



City of Stockton

City Council/Successor
Agency of the
Redevelopment
Agency/Public Financing
Authority/Parking Authority
Concurrent Agenda

Meeting Agenda - Final

City Council/Successor Agency to the Redevelopment Agency/Public Financing Authority/Parking Authority Concurrent

Kevin J. Lincoln II, Mayor/Chair (At Large)
Kimberly Warmsley, Vice Mayor (District 6)
Michele Padilla (District 1)
Daniel R. Wright (District 2)
Michael Blower (District 3)
Susan Lenz (District 4)
Brando Villapudua (District 5)

Tuesday, November 19, 2024

4:00 PM

Council Chamber, City Hall, 425 N. El Dorado
Street, Stockton CA

Closed Session 4:00 PM :: Regular Session 5:30 PM

Note: Councilmember Wright will participate in the meeting via teleconference from the following location: Residence Inn Sacramento Downtown at Capitol Park Business Center 1121 15th Street Sacramento, California 95814

Councilmember Lenz will participate in the meeting via teleconference from the following location: The Westin, Business Center, 270 West 43rd Street, New York, New York

- 1. CLOSED SESSION CALL TO ORDER/ROLL CALL**
- 2. ADDITIONS TO CLOSED SESSION AGENDA**
- 3. ANNOUNCEMENT OF CLOSED SESSION**
- 3.1 24-1118 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Number of Cases: Five

Name of Case: Police Officer Zachary Adams, (Workers' Compensation Appeals Board Case Nos. ADJ14024016, ADJ13897771, and ADJ19374883)

Name of Case: Police Officer Loreen Gamboa, (Workers' Compensation Appeals Board Case Nos. ADJ2463913 and ADJ12464048)

Name of Case: Firefighter Engineer Benjamin Ortiz, Gamboa,
(Workers' Compensation Appeals Board Case
Nos. ADJ14346014 and ADJ5136612)

Name of Case: Fire Captain Matthew Short, (Workers'
Compensation Appeals Board Case No. - TBD)

Name of Case: Francisco Duarte, et al. v. City of Stockton, et al.,
(United States District Court Eastern District
Case No. 2:19-CV-00007-MCE-CKD)

This Closed Session is authorized pursuant to section 54956.9(d)(1)
of the Government Code to discuss matters
pertaining to existing litigation.

Department: City Attorney

4. **CLOSED SESSION PUBLIC COMMENT***
5. **RECESS TO CLOSED SESSION**
6. **REGULAR SESSION CALL TO ORDER/ROLL CALL**
7. **INVOCATION/PLEDGE TO FLAG**
8. **REPORT OF ACTION TAKEN IN CLOSED SESSION**
9. **ADDITIONS TO REGULAR SESSION AGENDA*****
10. **RECOGNITIONS, ANNOUNCEMENTS, OR REPORTS**
11. **PUBLIC COMMENTS* – MATTERS NOT ON THE AGENDA**
12. **CONSENT AGENDA**
- 12.1 [24-1113](#) **APPROVE A MOTION TO ENTER INTO COOPERATIVE
PURCHASING AGREEMENTS FOR (1) AUTOMOTIVE PARTS AND
SUPPLIES, AND (2) MAINTENANCE, REPAIR, OPERATIONS (MRO)
SUPPLIER & SERVICES.**

Recommended Action: RECOMMENDATION

It is recommended that the City Council approve a motion to:

1. Approve findings pursuant to Stockton Municipal Code section 3.68.070 in support of an exception to the competitive bid process.

2. Approve the use of the following Cooperative Purchase agreements through Omnia Partners:

a. Contract No. R-LD-23013-01, with Advance Stores Incorporated, dba Advance Auto Parts, to provide Automotive Parts & Accessories for Light, Medium and Heavy-Duty Vehicles and Related Products & Services, for a term through October 31, 2028, and a total not-to-exceed amount of \$1,200,000.

b. Contract No. 2018.000208 with Fastenal for Maintenance, Repair and Operations (MRO) Supplies, parts, Equipment, Materials, and Related Services, specifically fasteners, for a term through June 30, 2026, and a total not to exceed amount of \$235,000.

It is also recommended that the City Manager be authorized to take necessary and appropriate actions to carry out the purpose and intent of this motion.

