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12/19/25

04:59 PM

A2505002

ATTACHMENT 2



AGENDA

Wednesday, November 12, 2025
Regular City Council Meeting 7:00 p.m.
Mountain House Town Hall
251 East Main Street, Mountain House, CA 95391

CITY COUNCIL		
ANDY SU Mayor	BERNICE KING TINGLE Vice Mayor	
Council Members		
MATT DISKO	RONNA GREEN	DANIEL HARRISON

ADMINISTRATION		
STEVEN J. PINKERTON City Manager	JOHN BAKKER City Attorney	MARGARET WIMBERLY City Clerk

1. **MOMENT OF SILENCE**
2. **CALL TO ORDER AND ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **PUBLIC COMMENTS**

Public comments are limited to three minutes per person, the public is invited to make comments on items of public interest that are within the City Council's subject matter jurisdiction and that are not listed on the current agenda.

Under the Brown Act, Items brought up during public comment that are not on the agenda cannot be discussed or acted upon by the Council, however, items necessitating a response will be included in the next City Manager update and posted on the [City's website](#).

6. **RECOGNITION, ANNOUNCEMENTS, OR PRESENTATIONS**
 - 6.1 **Presentation from the Board of Supervisors for the County's 175th Anniversary Celebration**
 - 6.2 **A Proclamation proclaiming November 2025 as Sikh Awareness and Appreciation Month**

- 6.3 Youth Action Committee Update**
- 6.4 Lammersville Unified School District Update**
- 6.5 Presentation on the Public Safety, and Monthly Report from Rank Security and Mountain House Police Services provided by San Joaquin County Sheriff's Office, and Mountain House Fire Department and Emergency Medical Services (EMS) presented by French Camp Fire Department**
 - 6.5.1 Public Safety Report from Rank Security
 - 6.5.2 Police Services Public Safety Report
 - 6.5.3 Mountain House Fire Department

7. CITY COUNCIL CONSENT ITEMS

Consent agenda items (which may include Ordinances, Resolutions, Informational Reports, Approval Actions and Motions) will be acted upon by the City Council at one time without discussion.

- 7.1 Approval of the Minutes of October 22, 2025**
- 7.2 Monthly financial statements for June – September 2025**
- 7.3 List of Recent Contracts under the City Manager**

8. CITY COUNCIL POLICY AND ACTION ITEMS

8.1 Public Hearing for Red-Light Camera Enforcement Program

Recommendation:

Staff recommends that the City Council adopt a resolution to:

1. Make the requisite finding pursuant to California Vehicle Code Section 21455.6(a), consistent with Senate Bill (SB) 720, that an automated red-light photo enforcement system is recommended to enhance traffic safety within the City of Mountain House.
2. Approve initiation of a Red-Light Camera Enforcement Program, identifying potential camera locations.
3. Approve filing of Notice of Exemption No. NOE-PW 04-25 under the California Environmental Quality Act (CEQA) for the Red-Light Camera Enforcement Program.
4. Authorize the City Manager, or designee, to take all appropriate and necessary actions to carry out the purpose and intent of this resolution.

8.2 Public Hearing to Affirm the Intent to Close Three Existing At-Grade Rail Crossings and Construct Two New At-Grade Crossings Consistent with California Public

Utilities Commission Applications A.25-05-002 and A.25-05-003**Recommendation:**

Staff recommends that the City Council conduct a public hearing to receive public comment and adopt a resolution to affirm the City's intent to:

1. Close the existing at-grade rail crossings at Kelso Road, Henderson Road, and Wicklund Road.
2. Construct new at-grade rail crossings at Great Valley Parkway and Mountain House Parkway.
3. Reaffirm the City of Mountain House's direction to seek approval from the California Public Utilities Commission (CPUC) consistent with Applications A.25-05-002 and A.25-05-003.
4. Authorize the City Manager, or designee, to take all actions necessary to implement the intent of this resolution.

8.3 Appointment to the San Joaquin County Mosquito and Vector Control District Board of Trustees**Recommendation:**

Appoint Linda Selvidge to the San Joaquin County Mosquito and Vector Control District Board of Trustees for a four-year term ending December 31, 2029.

8.4 Strategic Plan Update – Fiscal Years 2025/2026 through 2026/2027**Recommendation:**

Receive and file the Strategic Plan progress update for fiscal years 2025/2026 through 2026/2027.

8.5 Amendment to City Council Policies & Procedures Regarding Vice Mayor Appointment**Recommendation:**

That the City Council discuss the recommendation from Mayor Su and consider adopting a Resolution amending Section 2.6 of the City Council Policies & Procedures to establish a structured rotation system for the Vice Mayor position.

9. CITY COUNCIL DISCUSSION ITEMS**9.1 Traffic and Transportation Project Update****9.2 City Manager's Update****10. FUTURE AGENDA ITEMS****10.1 Report of Future Agenda Items and Long-Range Calendar****11. COUNCIL COMMENTS**

12. CITY ATTORNEY COMMENTS**13. CITY MANAGER COMMENTS****14. ADJOURNMENT**

If you need disability-related modification or accommodation in order to participate in this meeting, please contact the City Clerk at (209) 831-5039 or at mwimberly@sjgov.org at least 48 hours prior to the start of the meeting.

