

City Council Meeting Agenda



May 13, 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)

Interim City Manager
Sue Borrego
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 Council.

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, May 13, 2025**

Next City Council Resolution: 2025-064

Next Ordinance: 1327-CS

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

- A. Proclamation: National Volunteer Week, April 20-26, 2025 (Dhami)
- B. Proclamation: National Police Week May 11-17, 2025 (Hedden)
- C. Proclamation: Frontline Worker Appreciation Month, May 2025 (Bublak)
- D. Proclamation: Public Works Week May 18-24, 2025 (Fisher)
- E. Appointment: Planning Commission - Community Member (Bublak)
- F. Presentation: Fire Department Presentation (Wise/Hunter)

6. 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 March 28, 2025 through April 3, 2025 in the amount of \$985,880.40, April 4, 2025 through April 10, 2025 in the amount of \$881,352.27, April 11, 2025 through April 17, 2025 in the amount of \$1,875,060.27, April 18, 2025 through April 24, 2025 in the amount of \$2,765,846.49, Payroll EFT January 2025 in the amount of \$2,411,810.22, and the Investment and Cash Report for March 2025 in the amount of \$311,397,925.12.
- B. Motion: Accepting the Minutes of the April 8, 2025 Regular City Council Meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Resolution 2025-XXX: Rescinding Resolution No. 2018-172 and adopting a new resolution authorizing the allocation of \$25,000 from Fund 217 "Streets – Gas Tax," subject to availability, to fully offset current encroachment permit fees for qualifying frontage improvement projects involving curbs, gutters, sidewalks, driveway approaches, and ramps, thereby reducing the financial burden on property owners and promoting timely hazard mitigation (Fisher)
- E. Resolution 2025-XXX: Approving Amendment No. 11 for Task Order No. 4A 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 \$638,080.20 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. 4A for City Project No. 23-067, Bid Package 2" (Pezeshk)
- F. Resolution 2025-XXX: Approving the purchase of one (1) Mark Rite Lines (MRL) Mini Mac 400 left hand drive Thermoplastic machine from Mark Rite Lines Equipment Company, Inc pursuant to the Buy Board Contract No. 685-22, in an amount not to exceed \$108,000

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, May 13, 2025**

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expensed to Fund 219 "SB1 Road Maint & Rehab Account" 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)

- G. Motion: Accepting improvements for City Project No. 23-020 "Transit Center Canopy Repair" and authorizing the City Engineer to file a Notice of Completion (Morris)
- H. Motion: Accepting Improvements for City Project No. 19-48 "Sewer Replacement in Alley Behind 147 S Broadway Street" and authorizing the City Engineer to file a Notice of Completion (Morris)
- I. Resolution 2025-XXX: Approving an Agreement with Vertosoft, LLC of Leesburg, Virginia for procurement software for a term of two (2) years for an amount not-to-exceed \$113,000, utilizing the cooperative Agreement through Sourcewell #060624-VTO per TMC 2-7-08 (b)(5), to be funded by Fund 110 "General Fund", Fund 410 "Water Quality Control (WQC)", and Fund 420 "Water" (Moreno)
- J. Resolution 2025-XXX: Rescinding Resolution No. 2023-119 and approving a revised Transportation Development Act (TDA) transit claim for Local Transportation Funds (LTF) and State Transit Assistance (STA) funding with the Stanislaus Council of Governments (StanCOG) associated with the Roger K. Fall Transit Center, the Turlock-Denair Amtrak Station and Turlock Transit services for Fiscal Year 2023-24, and authorizing the Interim City Manager to sign and submit the subject claim (York)
- K. Resolution 2025-XXX: Approving a Transportation Development Act (TDA) transit claim for Local Transportation Funds (LTF) and State Transit Assistance (STA) funding with the Stanislaus Council of Governments (StanCOG) associated with the Roger K. Fall Transit Center, the Turlock-Denair Amtrak Station and Turlock Transit services for Fiscal Year 2025-26, and authorizing the Interim City Manager to sign and submit the subject claim (York)
- L. Resolution 2025-XXX: Approving the submission of a Low Carbon Transit Operations Program (LCTOP) grant application to the State of California for a Free Fares Project for FY 2025-26 (\$155,690), developed in coordination with regional peers, and authorizing the City Manager or Interim City Manager to execute the Certifications & Assurances form, Authorized Agent form and any other document necessary to secure the funding and implement the project (York)
- M. 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 \$2,728,590.66 and a contingency amount of \$273,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 2 for City Project No. 23-067 "Mark Thomas Task Order No. 3 for Roads Program CIP Projects" (Pezeshk)
- N. Resolution 2025-XXX: Approving Amendment No. 1 with LeaderGov LLC (City Contract 2025-113) to include planning and development of the City's Executive Team in the amount of \$11,000, bringing the revised contract total to \$35,900, to be funded by the existing Human Relations Department general fund (Dhami)