Department: Administrative Services

Attachments: [Attachment A - Omnia Partners Coop Agreement No. R-LD-23013-01](#)
[Attachment B - Omnia Partners Coop Agreement No. 2018.000208](#)

12.2 [24-1150](#) ADOPT A RESOLUTION SUPPORTING AND ENCOURAGING HEALTHY FOOD OPTIONS AT RETAIL CHECKOUT

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution supporting and encouraging retail establishments to provide healthy food options at one (1) store checkout aisle.

Department: City Attorney

Attachments: [Proposed Resolution - Healthy Food Options 11.6.24.docx](#)

12.3 [24-1063](#) APPROVE A MOTION ACCEPTING THE 2024 ANNUAL PROGRESS REPORT TO CONFIRM 200-YEAR URBAN LEVEL OF FLOOD PROTECTION FINDING FOR RECLAMATION DISTRICT 2042 AREA

Recommended Action: RECOMMENDATION

It is recommended that City Council:

1. Approve a motion accepting the 2024 Annual Progress Report to confirm the 200-year urban level of flood protection adequate progress finding for the Reclamation District 2042 boundary area; and
2. Authorize the City Manager or designee to take necessary and appropriate actions to carry out the purpose and the intent of this motion.

Department: Community Development

Attachments: [Attachment A - RD 2042 Map](#)
[Attachment B - SB 5 Overview](#)
[Attachment C - 200 Yr Floodplain Map](#)
[Attachment D - 2024 Annual Progress Report](#)

12.4 [24-1058](#) **APPROVE A MOTION AUTHORIZING THE ALLOCATION OF FUNDS TO THE CITY OF ESCALON FOR REPAIRS TO THE ESCALON LIBRARY**

Recommended Action: RECOMMENDATION

It is recommended that the City Council approve a motion to:

1. Authorize the City Manager or designee to execute a Cooperative Agreement with the City of Escalon ("Escalon") for repairs of the Escalon library in an amount not to exceed \$304,427.
2. Authorize the City Manager to take all necessary and appropriate actions to carry out the purpose and intent of this motion.

Department: Community Services

Attachments: [Attachment A - Escalon Library Repairs MOU](#)

12.5 [24-0842](#) **RESOLUTION AUTHORIZING THE SUMMARY VACATION OF A PORTION OF PUBLIC RIGHTS-OF-WAY AT 5150 ARCH ROAD**

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution:

- 1) Authorizing the summary vacation of a portion of the public rights-of-way at 5150 Arch Road;
- 2) Authorizing the filing of a Notice of Exemption No. 22-23 under the California Environmental Quality Act for the vacation of a portion of the public rights-of-way at 5150 Arch Road; and
- 3) Authorizing the City Manager, or designee, to take all the necessary and appropriate actions to carry out the purpose and intent of this resolution.

Department: Economic Development

Attachments: [Attachment A - Vicinity Map](#)
[Attachment B - Aerial Map](#)
[Proposed Reso - Arch Town](#)
[Exhibit 1 - Legal and Plat](#)
[Exhibit 2 - Legal and Plat](#)
[Exhibit 3 - NOE 22-23 - Arch Town](#)

12.6 [24-1061](#) **APPROVE RESOLUTION TO ESTABLISH A NEW UNCLASSIFIED/REPRESENTED CLASSIFICATION SPECIFICATION OF QUALITY ASSURANCE-QUALITY CONTROL OFFICER FOR THE STOCKTON MUNICIPAL UTILITIES DEPARTMENT AND APPROVE THE PROPOSED SALARY RANGE**

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution establishing a new unclassified/represented position of Quality Assurance-Quality Control (QA/QC) Officer for the Stockton Municipal Utilities Department (MUD) and assign the salary range.

Department: Human Resources

Attachments: [Proposed Resolution - QA-QC Officer](#)

12.7 [24-1000](#) **AUTHORIZE THE PURCHASE OF MOTOROLA RADIOS FOR NEW AND EXPANDED PROGRAMS UTILIZING THE COOPERATIVE PURCHASING AGREEMENT WITH THE HOUSTON-GALVESTON AREA COUNCIL**

Recommended Action: RECOMMENDATION

It is recommended that the City Council approve a motion to:

1. Authorize the use of the Cooperative/Piggyback Purchase Agreement with Houston-Galveston Area Council (H-GAC) and the Motorola Solutions Inc. Communications System and Services Agreement for the purchase of Motorola radios for new and expanded department program additions, estimated at \$216,918 (Attachment A) for initial purchases and an additional \$36,000 contingency for a total contract amount of \$252,918;
2. Authorize the City Manager to exercise available options to extend the term of the Agreement by written amendment, not to go beyond the term stated in the COOP fully executed amendment;
3. Approve findings pursuant to Stockton Municipal Code 3.68.070 that support and justify an exception to the competitive bidding process; and
4. Authorize the City Manager, or designee, to take necessary and appropriate actions to carry out the purpose and intent of this motion.