Government Code Section §54954.2 (a). Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in Town Hall located at 251 East Main Street during normal business hours.

POSTING STATEMENT: On November 7, 2025, a true and correct copy of this agenda was posted on the City Hall Bulletin Board, outside Mountain House Town Hall, 251 East Main Street, Mountain House, CA 95391 and at our website www.mountainhouseca.gov.

TITLE: Public Hearing to Affirm the Intent to Close Three Existing At-Grade Rail Crossings and Construct Two New At-Grade Crossings Consistent with California Public Utilities Commission Applications A.25-05-002 and A.25-05-003

MEETING DATE: November 12, 2025

PREPARED BY: Koosun Kim, PE, Public Works Director

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing to receive public comment and adopt a resolution to affirm the City's intent to:

1. Close the existing at-grade rail crossings at Kelso Road, Henderson Road, and Wicklund Road.
2. Construct new at-grade rail crossings at Great Valley Parkway and Mountain House Parkway.
3. Reaffirm the City of Mountain House's direction to seek approval from the California Public Utilities Commission (CPUC) consistent with Applications A.25-05-002 and A.25-05-003.
4. Authorize the City Manager, or designee, to take all actions necessary to implement the intent of this resolution.

BACKGROUND

On May 8, 2025, the City filed two formal applications with the California Public Utilities Commission (CPUC) requesting authorization to modify public highway-rail at-grade crossings along the Union Pacific Railroad (UPRR). The filings propose the closure of three existing crossings at Kelso Road, Henderson Road, and Wicklund Road; and the construction of two new crossings at Great Valley Parkway and Mountain House Parkway (Attachment A).

The proposed rail crossing projects are a critical component of the City's circulation and safety framework, providing improved roadway connectivity across the UPRR corridor and aligning with the City's adopted Master Plan build-out.

Key project elements include:

- Closure of three existing at-grade crossings that present geometric, sight-distance, and safety limitations.

- Construction of two modern crossings designed to meet CPUC standards for active warning devices, signage, and rail protection measures.
- Coordination with UPRR to remove redundant crossings and minimize rail-roadway conflict points.
- Enhanced emergency access and circulation for public safety vehicles and future development areas east and west of the railroad.
- Consistency with the City's Transportation Master Plan and regional mobility objectives.

Mountain House Developers, LLC is officially recognized by the CPUC as a stakeholder in the applications and is responsible for constructing the roadway and rail improvements associated with its projects. While the City is serving as the lead applicant before the CPUC, the developer's upcoming phases of development north of Byron Road are driving the need to advance these crossing improvements to maintain circulation continuity, mobility, and safety across the community.

CPUC Proceedings

The CPUC has regulatory jurisdiction over the construction, modification, and closure of public highway-rail crossings under Public Utilities Code Sections 1201–1205. Administrative Law Judge (ALJ) Leah Goldberg was assigned to oversee the City's two applications for A.25-05-002 at Great Valley Parkway and A.25-05-003 at Mountain House Parkway, each of which includes authorization for a new at-grade crossing, and the permanent closure of existing crossings (Kelso Road for A.25-05-002, and Henderson and Wicklund Roads for A.25-05-003). Key actions to-date include:

- **Pre-Hearing Conference on August 7, 2025** – The ALJ convened a Pre-Hearing Conference to establish the review process and schedule. The CPUC's Rail Safety Division confirmed that no protests were filed, no factual or legal disputes existed, and that the City's applications met CPUC Rule 3.7 and General Orders 26-D, 72-B, and 75-D.
- **Site Visit on September 15, 2025** – The ALJ and Assistant Chief ALJ conducted an on-site review of all five crossing locations to evaluate existing conditions and proposed improvements. CPUC staff requested additional documentation of public notice and the design of physical barriers for the planned closures, prompting the City to schedule a local public hearing.
- **Status Conferences on November 10, 2025** – The CPUC issued formal Notices of Status Conference for both applications (Attachments B and C) to address follow-up items from the site visit. During these sessions, the CPUC confirmed the City's ongoing coordination with UPRR, affirmed compliance with safety and environmental requirements, and identified no need for further evidentiary hearings.

DISCUSSION

This public hearing fulfills the CPUC's recommendation for local public notice and documentation of community input regarding the proposed rail crossing closures and new at-grade construction projects.

The City, in coordination with Mountain House Developers, LLC, implemented a focused outreach effort to ensure that adjacent property owners were well-informed and had an opportunity to participate. Notices were provided to six neighboring properties located at:

1. 17571 W. Bethany Road
2. 19690 Henderson Road
3. 20199 Wicklund Road
4. 17700 W. Byron Road
5. 19601 Henderson Road
6. 17400 W. Bethany Road

Outreach activities included:

- Publication of public hearing notices in the local newspaper and on the City's website.
- Direct mail letters and doorhanger notices delivered to property owners adjacent to the affected crossings (Attachment D).

These outreach efforts were designed to provide transparency and clarity regarding the planned roadway closures, construction timelines, and long-term safety improvements being coordinated jointly with the CPUC and UPRR.

Staff recommends that the City Council adopt a resolution (Attachment E) affirming the City's intent to close the existing at-grade rail crossings at Kelso Road, Henderson Road, and Wicklund Road; construct new at-grade rail crossings at Great Valley Parkway and Mountain House Parkway; and reaffirm the City's direction to seek approval from the California Public Utilities Commission (CPUC) consistent with Applications A.25-05-002 and A.25-05-003.