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, May 13, 2025**

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7. FINAL READINGS

8. PUBLIC HEARINGS

- A. Directing the City Manager to agendize a draft resolution establishing fees for processing Local Street Closure permit applications and inspections, and a separate draft resolution addressing whether to waive those fees for the National Night Out event; Rescinding City of Turlock Resolution Nos. 2013-126 and 2019-138 and introducing, by first reading, an ordinance amending Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 5-2 (Regulation of Parades and Special Events) (Fisher)

Recommended Action:

Motion: Directing the City Manager to agendize a draft resolution establishing fees for processing Local Street Closure permit applications and inspections, and a separate draft resolution addressing whether to waive those fees for the National Night Out event

Ordinance 13XX-CS: Rescinding City of Turlock Resolution Nos. 2013-126 and 2019-138 and introducing, by first reading, an ordinance amending Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 5-2 (Regulation of Parades and Special Events)

- B. In the matter of rescinding Resolution No. 2023-177 and adopting a revised transit passenger fare structure effective July 1, 2025, and delegating authority to the City Manager, or his or her designee, to temporarily reduce or eliminate fares on any transit mode for promotional, regional coordination or emergency purposes (York)

Recommended Action: Resolution No. 2025-XXX: In the matter of rescinding Resolution No. 2023-177 and adopting a revised transit passenger fare structure effective July 1, 2025, and delegating authority to the City Manager, or his or her designee, to temporarily reduce or eliminate fares on any transit mode for promotional, regional coordination or emergency purposes

- C. Receive informational report regarding City of Turlock Vacancies and Recruitment and Retention Efforts pursuant to Assembly Bill 2561/Government Code Section 3502.3 (Dhami)

Recommended Action: Motion: Receive informational report regarding City of Turlock Vacancies and Recruitment and Retention Efforts pursuant to Assembly Bill 2561/Government Code Section 3502.3

- D. Approving the appeal and granting Conditional Use Permit 2024-09 (Quintero)

Recommended Action: Resolution 2025-XXX: Approving the appeal and granting Conditional Use Permit 2024-09

- E. Approving the Fiscal Year 2025-2029 Consolidated Plan for the Stanislaus HOME Consortium, which is comprised of the City of Turlock and the Stanislaus Urban County, for Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds, authorizing the submission of the Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD), and authorizing the City Manager or designee to execute all related and necessary documents; Approving the Fiscal Year 2025-2026 Annual Action Plan for the Community Development

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, May 13, 2025**

Next City Council Resolution: 2025-064

Next Ordinance: 1327-CS

Block Grant (CDBG) and HOME Investment Partnership Program (HOME), authorizing the submission of the Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), and authorizing the City Manager or designee to execute all related and necessary documents (Figueroa)

Recommended Action: Resolution 2025-XXX: Approving the Fiscal Year 2025-2029 Consolidated Plan for the Stanislaus HOME Consortium, which is comprised of the City of Turlock and the Stanislaus Urban County, for Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds, authorizing the submission of the Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD), and authorizing the City Manager or designee to execute all related and necessary documents.

Recommended Action: Resolution 2025-XXX: Approving the Fiscal Year 2025-2026 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME), authorizing the submission of the Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), and authorizing the City Manager or designee to execute all related and necessary documents.

