



CITY OF ATWATER

JOINT SPECIAL MEETING CITY COUNCIL AND PLANNING COMMISSION

ACTION MINUTES

January 28, 2026

**Evelyn Chambers Room, Atwater Community Center, 760 E. Bellevue Road,
Atwater, California**

CALL TO ORDER

The Closed Session was called to order at 5:15 PM.

ROLL CALL

Present: Mayor Nelson, Mayor Pro Tem Cale, Council Members Ambriz, Raymond, Rochester

Absent: Raymond

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)

There was no Public Comment.

CALL TO ORDER

The Special City Council meeting was called to order at 6:00 PM.

INVOCATION:

Provided by Chaplain McClellan

PLEDGE OF ALLEGIANCE:

Led by Mayor Nelson

ROLL CALL

Present: Mayor Nelson, Mayor Pro Tem Cale, Council Members Ambriz, Rochester, Planning Commissioners Conour, Gomez, Mokha, Sanchez-Garcia and Borgwardt

Absent: Raymond

COMMENTS FROM THE PUBLIC

Public comments were received regarding Striping on the streets, community members, various ordinances, developments projects, unity amongst departments, the unhoused community , various parks in the community and permit requirements.

CONSENT CALENDAR:

Items Removed for Separate Consideration and Discussion: Item 2

Motion to approve Consent Calendar as amended.

MOTION: Cale

SECOND: Rochester

ABSENT: Raymond

VOTE: Motion passed.

Approved Items:

- **Item 1:** Warrants – January 15, 2026
- **Item 3:** 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.

Motion to approve Item 2.

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.

MOTION: Cale

SECOND: Ambriz

ABSENT: Raymond

VOTE: Motion passed

GENERAL PLAN UPDATE:

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

City Manager Hoem provided background information on this item and introduced Ben Ritchie, Principal of DeNovo Planning Group.

Ben Ritchie gave a PowerPoint presentation regarding the City of Atwater General Plan Status Update.

Mayor Nelson opened public comments regarding this item.

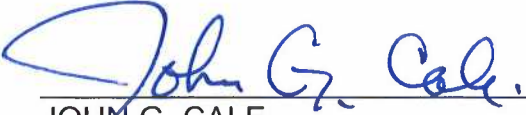
Public comments were received.

City Council Members and Planning Commissioners provided their comments regarding the General Plan.

ADJOURNMENT:

Mayor Nelson adjourned the Special Meeting at 7:48 PM.

APPROVED:



JOHN G. CALE
MAYOR PRO TEM

ATTEST:



JANELL MARTIN
ASSISTANT CITY CLERK