FISCAL IMPACT

Preparation, application, and coordination costs are funded through a Developer Reimbursement Agreement with the City. Construction of the crossings and closures will be financed by developer contributions, with no impact to the City's General Fund.

STRATEGIC PLAN

This action supports City Strategic Plan goals related to:

- Public safety and mobility
- Transportation infrastructure and regional coordination
- Long-term planning and community connectivity

CEQA

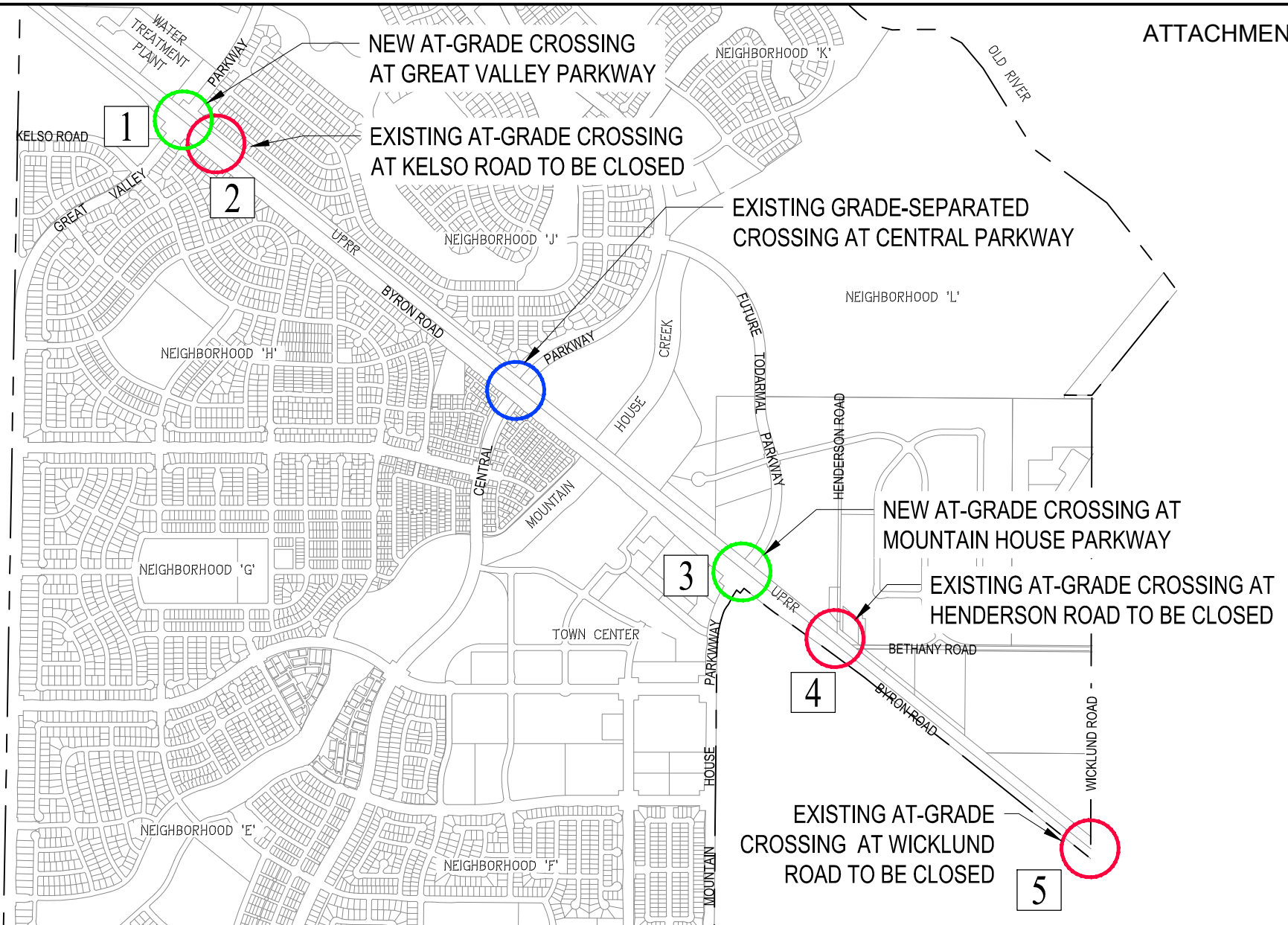
The proposed projects are consistent with the City's certified Environmental Impact Report (EIR) for the Mountain House Master Plan. No additional CEQA action by the City is required at this stage.

ACTION FOLLOWING CITY COUNCIL APPROVAL

Following Council action, staff will transmit the adopted resolution, notice affidavits, and hearing summary to the CPUC for inclusion in the administrative record for Applications A.25-05-002 and A.25-05-003.

ATTACHMENTS

- A. Map Showing Existing and Proposed At-Grade Crossing Improvements
- B. CPUC Notices of Status Conference – Application A.25-05-002
- C. CPUC Notices of Status Conference – Application A.25-05-003
- D. Examples of Public Outreach Materials
- E. Proposed Resolution



RAILROAD CROSSINGS

UNION PACIFIC RAILROAD

CITY OF MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1"=1500' DATE: SEPTEMBER 8, 2025



CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS

SAN RAMON (925) 866-0322

ROSEVILLE (916) 788-4456

WWW.CBANDG.COM

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ALJ/LGG/cg7 09/23/2025

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

Application of the City of Mountain House for an Order Authorizing a Public Railroad Crossing of the Union Pacific Railroad Tracy Subdivision Track with Great Valley Parkway (milepost 74.10) within the City of Mountain House, County of San Joaquin, State of California.