Department: Information Technology

Attachments: [Attachment A - Motorola and H-GAC Coop Agreement](#)

12.8 [24-1100](#) **ADOPT A RESOLUTION TO AUTHORIZE CONTRACT AMENDMENT NO. 1 WITH ROBERTSON-BRYAN, INC. FOR WASTEWATER DISCHARGE PERMIT COMPLIANCE AND PROGRAM SUPPORT SERVICES**

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution to authorize contract Amendment No. 1 in the amount of \$1,182,929 with Robertson-Bryan, Inc. of Elk Grove, California, to provide National Pollutant Discharge Elimination System (NPDES) Wastewater Discharge Permit compliance and program support services over the next two years.

It is also recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Department: Municipal Utilities

Attachments: [Proposed Resolution](#)
[Exhibit 1 - Signed Amendment](#)

12.9 [24-1121](#) **ADOPT A RESOLUTION TO FINALIZE A GRANT APPLICATION FOR THE BOATUS FOUNDATION ABANDONED AND DERELICT VESSELS PROGRAM**

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution to:

1. Authorize the City Manager to sign, apply for, and accept a BoatUS Foundation Abandoned Derelict Vessels (ADV) Program grant application up to \$1,000,000.
2. Authorize the City Manager to finalize the grant application and all information submitted for consideration and to certify that the Municipal Utilities Department has and will provide up to \$1,000,000 in non-federal cost-share funding and/or in-kind contributions specified in the grant funding plan.
3. Authorize the City Manager to certify the City has and will comply with all statutory and regulatory requirements related to any grant funds. It is further recommended that the City Manager be authorized to take all necessary and appropriate actions to carry out the purpose and intent of this resolution.

Department: Municipal Utilities

Attachments: [Proposed Resolution](#)

12.10 [24-1074](#)

APPROVE FINDINGS AND AWARD AN ENGINEERING SERVICES CONTRACT TO CAROLLO ENGINEERS, INC FOR THE DESIGN OF THE NORTHEAST RESERVOIR AND PUMP STATION PROJECT (UH24006)

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution to:

1. Approve findings pursuant to Stockton Municipal Code section 3.68.070 which support and justify an exception to the competitive bidding process.
2. Award a Professional Services Agreement in the amount of \$2,150,467 to Carollo Engineers, Inc. of Sacramento, CA, for the design of the Northeast Reservoir and Pump Station Project, UH24006 (Exhibit 1 to the Resolution).
3. Authorize the City Manager to execute the Professional Services Agreement.

It is also recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this Resolution.

Department: Municipal Utilities

Attachments: [Proposed Resolution](#)

[Exhibit 1](#)

12.11 [24-1097](#) **APPROVE MOTION TO ADOPT STANDARD AGREEMENT
AMENDMENT NO. 2 BETWEEN FLOCK GROUP INC. AND THE CITY
OF STOCKTON IN AN AMOUNT OF \$1,196,700 FOR THE ADDITION
OF FLOCK SAFETY FALCON PLATFORM**

Recommended Action: RECOMMENDATION

It is recommended that City Council approve a motion to:

1. Authorize the City Manager to approve Standard Agreement Amendment No. 2 between Flock Group Inc. (Flock) and the City of Stockton (City), increasing the Compensation subsection by a maximum not to exceed amount of \$1,196,700 for the addition of Flock Safety Falcon (Falcon) Platform and;
2. Approve findings pursuant to Stockton Municipal Code section 3.68.070 in support of an exception to the competitive bidding process; and
3. It is further recommended that the City Manager be authorized and directed to make any and all expenditures and appropriations on behalf of the City as appropriate and necessary to carry out the purpose and intent of this motion.

