

City Council Meeting Agenda



February 25, 2025

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

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 agenda. Matters may be taken up out of order of the established agenda by a four-fifths vote of the

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, February 25, 2025**

Next City Council Resolution: 2025-031

Next Ordinance: 1326-CS

City Council.

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

- A. Appointment: Appointing a member to the Stanislaus Economic Development Action Committee for 2025 as listed in the agenda item
- B. Presentation: Economic Development Department Projects Update (Sims)
- C. Briefing: Enterprise Permitting and Licensing software from Tyler Technologies (Showalter)

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 31, 2025 through February 6, 2025 in the amount of \$2,151,756.96, February 7, 2025 through February 13, 2025 in the amount of \$1,755,166.25, Payroll EFT November 11, 2024 through November 30, 2024 in the amount of \$2,696,532.66, and the Investment and Cash Report for January 2025 in the amount of \$297,391,010.49
- B. Motion: Accepting the Minutes of the February 11, 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. 1 to City Contract 2024-089 with Hach Company for Laboratory and Process Instrument Parts and Services increasing the annual compensation limit to \$350,000 and the total agreement compensation to \$850,000 over the term of the Agreement (Huff)
- E. Motion: Accepting improvements for City Project No. 24-035 "Server Room AC Unit Replacement at the Public Safety Facility" and authorizing the City Engineer to file a Notice of Completion (Morris)

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, February 25, 2025**

Next City Council Resolution: 2025-031

Next Ordinance: 1326-CS

- F. Resolution 2025-XXX: Approving Amendment No. 3 to the agreement (City Contract 2023-052) between the City of Turlock and B I C S E C Security, Inc. for security and fire alarm monitoring, to modify the scope of work and increase the compensation by \$13,704 for a revised total amount not-to-exceed \$142,257.78 expensed to various General Ledger account(s) ending in 43005_000 "Alarm Monitoring General" (Packwood)
- G. Resolution 2025-XXX: Approving the purchase of one (1) CAT Model 907 Compact Wheel Loader with Tink bucket from Holt of California pursuant to the Sourcewell Contract No. 020223-CAT, in an amount not to exceed \$170,968.05 expensed to Fund 506 "Vehicle/Equipment Replacement" 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 (Barr)
- H. Resolution 2025-XXX: Approving Amendment No. 9 for Task Order No. 4 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 \$43,199.25 to be funded by Fund 115 "Measure A – Roads" for Bid Package 2 for City Project No. 23-067 as "NV5 CM Task Order No. 4 for City Project No. 23-067, Bid Package 2" (Pezeshk)
- Resolution 2025-XXX: Approving Amendment No. 10 for Task Order No. 5 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 \$66,231.87 to be funded by Fund 115 "Measure A – Roads" for Bid Package 3 for City Project No. 23-067 as "NV5 CM Task Order No. 5 for City Project No. 23-067, Bid Package 3" (Pezeshk)
- I. Resolution 2025-XXX: Approving the establishment of a new job description for a Public Works Construction Inspector, Senior- Roads to include the reclassification of incumbent assigned to the Roads Program effective March 2, 2025, and amend the Turlock City Employees Association (TCEA) Salary Schedule effective February 25, 2025, and appropriate \$4,312 to salary and various benefit account numbers in 115-10-115 "Measure A Roads" from March 2, 2025 through June 30, 2025 (Dhami)

8. FINAL READINGS

- A. Second and final reading amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2024-02]; Establishing the conditions of approval for Planned Development 284, Bright Development at 1601 W. Monte Vista Avenue and 3201 Four Seasons Drive, Stanislaus County APNs 087-012-053 and 087-008-085 (Werner)

Recommended Action:

Ordinance 13XX-CS: Second and final 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]

Resolution 2025-XXX: Establishing the conditions of approval for Planned Development 284 (Bright Development)

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, February 25, 2025**

Next City Council Resolution: 2025-031

Next Ordinance: 1326-CS

9. PUBLIC HEARINGS

- A. **The following Public Hearing item has been postponed and will be brought back to the City Council at a later date:** Authorizing the Issuance by the Colorado Health Facilities Authority of its Revenue Bonds, Series 2025 (Covenant Living Communities and Services) in one or more series in an aggregate principal amount not to exceed \$180,000,000 (the "Series 2025 Bonds"), of which a portion shall be for the benefit of Covenant Living West (d/b/a Covenant Living of Turlock) for projects located at 2125 N. Olive Ave. Turlock, California and Related Matters (Moreno)

10. ACTION ITEMS

- A. Adopting amendments to the Fiscal Year 2024-2025 Budget as a result of the mid-year budget review (Moreno)

Recommended Action: Resolution 2025-XXX: Adopting amendments to the Fiscal Year 2024-2025 Budget as a result of the mid-year budget review

- B. 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 \$3,219,411.30 and a contingency amount of \$322,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 1 for City Project No. 23-067 "Mark Thomas Task Order No. 3 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 \$3,219,411.30 and a contingency amount of \$322,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 1 for City Project No. 23-067 "Mark Thomas Task Order No. 3 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.

12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

13. COUNCIL ITEMS FOR FUTURE CONSIDERATION

14. CLOSED SESSION

- A. Public Employee Performance Evaluation, Cal. Gov't Code §54957(b)(1)
Title: City Manager
- 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,

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, February 25, 2025**

Next City Council Resolution: 2025-031

Next Ordinance: 1326-CS

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 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: Mayor Amy Bublak

Unrepresented Employees: City Manager, Deputy City Manager, and Police Chief

15. REPORTS FROM CLOSED SESSION

16. ADJOURNMENT