

In-person participation by the public will be permitted. In addition, remote public participation is available in the following way:

Submit a written public comment prior to the meeting: Public comments submitted to cityclerk@atwater.org by 1:00 p.m. on the day of the meeting will be distributed to the City Council and made part of the official minutes but will not be read out loud during the meeting.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons requesting accommodation should contact the City in advance of the meeting, and as soon as possible, at (209) 357-6241.

**NOTICE OF JOINT SPECIAL MEETING
CITY COUNCIL AND PLANNING COMMISSION, SUCCESSOR AGENCY
TO THE ATWATER REDEVELOPMENT AGENCY, AND ATWATER FIRE
PROTECTION DISTRICT OF THE CITY OF ATWATER**

NOTICE IS HEREBY GIVEN that a joint special meeting of the City Council and Planning Commission of the City of Atwater will be held on Wednesday, **January 28, 2026, at 6:00 PM**, or as soon thereafter as may be held. This meeting will be held in the Evelyn Chambers Room located at the Atwater Community Center, 760 E. Bellevue Road, Atwater, California.

AGENDA

CALL TO ORDER: (Closed Session) 5:15 PM

ROLL CALL: (City Council)

Ambriz ____, **Cale** ____, **Raymond** ____, **Rochester** ____, **Nelson** ____

CLOSED SESSION:

- **Conference with Legal Counsel - Anticipated Litigation - Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): Number of cases (1)**

CALL TO ORDER: (Special Session) 6:00 PM

INVOCATION:

PLEDGE ALLEGIANCE TO THE FLAG:

ROLL CALL: (Special Session)

Ambriz ____, Cale ____, Raymond ____, Rochester ____, Nelson ____,

Conour ____, Gomez ____, Mokha ____, Sanchez-Garcia ____, Borgwardt ____,

MAYOR OR CITY ATTORNEY REPORT OUT FROM CLOSED SESSION:

COMMENTS FROM THE PUBLIC:

NOTICE TO THE PUBLIC

At this time any person may comment on any item which is not on the agenda. You may state your name and address for the record; however, it is not required. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. Please limit comments to a maximum of three (3) minutes.

CONSENT CALENDAR:

NOTICE TO THE PUBLIC

Background information has been provided on all matters listed under the Consent Calendar, and these items are considered to be routine. All items under the Consent Calendar are normally approved by one motion. If a Councilmember requests separate discussion on any item, that item will be removed from the Consent Calendar for separate action.

WARRANTS:

1. January 15, 2026

Staff's Recommendation: Receive and file the reports as listed.

RESOLUTIONS:

2. Authorizing Regional Surface Transportation Program (RSTP) Exchange Funds Claim for Fiscal Year 2024/25 and Approving Budget Amendment Amending Fiscal Year 2025/2026 Budget to establish revenue and expenditure budget in the RSTP fund (City Manager Hoem)

Staff's Recommendation: Adoption of Resolution No. 3586-26, authorizing and directing the City Manager to execute and file the Regional Surface Transportation Program (RSTP) Exchange Funds Claim for Fiscal Year 2024/2025 and adoption of Resolution No. 3587-26, approving Budget Amendment No. 1 amending Fiscal Year 25-26 to establish a budget in the Regional Surface Transportation Program (RSTP) Fund, for the RSTP Exchange Funds Claim.

- 3. Approving Budget Amendment to Establish Revenue for a Rehabilitation Loan Repayment funded by the former Atwater Redevelopment Agency Low-and Moderate-Income Housing Fund, and authorizing the City Manager to execute the Assignment and Assumption Agreement (City Manager Hoem)**

Staff's Recommendation: Adoption of Resolution No. SA 2026-2 approving Budget Amendment No. 4 amending Fiscal Year 2025-26 Budget to establish revenue budget for a rehabilitation loan repayment funded by the former Atwater Redevelopment Agency Low-and Moderate Income Housing Fund \$61,500 and Cost Recovery for RSG Inc., Consulting services in the amount of \$4,500.00; and

Adoption of Resolution No. SA 2026-1 authorizing and directing the City Manager to execute the Assignment and Assumption Agreement and any other agreements or documents required for the transfer of certain real property on behalf of the Successor Agency.

*****END OF CONSENT CALENDAR*****

GENERAL PLAN UPDATE:

- 4. Review and discuss the Draft General Plan Land Use map, and City Council to provide direction to proceed with finalization of the General Plan and EIR (Ben Ritchie, DeNovo Planning Group)**

CITY COUNCIL AND PLANNING COMMISSION REPORTS/UPDATES:

- **Planning Commissioner Conour**
- **Planning Commissioner Gomez**
- **Planning Commissioner Mokha**
- **Planning Commissioner Sanchez - Garcia**
- **Planning Commissioner Borgwardt**
- **City Council Member Cale, District 1**
- **City Council Member Rochester, District 2**
- **City Council Member Ambriz, District 3**
- **City Council Member Raymond, District 4**
- **Mayor Nelson**

CITY MANAGER REPORTS/UPDATES:

- 5. City Manager Hoem**

ADJOURNMENT:

Dated this 22nd day of January 2026.



Mike Nelson, Mayor

pc: Mayor and City Council Members
Planning Commissioners
Merced Sun Star
Atwater Winton Times
City of Atwater Website