Applications 25-05-002

NOTICE SETTING A STATUS CONFERENCE

NOTICE IS HEREBY GIVEN that the Public Utilities Commission has set a virtual status conference for Application 25-05-002, on Monday, November 10, 2025, commencing at 10:00 a.m.

1. Background

On May 8, 2025, Applicant City of Mountain House (Applicant or Mountain House) filed an application (Application) to construct a new at-grade crossing, the extension of Great Valley Parkway, across and over the Union Pacific Railroad Tracy Subdivision, at milepost (MP) 74.10 (DOT # 971 764 X) in the City of Mountain House, County of San Joaquin, State of California, and to remove the existing at-grade rail crossing at milepost 74.20 at Kelso Road (CPUC 001B-74.20, DOT #751855W).

The Commission's Rail Safety Division (RSD) filed a response on July 7, 2025. There were no protests to the Application.

A.25-05-002 ALJ/LGG/cg7

A prehearing conference was held before Administrative Law Judge (ALJ) Leah Goldberg on August 7, 2025, to address issues of law and fact, determine the need for hearing, set the schedule for resolving the matter, and address other matters as necessary.

On August 22, 2025, Mountain House Developers, LLC filed a motion for party status under Section 1.4 of the Commission's Rules of Practice and Procedure, which was granted on August 29, 2025.

On September 15, 2025, the assigned ALJ and the assigned Assistant Chief Administrative Law Judge conducted a site visit to see the locations of the proposed rail crossing at Great Valley Parkway and the proposed rail crossing removal at Kelso Road. During the site visit, questions arose regarding the rail crossing removal, including without limitation, public notice and the design of the physical barriers blocking access to the existing rail crossing following its closure.

2. Virtual Status Conference

A virtual status conference will be held on November 10, 2025, at 10:00 a.m. The purpose of the status conference is to address issues that were raised at the site visit. A court reporter will transcribe the status conference.

To participate in the status conference, the parties, their attorneys and other participants must log in using the Webex link below.

A.25-05-002 Application of the City of Mountain House for an At-grade Rail Crossing

- **Join from the meeting link**
<https://cpuc.webex.com/cpuc/j.php?MTID=m37bc5611bba1f203a6fe9a180d167c1f>

A.25-05-002 ALJ/LGG/cg7

- **Join by meeting number**

Meeting number (access code): 2498 876 4513

Meeting password: QXhsTqMa834

- **Join by phone**

1-855-282-6330 United States Toll Free

+1-415-655-0002 United States Toll

To ensure that the status conference begins promptly, it is advised that parties and their attorneys log into the Webex virtual room at least 10 minutes prior to the 10:00 a.m. start time.

IT IS RULED that:

1. A virtual status conference will be held on Monday, November 10, 2025, at 10:00 a.m., as set forth above.

Dated September 23, 2025, at San Francisco, California.

/s/ LEAH S. GOLDBERG

Leah S. Goldberg
Administrative Law Judge

**FILED**

09/25/25

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ALJ/LGG/smt 9/25/2025

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

Application of the City of Mountain House for an Order Authorizing a Public Railroad Crossing of the Union Pacific Railroad Tracy Subdivision Track with Mountain House Parkway (milepost 75.54) within the City of Mountain House, County of San Joaquin, State of California.

Application 25-05-003

NOTICE SETTING A STATUS CONFERENCE

NOTICE SETTING A STATUS CONFERENCE NOTICE IS HEREBY GIVEN that the Public Utilities Commission has set a virtual status conference for Application (A.) 25-05-003, on November 10, 2025, commencing at 10:15 a.m., immediately following the status conference in A.25-05-002 that is scheduled for 10:00 a.m.

1. Background

On May 8, 2025, Applicant City of Mountain House (Applicant or Mountain House) filed an application (Application) to construct a new at-grade crossing, the extension of Mountain House Parkway, across and over the Union Pacific Railroad Tracy Subdivision, at milepost (MP) 75.54 (DOT # 971 765 E) in the City of Mountain House, County of San Joaquin, State of California, and to remove the existing at-grade rail crossings at MP 75.60, Henderson Road (DOT #751858S) and at MP 76.40, Wicklund Road (DOT #751859Y).

The Commission's Rail Safety Division (RSD) filed a response on July 7, 2025. There were no protests to the Application.

A.25-05-003 ALJ/LGG/smt

A prehearing conference was held before Administrative Law Judge (ALJ) Leah Goldberg on August 7, 2025, to address issues of law and fact, determine the need for hearing, set the schedule for resolving the matter, and address other matters as necessary.

On August 22, 2025, Mountain House Developers, LLC filed a motion for party status under Section 1.4 of the Commission's Rules of Practice and Procedure, which was granted on September 4, 2025.