Department: Police

Attachments: [Attachment A - Flock Amendment 2](#)

12.12 [24-0996](#) **APPROVE MOTION TO EXECUTE A ONE-YEAR
COOPERATIVE/PIGGYBACK PURCHASE AGREEMENT WITH
POINT BLANK ENTERPRISES, INC. FOR BULLETPROOF VESTS IN
AN AMOUNT NOT TO EXCEED \$171,430**

Recommended Action: RECOMMENDATION

It is recommended that the City Council approve a motion to:

1. Authorize the City Manager to execute a one-year Cooperative/Piggyback Purchase Agreement between the City of Stockton and Point Blank Enterprises, Inc. with Local Reseller Code 3 Wear (Code 3) for body armor and ballistic resistant products not to exceed \$171,430.
2. Approve findings pursuant to Stockton Municipal Code section 3.68.070 in support of an exception to the competitive bidding process; and
3. It is further recommended that the City Manager is hereby authorized and directed to make any and all expenditures and appropriations on behalf of the City as appropriate and necessary to carry out the purpose and intent of this motion.

Department: Police

Attachments: [Attachment A - Point Blank Coop Agreement](#)
[Attachment B - Procedure 700](#)

12.13 [24-1068](#) **APPROVE MOTION TO EXECUTE A TWO-YEAR
COOPERATIVE/PIGGYBACK PURCHASE AGREEMENT, WITH
SAFE BOATS INTERNATIONAL, LLC IN AN AMOUNT NOT TO
EXCEED \$610,000**

Recommended Action: RECOMMENDATION

It is recommended that the City Council approve a motion to:

1. Authorize the City Manager to execute a two-year Cooperative/Piggyback Purchase Agreement between the City of Stockton and Safe Boats International, LLC (Safe Boats) for a police boat with accessories not to exceed \$610,000;
2. Approve findings pursuant to Stockton Municipal Code section 3.68.070 in support of an exception to the competitive bidding process; and
3. It is further recommended that the City Manager is hereby authorized and directed to make any and all expenditures and appropriations on behalf of the City as appropriate and necessary to carry out the purpose and intent of this motion.

Department: Police

Attachments: [Attachment A - Safe Boats Cooperative Agreement](#)

12.14 [24-1069](#) **APPROVE A MOTION TO ESTABLISH THE PRE-QUALIFIED DESIGN
CONSULTING FIRMS LIST FOR THE MIRACLE MILE PEDESTRIAN
SAFETY IMPROVEMENTS AND REVITALIZATION PROJECT**

Recommended Action: RECOMMENDATION

It is recommended that the City Council approve a motion to establish the Pre-Qualified Design Consulting Firms List for the Miracle Mile Pedestrian Safety Improvements and Revitalization, Project No. WT24043/PLBP-5008(203).

It is also recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this motion.

Department: Public Works

Attachments: [Attachment A - Vicinity Map](#)
[Attachment B - Pre-Qualified Consulting Firms List](#)

12.15 [24-1043](#) **APPROVE A MOTION TO AUTHORIZE COOPERATIVE
PURCHASING AGREEMENTS FOR THE PURCHASE OF SEDANS,
SUVS, AND VANS**

Recommended Action:

RECOMMENDATION

It is recommended that the City Council approve a motion to:

1. Approve findings pursuant to Stockton Municipal Code section 3.68.070 in support of an exception to the competitive bidding process.
2. Approve the use of a Leveraged Purchasing Agreement through the State of California, Department of General Services, Contract No. 1-22-23-10B-E, in the amount of \$185,075.24 from Freeway Toyota of Hanford, CA, for the purchase of seven hybrid sedans.
3. Approve the use of a Leveraged Purchasing Agreement through the State of California, Department of General Services, Contract No. 1-22-23-23B-I, in the amount of \$546,366.01 from Winner Chevrolet of Colfax, CA, for the purchase of nine SUVs.
4. Approve the use of a Leveraged Purchasing Agreement through the State of California, Department of General Services, Contract No. 1-22-23-14C, in the amount of \$102,243.44 from Folsom Lake Ford of Folsom, CA, for the purchase of two SUVs.
5. Approve the use of a Leveraged Purchasing Agreement through the State of California, Department of General Services, Contract No. 1-22-23-23B-I, in the amount of \$254,223.32 from Downtown Ford of Sacramento, CA, for the purchase of three SUVs and two vans.
6. Approve the use of a Leveraged Purchasing Agreement through the State of California, Department of General Services, Contract No. 1-22-23-23B-I, in the amount of \$104,996.39 from Watsonville Fleet Group, Watsonville, CA, for the purchase of one van.
7. Authorize the City Manager to execute five Cooperative Purchasing Agreements in the total amount of \$1,192,904.40 with Freeway Toyota, Winner Chevrolet, Folsom Lake Ford, Downtown Ford, and Watsonville Fleet Group for the purchase of seven hybrid sedans, 14 SUVs, and three vans.

