

City Council Meeting Agenda



January 14, 2025

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

Amendment No. 1 - 01/10/25 - Agenda Item 9B

Mayor

Amy Bublak

Council Members

Kevin Bixel

Cassandra Abram

Rebecka Monez*

Erika Phillips

City Manager

Reagan M. Wilson

City Clerk

Nichole Fiez

City Attorney

George A. Petrulakis

*via telephone at 700 East
Central Texas Expressway,
Killeen, TX 76541

SPEAKER CARDS: To accommodate those wishing to address the Council and allow for staff follow-up, speaker cards are available for any agenda item or any other topic delivered under Public Comment. Please fill out and provide the Comment Card to the City Clerk or Police Officer.

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Turlock City Council meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

NOTICE: Pursuant to California Government Code Section 54954.3, any member of the public may directly address the City Council on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the City Council's consideration of the item. Members of the public will be allowed three (3) minutes for comments.

AGENDA PACKETS: Prior to the City Council meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Council after distribution of the Agenda Packet are also available for public inspection in the City Clerk's Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **ROLL CALL AND DECLARATION OF CONFLICTS**
4. **APPROVAL OF AGENDA AS POSTED OR AMENDED**

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Next City Council Resolution: 2025-001

Next Ordinance: 1325-CS

This is the time for the City Council to remove items from the agenda or to change the order of the agenda. Matters may be taken up out of order of the established agenda by a four-fifths vote of the City Council.

5. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS

- A. Presentation: Carnegie Arts Center 2022-2023 Annual Report (McDermott)
- B. Appointment: Appointing members of the City Council to the Boards, Commissions, and Committees for 2025 as listed in the agenda item
- C. Appointment: Appointing the Vice Mayor
- D. Presentation: Design-Build Institute of America (DBIA) National Award of Merit Recipient for the Regional Surface Water Supply Project (Fisher)

6. PUBLIC PARTICIPATION

Pursuant to California Government Code Section 54954.3(a), this is the time set aside for members of the public to directly address the City Council on any item of interest to the public that is within the subject matter jurisdiction of the City Council and to address the Council on any item on tonight's agenda, including Consent Calendar items. You will be allowed three (3) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Council addresses the matter. Pursuant to California Government Code Section 54954.2(a)(3), no action or discussion may be undertaken on any item not appearing on the posted agenda, except that the City Council, or its staff, may briefly respond to comments or questions from members of the public, provide a reference to staff or other resources for factual information, or direct staff to place the issue on a future agenda.

7. CONSENT CALENDAR

Information concerning the consent items listed hereinbelow has been forwarded to each Councilmember prior to this meeting for study. Unless the Mayor, a Councilmember or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Council. The action taken by the Council in approving the consent items is set forth in the explanation of the individual items.

- A. Motion: Accepting the Weekly demands of November 27, 2024 through December 5, 2025 in the amount of \$1,702,879.51, December 6, 2024 through December 12, 2024 in the amount of \$1,516,687.15, December 13, 2024 through December 19, 2024 in the amount of \$8,196,986.78, December 20, 2024 through January 2, 2025 in the amount of \$63,022.10, Payroll EFT September 2024 in the amount of \$2,000,820.41, AP EFT October 2024 in the amount of \$476,513.88, and the Investment and Cash Report for November 2024 in the amount of \$275,816,035.00
- B. Motion: Accepting the Minutes of the December 10, 2024 Joint City Council, Public Financing Authority, and Successor Agency to the Turlock Redevelopment Agency meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title