On September 15, 2025, the assigned ALJ and the assigned Assistant Chief Administrative Law Judge conducted a site visit to the locations of the proposed rail crossing at Mountain House Parkway and the proposed rail crossing removals at Henderson Road and Wicklund Road. During the site visit, questions arose regarding the rail crossing removals, including without limitation, public notice and the design of the physical barriers blocking access to the existing rail crossings following their closure.

2. Virtual Status Conference

A virtual status conference will be held on November 10, 2025, at 10:15 a.m., immediately following the status conference in A.25-05-002, which is scheduled for 10:00 a.m. The purpose of the status conference is to address issues that were raised at the site visit. A court reporter will transcribe the status conference.

To participate in the status conference, the parties, their attorneys and other participants must log in using the Webex link below.

A.25-05-003 Application of the City of Mountain House for an at-grade Rail Crossing.

A.25-05-003 ALJ/LGG/smt

Join from the meeting link

<https://cpuc.webex.com/cpuc/j.php?MTID=m37bc5611bba1f203a6fe9a180d167c1f>

Join by meeting number

Meeting number (access code): 2498 876 4513

Meeting password: QXhsTqMa834

Join by phone

1-855-282-6330 United States Toll Free

+1-415-655-0002 United States Toll

[Global call-in numbers](#) | [Toll-free calling restrictions](#)

To ensure that the status conference begins promptly, it is advised that parties and their attorneys log into the Webex virtual room at least 10 minutes prior to the 10:15 a.m. start time.

IT IS RULED that:

1. A virtual status conference will be held on Thursday, November 10, 2025, at 10:15 a.m., immediately following the status conference in Application 25-05-002, as set forth above.

Date September 25, 2025, at San Francisco, California.

/s/ LEAH S GOLDBERG

Leah S. Goldberg
Administrative Law Judge



251 E Main Street, Mountain House, CA

PUBLIC HEARING NOTICE

Dear Resident,

Although the City has provided public notice of this hearing through **local newspapers, the City website, and official social media platforms**, you are receiving this letter because your property is located near the area that may be directly affected by the planned railroad crossing closures and related roadway improvements. The City is providing this additional notice to ensure that nearby residents are fully informed about potential access changes and have the opportunity to provide input during the upcoming public hearing.

NOTICE IS HEREBY GIVEN that the City Council of the City of Mountain House will conduct a **Public Hearing on Wednesday, November 12, 2025, at 7:00 p.m.**, or as soon thereafter as possible, in the **City Council Chambers**, located at **251 East Main Street, Mountain House, California**.

Subject:

Consideration of the proposed **permanent closure** of the following existing railroad crossings:

- Henderson Road Crossing
- Wicklund Road Crossing
- Kelso Road Crossing

and the **construction of two new at-grade railroad crossings** at the following locations:

- Great Valley Parkway at Byron Road
- Mountain House Parkway at Byron Road

Purpose of the Hearing:

To receive public comments and provide information regarding the above-referenced closures and new crossing constructions associated with the City's coordinated safety and transportation improvement projects in partnership with the California Public Utilities Commission (CPUC) and Union Pacific Railroad (UPRR).

Additional Information:

Project-related information may be reviewed at the **City of Mountain House Public Works Department**, 251 East Main Street, Mountain House, California. Questions or requests for additional details may be directed to: Koosun Kim, PE, Public Works Director, (209) 831-2300 | kkim@sjgov.org



251 E Main Street, Mountain House, CA

Doorhanger Notice for Residents

RAILROAD CROSSING IMPROVEMENT NOTICE

Dear Resident,

The City of Mountain House is planning railroad crossing and roadway improvements that will affect access near your neighborhood.

PROJECT OVERVIEW

- **Permanent closure** of the following railroad crossings:
 - Henderson Road
 - Wicklund Road
 - Kelso Road
- **Construction of new at-grade crossings** at:
 - Great Valley Parkway & Byron Road
 - Mountain House Parkway & Byron Road

These improvements are part of the City's coordinated effort to enhance **traffic safety, mobility, and emergency access**, in partnership with the **California Public Utilities Commission (CPUC)** and **Union Pacific Railroad (UPRR)**.

PUBLIC HEARING INFORMATION

Date: Wednesday, November 12, 2025

Time: 7:00 p.m. (or as soon thereafter as possible)

Location: Mountain House City Council Chambers

251 East Main Street, Mountain House, CA

The City invites you to attend and share your comments or questions about the project.

STAY INFORMED

Project information and updates are available through:

 **Website:** www.mountainhouseca.gov

 **Social Media:** @MountainHouseCA

 **Local Newspapers** and official City postings

City Contact:

Koosun Kim, P.E.

Director of Public Works

 (209) 831-2300

 kkim@sjgov.org

THANK YOU FOR YOUR PATIENCE AND COOPERATION

Your feedback and understanding are appreciated as we work to improve transportation safety and connectivity throughout the Mountain House community.

Scan the QR code below for direct access to the **City Council agenda and public hearing info** for this project.



RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN HOUSE AFFIRMING THE CITY'S INTENT TO CLOSE THREE EXISTING AT-GRADE RAIL CROSSINGS AND CONSTRUCT TWO NEW AT-GRADE CROSSINGS CONSISTENT WITH CALIFORNIA PUBLIC UTILITIES COMMISSION APPLICATIONS A.25-05-002 AND A.25-05-003

WHEREAS, the City of Mountain House (City) is responsible for the planning, development, and maintenance of the local circulation network within its jurisdiction; and

WHEREAS, the Union Pacific Railroad (UPRR) traverses the City's planning area, creating multiple public highway-rail crossings that require coordination and regulatory approval under the jurisdiction of the California Public Utilities Commission (CPUC); and

WHEREAS, on May 8, 2025, the City filed two formal applications with the CPUC, Application A.25-05-002 for Great Valley Parkway and Application A.25-05-003 for Mountain House Parkway, seeking authorization to modify rail crossings along the UPRR corridor by constructing two new at-grade crossings and closing three existing crossings; and

WHEREAS, the proposed projects include the permanent closure of the existing crossings at Kelso Road, Henderson Road, and Wicklund Road, and the construction of new at-grade crossings at Great Valley Parkway and Mountain House Parkway; and

WHEREAS, these improvements are necessary to enhance roadway safety, eliminate redundant crossings, improve emergency access, and maintain regional connectivity consistent with the City's Master Plan and long-range circulation framework; and

WHEREAS, the CPUC's Rail Safety Division reviewed the City's applications and determined that no protests or factual disputes were filed, and that the applications comply with CPUC Rules and General Orders 26-D, 72-B, and 75-D; and

WHEREAS, the CPUC Administrative Law Judge conducted a Pre-Hearing Conference on August 7, 2025, and a Site Visit on September 15, 2025, to evaluate existing and proposed crossing locations and recommended that the City hold a local public hearing to document community input and public notice; and

WHEREAS, Mountain House Developers, LLC has been granted party status in both CPUC proceedings as an interested stakeholder responsible for constructing the roadway and rail improvements associated with its development projects north of Byron Road; and

WHEREAS, the City, in coordination with Mountain House Developers, LLC, provided public notice of this hearing through newspaper publication, the City's website, and direct mail notices and doorhangers to adjacent property owners, ensuring transparency and community engagement; and

WHEREAS, the City Council has considered the staff report, supporting documentation, and all public testimony received at the duly noticed public hearing held on November 12, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain House as follows:

1. **Intent Affirmed.** The City Council affirms the City's intent to close the existing at-grade rail crossings at Kelso Road, Henderson Road, and Wicklund Road; and construct new at-grade rail crossings at Great Valley Parkway and Mountain House Parkway.

2. **Regulatory Coordination.** The City Council reaffirms the City's direction to seek authorization from the California Public Utilities Commission consistent with Applications A.25-05-002 and A.25-05-003.

3. **Implementation Authority.** The City Manager, or designee, is hereby authorized and directed to take all actions necessary to carry out the intent of this resolution, including coordination with the CPUC, UPRR, and development partners, and to execute any documents or correspondence necessary to finalize regulatory approval.

4. **Effective Date.** This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Mountain House this 12th day of November 2025, by the following vote:



Present:

Andy Su, Mayor

Bernice King Tingle, Vice Mayor

Matt Disko, Council Member

Daniel Harrison, Council Member

Ronna Green, Council Member

1. CALL TO ORDER AND ROLL CALL

Mayor Su called the meeting to order at 7:00 p.m.

Council Member Disko arrived at 7:13 p.m.

2. MOMENT OF SILENCE

Mayor Su held a moment of silence.

3. PLEDGE OF ALLEGIANCE

Council Member Harrison led the pledge of allegiance.

4. APPROVAL OF AGENDA

It was moved/seconded by Harrison/Tingle to approve the agenda as recommended by staff.

Motion carried unanimously with Council Members Green, Harrison, Tingle, and Mayor Su in favor and Council Member Disko absent.

5. PUBLIC COMMENTS

Nitu Singh, resident, spoke regarding transparency and Brown Act, and the City's hiring practices, and requested follow-up from City staff.

Addya, resident, spoke regarding a safety concern for residents in College Park and the traffic on Central Parkway, and submitted a petition to the City Council.

Anvi Giraddi and Saanvi Sthavaramath, spoke regarding the Sewa Diwali food drive in Mountain House and across San Joaquin County donate non-perishable food that supports local pantries and shelters. Last year, the local team collected 9,206 pounds of food, partnered with 10 groups, and supported 11 beneficiary organizations.

6. RECOGNITION, ANNOUNCEMENTS, OR PRESENTATIONS

6.1 Presentation from the Board of Supervisors for the County's 175th Anniversary Celebration

Mayor Su called on Board of Supervisors Chair Canepa and Supervisor Rickman who made a presentation to the City Council, Mayor Su and the City Council presented a proclamation to the County.

6.2 A Proclamation proclaiming November 2025 as Sikh Awareness and Appreciation Month

Mayor Su and the City Council presented a Proclamation to Raj Singh proclaiming November 2025 as Sikh Awareness and Appreciation Month.

6.3 Youth Action Committee Update

Vice Mayor Tingle reported on the date change for the next Youth Action Committee meeting.

6.4 Lammersville Unified School District Update

Vice Mayor Tingle reported on the date change for YAC.

6.5 Presentation on the Public Safety, and Monthly Report from Rank Security and Mountain House Police Services provided by San Joaquin County Sheriff's Office, and Mountain House Fire Department and Emergency Medical Services (EMS) presented by French Camp Fire Department

6.5.1 Public Safety Report from Rank Security

Kris Roikola, RANK Security, provided an update to the City Council.