It is also recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this motion.

Department: Public Works

Attachments: [Attachment A - Equipment Replacement List](#)
[Attachment B - COOP with Freeway Toyota](#)
[Attachment C - COOP with Winner Chevrolet](#)
[Attachment D - COOP with Folsom Lake Ford](#)
[Attachment E - COOP with Downtown Ford](#)
[Attachment F - COOP with Watsonville Ford](#)

12.16 [24-0918](#) **2025 CITY COUNCIL/SUCCESSOR AGENCY/STOCKTON PUBLIC
FINANCING AUTHORITY/STOCKTON PARKING AUTHORITY
MEETING CALENDAR**

Recommended Action: RECOMMENDATION

It is recommended that the City Council, Successor Agency, Stockton Public Financing Authority, and Stockton Parking Authority adopt by motion the 2025 Concurrent City Council/Successor Agency/Stockton Public Financing Authority/Stockton Parking Authority Meeting Calendar.

Department: City Manager

Attachments: [Attachment A - 2025 Draft Meeting & Closed Days Calendar](#)

12.17 [24-1083](#) **MOTION TO APPROVE FINDINGS AND ENTER INTO A
COOPERATIVE PURCHASING AGREEMENT FOR FUEL DELIVERY
SERVICES**

Recommended Action: RECOMMENDATION

It is recommended that the City Council, by motion:

1. Approve findings pursuant to Stockton Municipal Code Section 3.68.070 to justify and support an exception to the competitive bidding process.
2. Approve the use of a Cooperative Purchase Agreement through the Sacramento Area Council of Governments (Contract # CT250004) and Hunt & Sons, LLC (Attachment A) for fuel delivery services for the term beginning January 1, 2025, through August 31, 2027, and a total not-to-exceed amount of \$8,400,000.

It is also recommended that the City Manager be authorized to take any appropriate and necessary actions to carry out the purpose and intent of this motion.

Department: Administrative Services

Attachments: [Attachment A - COS Cooperative Agreement Hunt & Sons, LLC](#)

12.18 [24-1173](#) **ADOPTION OF PROPOSED REDLINE CHANGES TO CHAPTER 4.08
OF THE COUNCIL POLICY MANUAL**

Recommended Action: RECOMMENDATION

Staff recommends that the City Council adopt by resolution the proposed redline changes to Chapter 4.08 of the Council Policy Manual.

Department: City Attorney

Attachments: [Attachment A - Council Censure 4.08 \(Redline 11_19_24\)](#)

[Proposed Resolution - \(Censure 11.19.24\).docx](#)

[Exhibit 1 - Council Censure 4.08 \(Clean Version 11.19.24\).docx](#)

13. ADMINISTRATIVE MATTERS

14. UNFINISHED BUSINESS

15. NEW BUSINESS

**15.1 [24-1110](#) FOLLOW UP ON CAMPING REVISITED WORKSHOP: CRITICAL
INFRASTRUCTURE ORDINANCE UPDATE AND PROCLAMATION
OF LOCAL EMERGENCY ON HOMELESSNESS**

Recommended Action: RECOMMENDATION

It is recommended that the City Council:

1. Review proposed changes to Chapter 8.100 of the Stockton Municipal Code relating to camping and the protection of critical infrastructure and consider the adoption of an ordinance reflecting desired revisions; and
2. Adopt a Resolution Proclaiming a Local Emergency on Homelessness.

It is also recommended that the City Council authorize the City Manager, or designee, to take necessary and appropriate actions to carry out the purpose and intent of this item.