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- D. Resolution 2025-XXX: Approving Amendment No. 2 to an agreement with Jarvis Fay LLP (City Contract 2024-119) for special counsel services in the amount of \$250,000, bringing the revised contract total to \$350,000, to be funded by various general ledger accounts to be determined relative to the services provided (Fisher)
- E. Motion: Rejecting all bids submitted for City Project No. 23-057 "Monte Vista Bike Lane Improvements Near CSUS" (Morris)
- F. Resolution 2025-XXX: Rescinding Resolution No. 2023-070 and adopting an updated approval policy consistent with the City's department reorganization to be applied to Contract Change Orders for the construction of public projects (Fisher)
- G. Resolution 2025-XXX: Approving ten (10) agreements in a form approved by the City Attorney for On-Call Engineering and Surveying Services for RFQ No. 24-015, "RFQ for On-Call Agreements for Engineering and Surveying Services" for three-year terms in amounts not to exceed \$300,000 per agreement to be funded by various general ledger accounts to be determined relative to the various capital projects requiring these services (Morris)
- H. Motion: Terminating the emergency determination made by the City Manager in response to the inoperative computer room air conditioning units at the Public Safety Facility pursuant to Public Contract Code 22050(c)(3) (Fisher)
- I. Resolution 2025-XXX: Rescinding Resolution No. 2022-088 and adopting a new resolution authorizing the City Manager, Deputy City Manager, and Municipal Services Director to sign all documents, applications, assurances, and statements in regard to any and all Federal Highway Administration or any other federally-funded or state-funded projects, and authorizing the City Engineer to sign these documents for projects whose grant applications have previously been submitted by a duly authorized signatory (Fisher)
- J. Motion: Authorizing staff to proceed with the advertisement for construction bids for City Project No. 21-003 "Fulkerth Road Widening" (Morris)
- K. Resolution 2025-XXX: Amending the FY 2024-25 municipal budget within Fund 450 "SRWA" by reducing account number 450-53-550.43314 - Contract Help - Service by \$45,600 and increasing account number 450-53-550.51020 - Equipment Replacement by \$45,600 and approving the purchase of one (1) CAT Compact Track Loader from Holt of California pursuant to the Sourcwell Contract No. 020223-CAT, in an amount not to exceed \$130,523.67, in accordance with Turlock Municipal Code Section 2-7-08(b)(5) allowing use of joint, cooperative, or leveraged purchasing plans and not requiring an additional City bid procedure (Estrada)
- L. Motion: Accepting improvements for City Project No. 20-002 "Southwest Quadrant Road Rehabilitation" and authorizing the City Engineer to file a Notice of Completion (Morris)
- M. Resolution 2025-XXX: Authorizing the submittal of a grant application to the State Water Resources Control Board for the treatment of emerging contaminants in the City of Turlock's water distribution system and authorizing the Municipal Services Director or his/her designee to sign any and all necessary documents (Tejeda)
- N. Resolution 2025-XXX: Making certain findings and determinations in compliance with Section

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XIII.B of the California Constitution and Section 7910 of the California Government Code and setting the Fiscal Year 2024-2025 Appropriation Limit for the City of Turlock (Moreno)

- O. Resolution 2025-XXX: Approving Amendment No. 6 for Task Order 3A under the terms of the Master Agreement (City Contract No. 2023-109) with Mark Thomas & Company, Inc. (Sacramento, California office) for Engineering Design Services for the City of Turlock's Roads Initiative Program in the amount of \$178,940.00 to be funded by Fund 115 "Measure A – Roads" under City Project No. 23-067 "Mark Thomas Task Order No. 3A for Roads Program CIP Projects" (Pezeshk)

8. FINAL READINGS

9. PUBLIC HEARINGS

- A. Authorizing the submittal of the application to the Department of Housing and Community Development (HCD) amending the 5-year plan for the Permanent Local Housing Allocation (PLHA) Program for the allocation years 2020-2023 and authorizing the City Manager or designee to execute all related necessary documents; Approving the increase of budget appropriations in account 260-41-494_47220-PLHA - Administration in the amount of \$24,080, increase appropriations in account 260-41-494_47224-PLHA Acquisition and Rehab of Affordable Rental Housing in the amount of \$193,000, increase appropriations in account 260-41-494_47210_005-PLHA Housing Program Services-Housing Rehabilitation Loan in the amount of \$71,530, and increase appropriations in account 460-41-494_47210_003-Housing Program Services-First Time Home Buyers loan in the amount of \$193,000 for a total of \$481,610 for PLHA allocation year 2020 (Figueroa)

Recommended Action:

Resolution 2025-XXX: Authorizing the submittal of the application to the Department of Housing and Community Development (HCD) amending the 5-year plan for the Permanent Local Housing Allocation (PLHA) Program for the allocation years 2020-2023 and authorizing the City Manager or designee to execute all related necessary documents.

