

City Council Meeting Agenda



March 11, 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

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Next City Council Resolution: 2025-040

Next Ordinance: 1327-CS

City Council.

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

- A. Proclamation: Go Green Week Presentation 2025 (Hernandez)
- B. Presentation: Industrial Ratepayer Assistance Program (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 February 14, 2025 through February 20, 2025 in the amount of \$1,935,173.44, February 21, 2025 through February 28, 2025 in the amount of 3,609,625.44
- B. Motion: Accepting the Minutes of the February 25, 2025 Regular City Council Meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Resolution 2025-XXX: Awarding the bid and approving an Agreement with Howk Systems of Modesto, California, in the amount of \$565,114.00, and authorizing a contingency amount of \$56,511.40 (10.0%) for construction of City Project No. 23-046 "Well 29 Chlorination" to be funded in Fiscal Year 2024-25 by Fund 420 "Water" (Morris)
- E. Motion: Accepting improvements for City Project No. 24-038 "Crack Sealing at the Turlock Muni Airport FY 24-25" and authorizing the City Engineer to file a Notice of Completion (Morris)

8. FINAL READINGS

9. PUBLIC HEARINGS

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- A. *Continued from the 2/25/2025 Regular City Council Meeting* - 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)

Recommended Action: Resolution 2025-XXX: 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

10. ACTION ITEMS

- A. Finding and declaring that the real property owned by the City of Turlock located at 140 S. First Street, Turlock, California, Stanislaus County (APN 061-016-031) is no longer necessary for the City's use and is exempt surplus land as defined in California Government Code section 54221(f)(1)(B) based upon the true and correct written findings found in this Resolution, and authorizes the City Manager or designee to send the exemption determination to the California Department of Housing and Community Development and to take any other necessary actions to comply with the requirements of the Surplus Land Act (Spangler)

Recommended Action: Resolution 2025-XXX: Finding and declaring that the real property owned by the City of Turlock located at 140 S. First Street, Turlock, California, Stanislaus County (APN 061-016-031) is no longer necessary for the City's use and is exempt surplus land as defined in California Government Code section 54221(f)(1)(B) based upon the true and correct written findings found in this Resolution, and authorizes the City Manager or designee to send the exemption determination to the California Department of Housing and Community Development and to take any other necessary actions to comply with the requirements of the Surplus Land Act.

- B. Approving the Measure A Annual Accountability Report for the Fiscal Year 2023-2024 (Moreno)

Recommended Action: Motion: Approving the Measure A Annual Accountability Report for the Fiscal Year 2023-2024

- C. Awarding Request for Proposal (RFP) 24-013 and approving an agreement in a form approved by the City Attorney with Revize Software Systems for Hosted Website Services for a one (1) year project term of \$82,900 which includes one (1) year of Annual Hosting and Maintenance with an additional three (3) years of Annual Hosting & Maintenance for \$12,700 a year with a 10% contingency of \$12,100 not to exceed \$133,100 for a four (4) year term of services funded by 240-00-000-203.51005_001 - Communications Equipment Funded By PEG Fees (Showalter)

Recommended Action: Resolution 2025-XXX: Awarding Request for Proposal (RFP) 24-013 and approving an agreement in a form approved by the City Attorney with Revize Software

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Systems for Hosted Website Services for a one (1) year project term of \$82,900 which includes one (1) year of Annual Hosting and Maintenance with an additional three (3) years of Annual Hosting & Maintenance for \$12,700 a year with a 10% contingency of \$12,100 not to exceed \$133,100 for a four (4) year term of services funded by 240-00-000-203.51005_001 - Communications Equipment Funded By PEG Fees

- D. Discussion and potential direction to staff regarding specific voting privileges for an Ex-officio member of the SRWA Board (Fisher)

Recommended Action: Motion: Discussion and potential direction to staff regarding specific voting privileges for an Ex-officio member of the SRWA Board

- E. Approving the salary range for Police Chief from 42.1 to 43.6 and amending the Management Salary Schedule effective February 25, 2025 through June 30, 2025 (Dhami)

Recommended Action: Resolution 2025-XXX: Approving the salary range for Police Chief from 42.1 to 43.6 and amending the Management Salary Schedule effective February 25, 2025 through June 30, 2025

- F. Approving the salary range for Deputy City Manager from 41.1 to 42.5 and amending the Management Salary Schedule effective February 25, 2025, and appropriate \$6,276 to salary and various benefit account numbers in 110-10-102 "General Fund, Administration, City Manager" and 501-10-130 "Information Technology, Administration, Information Tech-Operations" from February 25, 2025, through June 30, 2025 (Dhami)

Recommended Action: Resolution 2025-XXX: Approving the salary range for Deputy City Manager from 41.1 to 42.5 and amending the Management Salary Schedule effective February 25, 2025, and appropriate \$6,276 to salary and various benefit account numbers 110-10-102 "General Fund, Administration, City Manager" and 501-10-130 "Information Technology, Administration, Information Tech-Operations" from February 25, 2025, through June 30, 2025

- G. Approving the salary range for City Manager from 44.3 to 45.7 and amending the Management Salary Schedule effective February 25, 2025, and appropriate \$6,960 to salary and various benefit account numbers in 110-10-102 "General Fund, Administration, City Manager" from February 25, 2025, through June 30, 2025 (Dhami)

Recommended Action: Resolution 2025-XXX: Approving the salary range for City Manager from 44.3 to 45.7 and amending the Management Salary Schedule effective February 25, 2025, and appropriate \$6,960 to salary and various benefit account numbers in 110-10-102 "General Fund, Administration, City Manager" from February 25, 2025, through June 30, 2025

- H. Approving the First Amended and Restated Chief of Police Employment Agreement Between the City of Turlock and Jason Hedden (Dhami)

Recommended Action: Resolution 2025-XXX: Approving the First Amended and Chief of Police Employment Agreement Between the City of Turlock and Jason Hedden

11. CITY MANAGER REPORTS/UPDATES

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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, ANNOUNCEMENTS AND FUTURE ITEMS

13. 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

Employee Organization: Turlock Management Association - Public Safety

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): Three (3)

D. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)

"Subject to paragraph (2), this chapter shall not be construed to prevent the legislative body of a local agency from holding closed sessions during a regular or special meeting to consider the appointment, employment, evaluation of performance, discipline, or dismissal of a public employee or to hear complaints or charges brought against the employee by another person or employee unless the employee requests a public session."

Title: Interim City Manager (Discussion only)

14. REPORTS FROM CLOSED SESSION

15. ADJOURNMENT