Department: City Attorney

Attachments: [Attachment A - August 2024 Presentation Materials](#)
[Attachment B - Grants Pass Comparison Chart.pdf](#)
[Attachment C - SMC 8.100 Potential Revisions \(redline\).pdf](#)
[Attachment C1 - Critical Infrastructure List Redlines.pdf](#)
[Attachment D - Approved Resolution 2018-08-21-1402-02](#)
[Attachment E - Approved Resolution 2023-08-03-0401](#)
[Attachment F - State Order N-1-24](#)
[Attachment G - 2024 Regional Homeless Action Plan](#)
[DRAFT - Emergency Proc on HomelessnessNov 2024](#)

15.2 [24-1164](#) POLICE DEPARTMENT UPDATE

Recommended Action: RECOMMENDATION

Information only; no action to be taken.

Department: Police

Attachments: [15.2 - SPD Update PPT](#)

**15.3 [24-1109](#) AUTHORIZE BUDGET AMENDMENT TO ADDRESS THE IMPACT OF
HEALTH CARE PREMIUM INCREASES**

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a Resolution to:

1. Authorize a transfer of \$2,000,000 from the General Fund Reserve balance to the Health ISF Fund to address the impact of health care premium increases of the City's employees.
2. Authorize the City Manager to take appropriate and necessary actions to carry out the purpose and intent of this Resolution.

Department: Administrative Services

Attachments: [Proposed Resolution - Address Health Benefit Premiums Impact .docx](#)
[PPT 15.3 - Impact on Health Care Benefits](#)

15.4 [24-0574](#) **ADOPT A RESOLUTION RESCINDING THE 1999 GLEASON PARK NEIGHBORHOOD PLAN AND APPROVE THE HOUSING ACTION PLAN WITH THREE ASSOCIATED NEIGHBORHOOD ACTION PLANS**

Recommended Action: RECOMMENDATION

Staff recommends that the City Council:

1. Find no further environmental review is required under the California Environmental Quality Act (CEQA) Section 15183 (Consistency with General Plan and Community Plan); and
2. Rescind the 1999 Gleason Park Neighborhood Park Plan and approve the Housing Action Plan, including three associated Neighborhood Action Plans for the Cabral/East Cabral, Little Manila/Gleason Park, and South Airport Way areas.

It is also recommended that City Council authorize the City Manager to take necessary and appropriate actions to carry out the purpose and intent of this resolution.

Department: Community Development

Attachments: [Attachment A - ShapeStockton Feedback Summary](#)
[Attachment B - Responses to Shape Stockton Feedback](#)
[Attachment C - Action Tables](#)
[Attachment D - 1999 - Gleason Park Neighborhood Master Plan](#)
[Attachment E - Approved Planning Commission Resolution.pdf](#)
[Resolution - Action Plan Acceptance](#)
[Exhibit 1 - Housing and Neighborhood Action Plans](#)
[PPT 15.4 - Gleason Park & Neighborhood Action Plans](#)

15.5 [24-0660](#) **ADOPT A RESOLUTION APPROVING AFFORDABLE HOUSING**

**LOAN AWARDS TO ELIGIBLE RESPONDENTS TO THE 2024
AFFORDABLE HOUSING NOTICE OF FUNDING AVAILABILITY**

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution to:

1. Approve the following loans to three (3) affordable housing developments, provided that, as a condition of funding, the borrower demonstrates to the City Manager's or designee's satisfaction that each project meets the underwriting and general requirements of the 2024 Affordable Housing Notice of Funding Availability (NOFA) guidelines:
 - a. \$6,194,432.25 of HOME Investment Partnership Program (HOME) and \$843,432.75 of round 3 of Permanent Local Housing Allocation Program (PLHA) Loan to Mutual Housing California for the development of the Fairview Terrace Apartments, a 76-housing unit project;
 - b. \$574,975.25 of round 3 PLHA and \$551,918.00 of Low and Moderate Income Housing Fund (LMIHF) Loan to Bridge Housing Corporation for the rehabilitation of the Kentfield Apartments, a 90-housing unit project; and
 - c. \$747,055.12 of HOME Community Housing Development Organization (CHDO) Loan to Visionary Home Builders of California Inc for the development of the Casa de Mariposa Apartments, a 72-housing unit project.
2. Authorize the City Manager, or designee, to defund and reallocate awarded funding if any project is unable to meet the underwriting and general requirements of the NOFA including but not limited to deadlines related to securing of all other funding sources required for project construction and construction start deadlines. Funding to be reallocated to eligible projects that can meet the funding source agency timeliness and general requirements.
3. Authorize the City Manager, or designee, to take actions that are necessary and appropriate to carry out the purpose and intent of this resolution, including the execution of loan documents and the reallocation of funding sources.