6.5.2 Police Services Public Safety Report

Sergeant Kevin Johnson, San Joaquin County Sheriff's Office, provided an update to the City Council.

6.5.3 Mountain House Fire Department

Chief Marty Cornilsen, Mountain House Fire District, provided an update to the City Council.

7. CITY COUNCIL CONSENT ITEMS

Motion: Vice Mayor Tingle

Second: Council Member Disko

It was moved/seconded by Tingle/Disko to adopt the Consent Calendar as presented by staff.

Motion carried unanimously with Council Members Disko, Green, Harrison, Tingle, and Mayor Su in favor.

For (5): Mayor Su, Vice Mayor Tingle, Council Member Harrison, Council Member Disko, and Council Member Green

Vote: Carried (5 to 0)

7.1 Approval of the Minutes of October 22, 2025

7.2 Monthly financial statements for June – September 2025

7.3 List of Recent Contracts under the City Manager

8. CITY COUNCIL POLICY AND ACTION ITEMS

8.1 Public Hearing for Red-Light Camera Enforcement Program

Following the presentation of the staff report, Mayor Su opened the public hearing.

Ciera Elward, resident, spoke in support of red light cameras and the benefit for traffic safety.

There being no one else wishing to speak the public hearing was closed.

Motion: Council Member Harrison

Second: Council Member Disko

Adopt a resolution 2025-70:

1. Make the requisite finding pursuant to California Vehicle Code Section 21455.6(a), consistent with Senate Bill (SB) 720, that an automated red-light photo enforcement system is recommended to enhance traffic safety within the City of Mountain House.
2. Approve initiation of a Red-Light Camera Enforcement Program, identifying potential camera locations.
3. Approve filing of Notice of Exemption No. NOE-PW 04-25 under the California Environmental Quality Act (CEQA) for the Red-Light Camera Enforcement Program.
4. Authorize the City Manager, or designee, to take all appropriate and necessary actions to carry out the purpose and intent of this resolution.

8.2 Public Hearing to Affirm the Intent to Close Three Existing At-Grade Rail Crossings and Construct Two New At-Grade Crossings Consistent with California Public Utilities Commission Applications A.25-05-002 and A.25-05-003

Following the presentation of the staff report, Mayor Su opened the public hearing.

Abraham Akhtar, Michael Akhtar, and Rabia Akhtar, property owners, submitted written comments to the City Council and spoke in opposition to the item stating they felt this would limit access to their property on which they have plans to build, and felt they weren't provided proper notice.

David Sargent, Mountain House Developers, spoke regarding the planning process for this issue.

There being no one else wishing to speak the public hearing was closed.

Additional conversation ensued with the public after the public hearing was closed.

Motion: Council Member Harrison

Adopted Resolution 2025-71 to affirm the City's intent to:

Close the existing at-grade rail crossings at Kelso Road, Henderson Road, and Wicklund Road.

Construct new at-grade rail crossings at Great Valley Parkway and Mountain House Parkway.

Reaffirm the City of Mountain House's direction to seek approval from the California Public Utilities Commission (CPUC) consistent with Applications A.25-05-002 and A.25-05-003.

Authorize the City Manager, or designee, to take all actions necessary to implement the intent of this resolution.

The motion died for lack of a second.

Vote: Denied

Motion: Council Member Disko

Second: Council Member Harrison

Adopted Resolution 2025-71 to affirm the City's intent to:

1. Close the existing at-grade rail crossings at Kelso Road, Henderson Road, and Wicklund Road.
2. Construct new at-grade rail crossings at Great Valley Parkway and Mountain House Parkway.
3. Reaffirm the City of Mountain House's direction to seek approval from the California Public Utilities Commission (CPUC) consistent with Applications A.25-05-002 and A.25-05-003.
4. Authorize the City Manager, or designee, to take all actions necessary to implement the intent of this resolution.

For (4): Mayor Su, Council Member Disko, Council Member Harrison, and Council Member Green

Against (1): Vice Mayor Tingle

Vote: Carried (4 to 1)

8.3 Appointment to the San Joaquin County Mosquito and Vector Control District Board of Trustees

Following the presentation of the staff report, Mayor Su opened the public comment period, there being no one wishing to speak it was closed.

Motion: Vice Mayor Tingle

Second: Council Member Disko

Appointed Linda Selvidge to the San Joaquin County Mosquito and Vector Control District Board of Trustees for a four-year term ending December 31, 2029.

For (5): Mayor Su, Vice Mayor Tingle, Council Member Disko, Council Member Harrison, and Council Member Green

Vote: Carried (5 to 0)

8.4 Strategic Plan Update – Fiscal Years 2025/2026 through 2026/2027

Following the presentation of the staff report, Mayor Su opened the public comment period, there being no one wishing to speak it was closed.

Received and file the Strategic Plan progress update for fiscal years 2025/2026 through 2026/2027.

For (5): Mayor Su, Vice Mayor Tingle, Council Member Disko, Council Member Harrison, and Council Member Green

Vote: Carried (5 to 0)

8.5 Amendment to City Council Policies & Procedures Regarding Vice Mayor Appointment

Following the presentation of the staff report, Mayor Su opened the public comment period.

Arjun Juturu, Resident, stated he felt experience was important to the voters.