- F. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Fire House and the City of Turlock for the operation of a cannabis retail dispensary at 1601 W. Main Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 089-015-006 through June 30, 2026. (Werner)

Recommended Action: Ordinance 13XX-CS: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Fire House and the City of Turlock for the operation of a cannabis retail dispensary at 1601 W. Main Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 089-015-006 through June 30, 2026.

- G. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between JDI Farms, Inc. and the City of Turlock for the operation of an indoor cannabis cultivation, manufacturing, and distribution business at 600 D Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 043-018-016 through June 30, 2026 (Werner)

Recommended Action: Ordinance 13XX-CS: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between JDI Farms, Inc. and the City of Turlock for the operation of an indoor cannabis cultivation, manufacturing, and distribution business at 600 D Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 043-018-016 through June 30, 2026

- H. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Perfect Union and the City of Turlock for the operation of a cannabis retail dispensary at 2500 N. Golden State Boulevard, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 088-007-025 through June 30, 2026 (Werner)

Recommended Action: Ordinance 13XX-CS: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, May 13, 2025**

Next City Council Resolution: 2025-064

Next Ordinance: 1327-CS

Agreement between Perfect Union and the City of Turlock for the operation of a cannabis retail dispensary at 2500 N. Golden State Boulevard, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 088-007-025 through June 30, 2026

9. ACTION ITEMS

- A. Adopting a resolution declaring certain real property owned by the City of Turlock located at 570 Jason Drive, Turlock California, Stanislaus County APN 050-036-008, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act; Adopting a resolution declaring certain real property owned by the City of Turlock located at 1827 Shadow Park Drive, Turlock, California, Stanislaus County APN 088-015-057, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act; Adopting a resolution declaring certain real property owned by the City of Turlock located at 2065 Cody Court, Turlock, California, Stanislaus County APN 089-004-012, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act; Adopting a resolution declaring certain real property owned by the City of Turlock located at 573 Birchwood Way, Turlock, California, Stanislaus County APN 043-055-049, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act; Adopting a resolution declaring certain real property owned by the City of Turlock located at 591 Birchwood Way, Turlock, California, Stanislaus County APN 043-055-048, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act (Figueroa)

Recommended Action: Resolution 2025-XXX: Adopting a resolution declaring certain real property owned by the City of Turlock located at 570 Jason Drive, Turlock, California, Stanislaus County APN 050-036-008, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act.

Recommended Action: Resolution 2025-XXX: Adopting a resolution declaring certain real property owned by the City of Turlock located at 1827 Shadow Park Drive, Turlock, California, Stanislaus County APN 088-015-057, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act.

Recommended Action: Resolution 2025-XXX: Adopting a resolution declaring certain real property owned by the City of Turlock located at 2065 Cody Court, Turlock, California, Stanislaus County APN 089-004-012, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act.

Recommended Action: Resolution 2025-XXX: Adopting a resolution declaring certain real property owned by the City of Turlock located at 573 Birchwood Way, Turlock, California, Stanislaus County APN 043-055-049, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act.

Recommended Action: Resolution 2025-XXX: Adopting a resolution declaring certain real property owned by the City of Turlock located at 591 Birchwood Way, Turlock, California, Stanislaus County APN 043-055-048, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act.

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, May 13, 2025**

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10. 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.

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, 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: Interim City Manager, Sue Borrego

Employee Organization: Turlock Management Association-Public Safety

Employee Organization: Turlock Associated Police Officers

B. Conference with Real Property Negotiators, Cal. Gov't Code §54956.8

"Notwithstanding any other provisions of this chapter, a legislative body of a local agency may hold a closed session with its negotiator prior to the purchase, sale, exchange, or lease of real property by or for the local agency to grant authority to its negotiator regarding the price and terms of payment for the purchase, sale, exchange, or lease."

Property: 132 S. Broadway, Turlock, CA (APN No. 043-045-018-000)

Agency Negotiator: Interim City Manager Susan Borrego

Negotiating Parties: Pierce Timothy L (Te) & Donna Pierce Family 2021 Trust

Under Negotiation: Price and terms of payment for the purchase of the property

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."

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
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Potential Case(s): One (1)

14. **REPORTS FROM CLOSED SESSION**

15. **ADJOURNMENT**