Department: Economic Development

Attachments: [Proposed Resolution](#)
[PPT 15.5 - 2024 Affordable Housing NOFA Loan](#)

15.6 [24-1079](#) **AUTHORIZE THE ACQUISITION OF REAL PROPERTY LOCATED AT
260 WEST FREMONT STREET**

Recommended Action:

RECOMMENDATION

It is recommended that the City Council adopt a resolution:

1. Authorizing the acquisition of real property located at 260 West Fremont Street, Stockton California, APN 137-410-15 (Property) from Marina Towers LLC, a California limited liability company (Seller) in the amount up to \$1,700,000;
2. Authorizing the filing of a Notice of Exemption under Section 15061(B) (3) under the California Environmental Quality Act (CEQA) for the acquisition of real property located at 260 West Fremont Street, Stockton California, APN 137-410-15;
3. Authorizing a budget amendment to appropriate additional funds from the Redevelopment fund balance to support acquisition transactions;
4. Authorizing the City Manager to execute a purchase and sale agreement substantially similar in form to Exhibit 1 of the attached, as well as any due diligence costs associated with the purchase of the Property, and to take actions necessary and appropriate to carry out the purpose and intent of this resolution.

Department: Economic Development

Attachments: [Attachment A - Aerial Map](#)
[Attachment B - Vicinity Map](#)
[Proposed Resolution for 260 W Fremont St](#)
[Exhibit 1 - 260 W Fremont PSA](#)
[PPT - 15.6 Acquisition of Real Property](#)

16. HEARINGS**

**16.1 [24-1070](#) PUBLIC MEETING: STOCKTON TOURISM BUSINESS
IMPROVEMENT DISTRICT RENEWAL**

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt two Resolutions:

1. Modifying the Management District Plan of the Stockton Tourism Improvement District to end early on December 31, 2024; and
2. Renewing the Stockton Tourism Business Improvement District for a ten-year period effective January 1, 2025, declaring the results of the protest proceedings, levying an assessment on lodging businesses within the district, approving the Management District Plan and designating the Stockton Convention and Visitors Bureau, Inc. as managing entity, approving an amendment to agreement 2014-11-04-1601-01 NP with the Stockton Convention and Visitors Bureau, Inc., to manage the district funds, (Attachment A); and
3. Authorizing the City Manager to take all necessary and appropriate actions to execute the agreement and carry out the purpose of these resolutions.

Department: Economic Development

Attachments: [Attachment A - Contract 2014-11-04-1601-01 NP](#)
[Attachment B - Reso. 10-0406](#)
[Attachment C - Resolution 2014-11-04-1601-01](#)
[Attachment D - Resolution 10-0407](#)
[Attachment E - Resolution 2014-11-04-1601-02](#)
[Attachment F - STBID Management Dist Plan 24-35](#)
[Attachment G - Resolution 2024-10-01-1208-01](#)
[Attachment H - Modification Request Letter 8-15-24](#)
[Proposed Resolution STBID Modification](#)
[Proposed Resolution - STBID Renewal](#)
[Exhibit 1 - STBID Boundary Map.pdf](#)
[Exhibit 2 - Visit TBID Mgmt Agreement Amendment 2024](#)
[PPT - 16.1 STBID Renewal.pdf](#)

16.2 [24-1013](#)

TEFRA PUBLIC HEARING FOR THE LA PASSEGGIATA
APARTMENTS AFFORDABLE HOUSING PROJECT LOCATED AT
622 EAST LINDSAY STREET, STOCKTON, CA

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution to:

1. Approve the issuance of multifamily housing revenue bonds by the California Municipal Finance Authority for the benefit of La Passeggiata LLC, a California limited liability company (the "General Partner"), an affiliate of Visionary Home Builders of California Inc., a California nonprofit public benefit corporation (the "Sponsor"), on behalf of La Passeggiata LP, a California limited partnership, or another ownership entity created by the General Partner or by another affiliate of the Sponsor (such limited partnership or other ownership entity, the "Borrower") to provide for the financing of the La Passeggiata Apartments project in an amount not to exceed \$50,000,000, for the acquisition, construction, improvement and equipping of 94-unit rental housing facility for low-income households, to be located in Stockton at 622 East Lindsay Street.