Resolution 2025-XXX: Approving the increase of budget appropriations in account 260-41-494_47220-PLHA - Administration in the amount of \$24,080, increase appropriations in account 260-41-494_47224-PLHA Acquisition and Rehab of Affordable Rental Housing in the amount of \$193,000, increase appropriations in account 260-41-494_47210_005-PLHA Housing Program Services-Housing Rehabilitation Loan in the amount of \$71,530, and increase appropriations in account 460-41-494_47210_003-Housing Program Services-First Time Home Buyers loan in the amount of \$193,000 for a total of \$481,610 for PLHA allocation year 2020.

- B. Approve an amended and restated promissory note, first amendment to a loan agreement with forgivable terms, a modification to the deed of trust and first amendment to the regulatory agreement in a form approved by the city attorney, between the City of Turlock and Turlock Gospel Mission, a 501(c)(3) non-profit organization, for the rehabilitation of the real property located at 432 S. Broadway, Turlock, (APN #043-049-032-000) in the total amount of \$491,053, to be funded in the amount of \$91,053 from fund 257 "state home fund" account 257-41-491.47212 "homeless assistance projects" and \$400,000 from fund 255 "cdbg" account 255-41-485.47210_006 "housing program services programs public improvements" subject to the terms and conditions as outlined in Attachment A, and authorizing the city

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manager to execute all related and necessary documents (Werner)

Recommended Action: Resolution 2025-XXX: Approve an amended and restated promissory note, first amendment to a loan agreement with forgivable terms, a modification to the deed of trust and first amendment to the regulatory agreement in a form approved by the city attorney, between the City of Turlock and Turlock Gospel Mission, a 501(c)(3) non-profit organization, for the rehabilitation of the real property located at 432 S. Broadway, Turlock, (APN #043-049-032-000) in the total amount of \$491,053, to be funded in the amount of \$91,053 from fund 257 "state home fund" account 257-41-491.47212 "homeless assistance projects" and \$400,000 from fund 255 "cdbg" account 255-41-485.47210_006 "housing program services programs public improvements" subject to the terms and conditions as outlined in Attachment A, and authorizing the city manager to execute all related and necessary documents

- C. Introduction and first reading of an Ordinance approving a Development Agreement between the City of Turlock and Turlock Marketplace LLC, relating to a proposed new shopping center located at 1885 Countryside Drive, 2712 W. Tuolumne Road, and 2630 W. Tuolumne Road, Turlock, California, Stanislaus County Assessor's Parcel Numbers 088-016-001, 088-010-02, and 088-018-052. (Werner)

Recommended Action: Ordinance 13XX-CS: Approving a Development Agreement between the City of Turlock and Turlock Marketplace LLC, relating to a proposed new shopping center located at 1885 Countryside Drive, 2712 W. Tuolumne Road, and 2630 W. Tuolumne Road, Turlock, California, Stanislaus County Assessor's Parcel Numbers 088-016-001, 088-010-02, and 088-018-052.

10. ACTION ITEMS

11. CITY MANAGER REPORTS/UPDATES

City Manager reports/updates are provided for informational purposes only and no action or discussion may be undertaken. The City Manager may direct department heads to provide reports/updates at the City Manager's request.

- A. Monthly Department Reports

12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

13. COUNCIL ITEMS FOR FUTURE CONSIDERATION

14. CLOSED SESSION

- A. Conference with Labor Negotiators, Cal. Gov't Code §54957.6(a)
"Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation."
Agency Designated Representative: City Manager Reagan Wilson

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Employee Organization: Turlock Firefighters Association-Local 2434

Employee Organization: Turlock Management Association-Public Safety

- B. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)“For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist... A point has been reached where, in the opinion of the legislative body of the local agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency.” Potential Case(s): Two (2)

15. REPORTS FROM CLOSED SESSION

16. ADJOURNMENT