There being no one else wishing to speak the public comment period was closed.

Motion: Council Member Green

Second: Council Member Disko

That the City Council discuss the recommendation from Mayor Su and consider adopting a Resolution amending Section 2.6 of the City Council Policies & Procedures to establish a structured rotation system for the Vice Mayor position.

For (3): Mayor Su, Council Member Disko, and Council Member Green

Against (2): Vice Mayor Tingle, and Council Member Harrison

Vote: Carried (3 to 2)

9. CITY COUNCIL DISCUSSION ITEMS

9.1 Traffic and Transportation Project Update

Koosun Kim, Director of Public Works, presented a report to the City Council.

9.2 City Manager's Update

Steven J. Pinkerton, City Manager, provided an update to the City Council. Council Member Harrison reported on the Veteran's Day Luncheon that was held on Saturday, November 8th.

10. FUTURE AGENDA ITEMS

10.1 Report of Future Agenda Items and Long-Range Calendar

Steven J. Pinkerton, City Manager provided an overview of future agenda items and the Long Range Calendar.

11. COUNCIL COMMENTS

Vice Mayor Tingle stated she would be attending remotely for the December meeting, and encouraged other Council Members to attend the "It Takes a Village" community workshop, she further requested an agenda item for budget for Council conference and training budget.

Council Member Green spoke regarding an event at Browfie salon for Federal Workers.

Council Member Disko congratulated staff and all of those involved for a successful Veteran's Day Luncheon.

12. CITY ATTORNEY COMMENTS

None.

13. CITY MANAGER COMMENTS

None.

14. ADJOURNMENT

Mayor Su adjourned the meeting at 10:12 PM

November 12, 2025

Letter of Concern

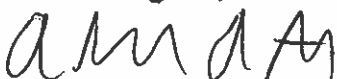
Dear Mountain House City Council and City Manager:

My name is Abraham Akhtar I oppose the Mountain House City Council's proposal to permanently close the Henderson Road Railroad Connector, and demand that the City Council not move forward with its plan to permanently close the Henderson Road Connector for the following reasons:

- 1) The Henderson Road Connector serves over 5,800 residents per day, was built in 1878 (147 years ago), and serves as a lifeline to thousands of residents of Mountain House.
- 2) 19601 Henderson Road sits directly next to the Henderson Road Connector - a mere 60 feet from the Henderson Road Connector. If the City Council permanently closes the Henderson Road Connector, travel distance from the property will increase from 60 feet into Mountain House to over 27,000 feet (5.1 miles) into Mountain House, and over 54,000 feet (10.2 miles) for a round trip. This will cause an undue burden on all residents and businesses that the Henderson Road Connector serves. As such, I demand that the Mountain House City Council and City Manager NOT close the Henderson Road Connector.
- 3) In the case *United States vs. Town of Lac Du Flambeau* (2025), which was decided on August 5, 2025 - a mere 3 months ago - the Homeowners of the Town of Lac Du Flambeau challenged the closure of an easement (public roadway) to their homes. A federal District Court judge sided with the residents of the Town, stating, **"the Homeowners have an implied easement over the Roads to access their properties"**, and that the road permanently must, **"remain open and accessible"**. In the situation where the Mountain House City Council seeks to permanently close an EXISTING easement (Henderson Road Connector), one that thousands of residents per day use and has existed for over 140 years, I demand that the City Council and City Manager NOT move forward in permanently closing the EXISTING Henderson Road Railroad Connector.

Thank you for your time, and DO NOT permanently close the Henderson Road Railroad Connector.

Regards,



Abraham Akhtar

209-395-5503

akhtara777@yahoo.com

60 Feet → 27,000 Feet



Properties Less Than 100 feet from Henderson Road Connector

Garney Construction



Altamont Athletics



17571 Bethany Road



19690 Henderson Road



November 12, 2025

Letter of Concern

Dear Mountain House City Council and Mountain House City Manager:

My name is Michael Akhtar and I am the owner of 19601 Henderson Road, Tracy, CA, which is a property that spans 350 feet in length and will be directly impacted by the proposed Henderson Road Railroad Connector closure. I oppose the closure of the Henderson Road Connector for 3 reasons:

- 1) The property I own - 19601 Henderson Road - has 350 feet of frontage on Henderson Road. If you close the Henderson Road Connector, I will have no access to my property.
- 2) I have plans to build a home and several ADUs. Closing the Henderson Road Connector will block my access to my own homes.
- 3) I received a letter from Mountain House Developers, LLC, about the proposed permanent closure of Henderson Road. You cannot close a county road for private benefit.

A private builder cannot unilaterally close a public county road for their own project. Public roads are under the jurisdiction of local government authorities (like the County Public Works Department or Board of Supervisors), who have the sole legal authority to temporarily close or restrict them, and only under specific conditions and procedures. ☸	A private developer generally cannot simply "enclose" a county road to build houses, as public roads are dedicated for public use and fall under the jurisdiction of local government (city or county). ☸	Obstruction is illegal: Obstructing or injuring a county highway without authorization can result in significant penalties and a requirement to repair the highway at the obstructor's expense.
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As such, do not close the Henderson Road Connector. Thank you.

Best Regards,

Michael Akhtar 11-12-2025

Michael Akhtar

209-509-7149

artaa@sbcglobal.net