Note: The bonds will not be a debt of the City, nor will they obligate the City in any way. The adoption is solely for the purposes of satisfying the requirements of the Tax and Equity Fiscal Responsibility Act (TEFRA).

2. Authorize the City Manager, or designee, to take actions that are necessary and appropriate to carry out the purpose and intent of the resolution.

Department: Economic Development

Attachments: [Attachment A - Vicinity Map](#)

[Proposed Resolution](#)

[PPT 16.2 - TEFRA Hearing La Passeggiata Apt](#)

17. CITY MANAGER'S UPDATE

18. COUNCIL COMMENTS

19. ADJOURNMENT

INFORMATIONAL ITEMS

1. [24-1143](#) COUNCIL COMMITTEE/BOARD AND COMMISSION MINUTES

Recommended Action: RECOMMENDATION

Information item only. No action required.

Department: City Clerk

- Attachments:** [Audit 2024-03-18](#)
[Audit 2024-09-09](#)
[CSC 2024-09-19](#)
[LegEnv 2024-06-12](#)
[LegEnv 2024-08-28](#)
[LegEnv 2024-09-18](#)

CERTIFICATE OF POSTING

I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on November 14, 2024, in compliance with the Brown Act.

**Katherine Roland, CMC, CPMC
City Clerk**

By: _____

Deputy

PUBLIC COMMENTS

**Citizens may comment on any subject within the jurisdiction of the City Council/Successor Agency to the Redevelopment Agency/Public Finance Authority/Parking Authority, including items on the Agenda. Each speaker is limited to two minutes. Speakers must submit "Request to Speak" cards to the City Clerk, and be prepared to speak when called. No speaker cards will be received after the close of the Citizen's Comments portion of the meeting.*

***Speakers should hold comments on items listed as a Hearing until the Hearing is opened.*

The City of Stockton invites public comments in multiple forms. You provide your comments by using one of these methods:

- 1. Email - you may email your comments to city.clerk@stocktonca.gov*
- 2. Voicemail - you can leave a voice message by dialing (209) 937-8459.*
- 3. In-Person Comments - a) Speakers must submit "request to speak cards" to the Clerk prior to the Public Comment portion of the agenda. No speaker cards will be accepted after the close of Public Comment. Please redirect any inquiries to City.Clerk@stocktonca.gov. b) Address only issues over which the meeting body has jurisdiction. c) Each speaker will be limited to one 2-minute comment opportunity. Donating time is not authorized. d) Your time will be displayed on the speaker podium for convenience.*

**All written and voicemail public comments received by the Clerk's Office 90 minutes prior to the meeting start time will be forwarded to the meeting body members as correspondence and attached the minutes. All comments received after that time will be forwarded as correspondence the following business day. Written and voicemail comments will not be read into the record.*

****Additions to the Agenda - Government Code Section 54954.2(b)(2), allows members of the City Council present at the meeting to take immediate action, with either a two-thirds or unanimous vote, to place an item on the agenda that action must be taken and that the item came to the attention of the City subsequent to the agenda being posted.*

All proceedings before this meeting body are conducted in English. Requests for real-time translation by WordlyAI must be received by the Clerk's Office at least 30 minutes prior to the start of the meeting. Contact the City Clerk's Office at (209) 937-8458 or City.Clerk@stocktonca.gov

Todos los procedimientos ante este órgano de reunión se llevan a cabo en inglés. Las solicitudes de traducción en tiempo real por parte de WordlyAI deben recibirse en la Oficina del Secretario al menos 30 minutos antes del inicio de la reunión. Comuníquese con la Oficina del Secretario Municipal al (209) 937-8458 o City.Clerk@stocktonca.gov

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Stockton to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are a person with a disability and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the Office of the City Clerk located at 425 North El Dorado Street, Stockton, California 95202 during normal business hours or by calling (209) 937-8458, at least 5 days in advance of the hearing/meeting. Advance notification within this guideline will enable the City/Agency to make reasonable arrangements to ensure accessibility.

Materials related to an item on this agenda submitted to City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 425 North El Dorado Street, Stockton, California 95202, during normal business hours. Such documents are also available on the City's website at www.stocktongov.com subject to staff's ability to post the documents before the meeting.

CHALLENGING CITY DECISIONS: The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Stockton, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.