Hernandez
Council Member / Authority Member District 4 Darlene Barber-Martinez

Members of the City Council / Local Redevelopment Authority Absent and Excused:

Vice Mayor / Vice Chair (CM-D03) Cal Campbell
Mayor / Chair Richard D. O'Brien

- 5. AGENDA CHANGES** – There were no changes to the agenda.
- 6. CONFLICT OF INTEREST:** Any Council/Authority Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.

No conflicts were declared.

7. PUBLIC COMMENTS (No action can be taken)

*At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the City Council/LRA Board. Individual comments will be limited to a **maximum***

of 3 minutes (or as stated by the presiding Officer) and time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon.

Councilmember Uribe opened Public Comment at 6:08 p.m.

Vicki Holt, Riverbank Library Branch Manager reported on upcoming free events and programs offered at the library including:

- In-person Story Time on Tuesdays at 11:00 a.m., featuring both English and Bilingual story times; noting space is limited she advised customers will need to sign up online at stanislauscountylibrary.org to secure a space.*
- A monthly Master Garden Class will begin Wednesday, May 11, at 6:00 p.m.*
- Summer Reading Challenge open to all ages, children to adults; begins May 17, and ends August 2.*
- California State Park Passes, which may be used at over 200 State parks, good for two weeks are available for checkout by customers. Customers will need to reserve passes on an online hold list at stanislauscountylibrary.org*
- A Ukulele Kit is available for checkout.*
- The Library Book Club returned in January 2022. This month's book is One Hundred Years of Solitude by Gabriel García Márquez. Discussion is scheduled for May 3, at 4:00 p.m.*

There being no further public comments, Councilmember Uribe closed Public Comments at 6:11 p.m.

8. PRESENTATIONS (Informational only) – None Scheduled.

9. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council/LRA Board unless requested by an individual Council/Authority Member or member of the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by motion of the City Council/LRA Board.

Item 9.1 Waive Readings. All Readings of ordinances and resolutions, except by title, are waived.

Item 9.2 Approval of the April 26, 2022 City Council and Local Redevelopment Authority Board Minutes.

Item 9.3 Adopt Resolution 2022-045 Approving the Transportation Development Act Local Transportation Fund (LTF) Non-Transit Claim for Fiscal Year 2021/2022 Other Purposes and Amending the Budget for the City of Riverbank to Conform to Said Claim.

ACTION: *By motion moved and seconded (Barber-Martinez / Hernandez / passed 3/0) to approve Consent Calendar Items 9.1 through 9.3, as presented. Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Hernandez and Barber-Martinez
NAYS: None / ABSENT: Vice Mayor Campbell, and Mayor O'Brien /
ABSTAINED: None*

10. PUBLIC HEARINGS

Item 10.1: First Reading and Introduction by Title Only of an Ordinance Approving a Development Agreement (DA) for The Heritage Collection at Sierra Street Subdivision Development Agreement No. 03-2021 (Dept. File #21-0021) – SCM Hearthstone LLC, The Heritage Collection at Sierra Street Subdivision - 6448 Claus Road (APN 062-020-001). The project site has a General Plan Land Use Designation of Medium Density Residential (MDR) and is zoned Planned Development (PD). The adoption of a Development Agreement is exempt from environmental review because it is not a project within the meaning of Section 15378 of the State CEQA Guidelines. The Planning Commission, with a vote of 5/0 at their meeting of April 19, 2022, recommended approval of the DA to the City Council – It is recommended that the City Council open the public hearing, accept public testimony and Introduce and Waive the First Reading of Ordinance 2022-____, for a Development Agreement which extends the life of approved The Heritage Collection at Sierra Street Tentative Map 01-2021 relating to real property located at 6448 Claus Road (APN 062-020-001). *The Public Hearing Notice was published in the Riverbank News on April 27, 2022.*

The time being 6:13 p.m., Councilmember Uribe opened the public hearing requesting staff's report.

Planning and Building Manager Kenney presented a comprehensive staff report and PowerPoint Presentation recommending the City Council approve the request by SCM Hearthstone LLC to waive the first reading and introduce by title only an Ordinance approving a Development Agreement (DA) for The Heritage Collection at Sierra Street Subdivision Development Agreement No. 03-2021 (Dept. File #21-0021) for property located at 6448 Claus Road (APN 062-020-001) and known as – SCM Hearthstone LLC, The Heritage Collection at Sierra Street Subdivision.

Councilmember Uribe asked if there was any public comment. There being no public comment; Councilmember Uribe closed the public hearing at 6:23 p.m. and brought the item back to the Council for action.

ACTION: *By motion moved and seconded (Uribe / Barber-Martinez / passed 3/0) to approve the first reading and introduction of the proposed Ordinance approving a Development Agreement (DA) for The Heritage Collection at Sierra Street Subdivision Development Agreement No. 03-2021 (Dept. File #21-0021) – SCM Hearthstone LLC, The Heritage Collection at Sierra Street Subdivision - 6448 Claus Road (APN 062-020-001). Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Barber-Martinez, and Hernandez
NAYS: None / ABSENT: Vice Mayor Campbell and Mayor / Chair O'Brien /
ABSTAINED: None*

12. COMMENTS/REPORTS

A brief report on notable attendance of a meeting or conference or other notable topics of City business shall be made. The Brown Act does not allow for discussion or action of items by the City Council/LRA Board during this time.

Item 12.1 Staff

Interim City Clerk Teixeira advised there were no new items to report on at this time.

Item 12.2 Council/Authority Member

Councilmember Hernandez she and Councilmember Barber-Martinez had recently attended a legislative meeting. She reported recognizing that affordable housing is necessary both she and Councilmember Barber-Martinez shared their support for the State budget request for affordable housing.

Councilmember Barber-Martinez added to Councilmember Hernandez's report stating, also discussed was funding for homeless services particularly mental health. In conclusion, she advised that Councilmember Hernandez and herself will be attending the League of California Cities City Leaders Summit May 11, through May 13.

Councilmember Uribe reported on the following:

- *May is Mental Health Awareness Month.*
- *This Saturday, May 14, 2022, at 9:30 a.m., YAFT (Young Adults Fighting Tobacco) and YAAB (Young Adults Advisory Board), the Sierra Club and Stanislaus Climate Action will assemble at the community center park to pick up cigarette butts and trash in the surrounding streets. There will be approximately 30 youths involved in this event. Anyone wishing to participate is invited to come on out to assist.*
- *On Tuesday, May 17, at 6:30 p.m., the Riverbank Historical Society will be hosting a book launch event *The Peach Rebellion*, a fictional book which takes place in Modesto, Riverbank and Oakdale. Proceeds from this event will benefit the Riverbank Historical Museum.*

Item 12.3 Mayor/Chair

Due to absence of the Mayor O'Brien, there were no comments.

13. ADJOURNMENT OF THE REGULAR MEETING

There being no further business, Councilmember Uribe adjourned the regular meeting at 6:26 p.m. to the next regular scheduled City Council / LRA Meeting of May 24, 2022.

ATTEST: (Adopted 05/24/2022)

APPROVED:

/s/Kathy L. Teixeira

/s/Richard D. O'Brien

Kathy L. Teixeira
Interim City Clerk / LRA Recorder

Richard D. O'Brien
Mayor / Chair