

City Council Meeting Agenda



February 11, 2025

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

Amendment No. 1 - 02/07/25 - Agenda Item 7G

Mayor

Amy Bublak

Council Members

Kevin Bixel
Cassandra Abram

Erika Phillips
Rebecka Monez
(Vice Mayor)

City Manager

Reagan M. Wilson

City Clerk

Nichole Fiez

City Attorney

George A. Petrulakis

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**

This is the time for the City Council to remove items from the agenda or to change the order of the

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, February 11, 2025**

Next City Council Resolution: 2025-021

Next Ordinance: 1326-CS

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: Active Military Banner Retirement Recognition (Packwood)

B. Presentation: Fresno State Parent University - Certificates (Sims)

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 January 17, 2025 through January 23, 2025 in the amount of \$2,219,519.84, January 24, 2025 through January 30, 2025 in the amount of 1,626,905.52, Payroll EFT December 2024 in the amount of 2,597,014.12, and the Investment and Cash Report for December 2024 in the amount of 264,820,701.66

B. Motion: Accepting the Minutes of the January 28, 2025 Regular City Council meeting

C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title

D. Resolution 2025-XXX: Approving Amendment No. 5 for Task Order No. 2A under the terms of the Master Agreement (City Contract No. 2024-112) with CCME, Inc. (Merced, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$596,557.66 to be funded by Fund 115 "Measure A – Roads" for Bid Package 1 for City Project No. 23-067 as "CCME CM Task Order No. 2A for City Project No. 23-067, Bid Package 1"

Resolution 2025-XXX: Approving Amendment No. 8 for Task Order No. 3A under the terms of the Master Agreement (City Contract No. 2024-111) with NV5, Inc. (Fresno, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$370,914.63 to be funded by Fund 115 "Measure A –

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, February 11, 2025**

Next City Council Resolution: 2025-021

Next Ordinance: 1326-CS

Roads” for Bid Package 1 for City Project No. 23-068 as “NV5 CM Task Order No. 3A for City Project No. 23-068, Bid Package 1”

- E. Resolution 2025-XXX: Adopting the updated “CDBG and CDBG-CV Policy and Procedure Manual” for the Housing Division (Figueroa)
- F. Resolution 2025-XXX: Rescinding Resolution 2013-061 and Adopting the Amended Powers, Duties, and Procedures for Conducting Turlock Planning Commission (Werner)
- G. Resolution 2025-XXX: Approving the establishment of a new job description for an Assistant Municipal Services Director to include the reclassification of vacant position of Municipal Services Deputy Director and reclassification of incumbent currently assigned as the Deputy Public Works Director effective February 11, 2025, salary range revision for Chief Building Official and amend the Management Salary Schedule effective February 11, 2025, and appropriate \$6,954 to salary and various benefit account numbers in 110-40-405 "Fund 110 General Fund 405 Building" from February 11, 2025 through June 30, 2025 (Dhami)
- H. Resolution 2025-XXX: Approving revisions to the job description and salary range for Police Records Supervisor from 25.7 to 30.4, Police Records Technician Senior from 19.3 to 23.6, and Police Records Technician from 17.3 to 21.0 and amending the Turlock City Employees Association Salary Schedule effective February 11, 2025, appropriating \$45,568 to salary and various benefit account numbers in 110-20-205 “Police Support Operations” from February 11, 2025 through June 30, 2025 and retitle of the supervisor position (Dhami)
- I. Resolution 2025-XXX: Approving the Tentative Agreement updating the Memorandum of Understanding ("MOU") between the City of Turlock (“City”) and Turlock Management Association-Public Safety (“TMAPS”), covering the period of July 1, 2024 through June 30, 2025 and appropriating \$155,159 in Fiscal Year 2024-2025 as follows: \$35,858 to 110-20-200 "Police Special Operations" in various salary and benefit accounts; \$69,615 to 110-20-210 "Police Field Operations" in various salary and benefit accounts; \$16,702 to 118-20-210 "Measure A-Police Field Operations" in various salary and benefit accounts; \$22,384 to 110-30-300 "Fire Operations" in various salary and benefit accounts; \$10,600 to 118-30-300 "Measure A-Fire Operations" in various salary and benefit accounts (Dhami)

8. FINAL READINGS

9. PUBLIC HEARINGS

- A. Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for General Plan Amendment 2024-01, Rezone 2024-02, VTSM 2024-02 (Bright Development); Adopting General Plan Amendment 2024-01 (Bright Development) to amend the land use diagram of the Turlock General Plan for the property located at 1601 W. Monte Vista Avenue, Stanislaus County APNs 087-012-053; Introduction and first reading of an ordinance amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2024-02] (Werner)

Recommended Action:

Resolution 2025-XXX: Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for General Plan Amendment 2024-01, Rezone 2024-02, VTSM 2024-02 (Bright Development)

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, February 11, 2025**

Next City Council Resolution: 2025-021

Next Ordinance: 1326-CS

Resolution 2025-XXX: Adopting General Plan Amendment 2024-01 (Bright Development) to amend the land use diagram of the Turlock General Plan for the property located at 1601 W. Monte Vista Avenue, Stanislaus County APNs 087-012-053

Ordinance 13XX-CS: Introduction and first reading of an ordinance amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2024-02]

To be considered at the February 25, 2025 City Council Meeting

Resolution 2025-XXX: Determining the approval for Planned Development 284 (Bright Development)

10. ACTION ITEMS

- A. Determining the award of bid is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA guidelines, awarding bid, and approving an Agreement between the City of Turlock and United Pavement Maintenance, Inc., of Hughson, CA, in the amount of \$1,670,859.13 and a contingency amount of \$167,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 1 for City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects" (Pezeshk)

Recommended Action: Resolution 2025-XXX: Determining the award of bid is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA guidelines, awarding bid, and approving an Agreement between the City of Turlock and United Pavement Maintenance, Inc., of Hughson, CA, in the amount of \$1,670,859.13 and a contingency amount of \$167,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 1 for City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects"

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. Threat to Public Services or Facilities, Cal. Gov't Code §54957(a)
"This chapter shall not be construed to prevent the legislative body of a local agency from holding closed sessions with the Governor, Attorney General, district attorney, agency counsel, sheriff, or chief of police, or their respective deputies, or a security consultant or a security operations manager, on matters posing a threat to the security of public buildings, a threat to the security of essential public services, including water, drinking water, wastewater

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, February 11, 2025**

Next City Council Resolution: 2025-021

Next Ordinance: 1326-CS

treatment, natural gas service, and electric service, or a threat to the public's right of access to public services or public facilities."

Consultation with: Chief Hedden, Turlock Police Department

B. 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

Employee Organization: Turlock Firefighters Association-Local 2434

C. 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