

City Council Meeting Agenda



May 27, 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.

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Next City Council Resolution: 2025-081

Next Ordinance: 1327-CS

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

- A. Recognition: Turlock FFA Fruit Tree Judging State Champions (Bublak)
- B. Proclamation: Retirement of Yosemite Community College District Chancellor Henry C. V. Yong (Bublak)
- C. Presentation: Engage in discussion and provide direction to staff regarding the proposed Fiscal Year 2025-2026 General Fund Budget (Moreno)
- D. Briefing: Extended Learning Opportunities Program (Packwood)

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 May 2, 2025 through May 8, 2025 in the amount of \$1,351,268.17, May 9, 2025 through May 15, 2025 in the amount of \$663,110.02, Payroll EFT February 2025 in the amount of \$2,504,229.08, and the Investment and Cash Report for April 2025 in the amount of \$313,808,165.42
- B. Motion: Accepting the Minutes of the May 13, 2025 Regular City Council Meeting
- C. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda
- D. Resolution 2025-XXX: Adopting a list of projects and expenses for Fiscal Year 2025-26 funded by Senate Bill 1: The Road Repair and Accountability Act of 2017 (Fisher)
- E. Resolution 2025-XXX: Accepting an allocation of funds to administer the Federal Fiscal Year 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) from the United States Department of Justice, Office of Criminal Justice Programs, in the amount of \$27,977, and appropriating said funds to account number 266-20-255-341.35720_014 "Revenue JAG Grant 15PBJA-24-GG-04910-JAGX" and account number 266-20-255-341.51107_014 "JAG

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Expenses 15PBJA-24-GG-04910-JAGX” in Fund 266 “Police Services Grants” (Hedden)

- F. Resolution 2025-XXX: Rescinding Resolution 2025-012 and adopting a new resolution designating the authorized signatures for the City of Turlock bank accounts with Westamerica Bank (Moreno)
- G. Resolution 2025-XXX: Approving Amendment No. 12 for Task Order No. 6 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 \$68,996.90 to be funded by Fund 115 “Measure A – Roads” for City Project No. 23-069 as “NV5 CM Task Order No. 6 for City Project No. 23-069” (Pezeshk)
- H. Resolution 2025-XXX: Approving Amendment No. 5 to an agreement with Jones Mayer (City Contract 2022-103) for special counsel legal services in the amount of \$100,000, bringing the revised contract amount to \$200,000, to be funded by various general ledger accounts to be determined relative to the service provided (Petrulakis)

8. FINAL READINGS

- A. Adopting Local Street Closure permit fees; Authorizing the City Manager or designee to waive fees for Local Street Closure applications associated with the National Night Out event; Rescinding City of Turlock Resolution Nos. 2013-126 and 2019-138 and second and final reading of 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:

Resolution 2025-XXX: Adopting Local Street Closure permit fees related to initial, renewal, and late applications

Resolution 2025-XXX: Directing the City Manager or designee to waive fees for Local Street Closure permit applications associated with the National Night Out event

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

- B. Second and final reading of an Ordinance extending by Amendment, 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: Second and final reading of an Ordinance extending by Amendment, 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.

- C. Second and final reading of an Ordinance extending by Amendment, 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,

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County of Stanislaus, Assessor's Parcel Number 043-018-016 through June 30, 2026
(Werner)

Recommended Action: Ordinance 13XX-CS: Second and final reading of an Ordinance extending by Amendment, 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

- D. Second and final reading of an Ordinance extending by Amendment, 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: Second and final reading of an Ordinance extending by Amendment, 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

9. PUBLIC HEARINGS

10. ACTION ITEMS

- A. Adopting the Water Master Plan prepared by Carollo Engineers, Inc., and determining that the action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15262 of the CEQA guidelines (Fisher)

Recommended Action: Resolution 2025-XXX: Adopting the Water Master Plan prepared by Carollo Engineers, Inc., and determining that the action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15262 of the CEQA guidelines

- B. Approving an agreement with ClearSource Financial Services to complete a Citywide Comprehensive User Fee Study and Cost Allocation Plan to be funded by Fund 110 "General Fund" account number 110-10-106.43060_000 "Contract Services General" (Moreno)

Recommended Action: Resolution 2025-XXX: Approving an agreement with ClearSource Financial Services to complete a Citywide Comprehensive User Fee Study and Cost Allocation Plan to be funded by Fund 110 "General Fund" account number 110-10-106.43060_000 "Contract Services General"

- C. Approving the three-year agreement with Stanislaus County to continue participating as a member of the Stanislaus HOME Consortium for the HOME Investment Partnership (HOME) Program and authorizing the City Manager or designee to execute all related and necessary documents. (Figueroa)

Recommended Action: Resolution 2025-XXX: Approving the three-year agreement with Stanislaus County to continue participating as a member of the Stanislaus HOME Consortium for the HOME Investment Partnership (HOME) Program and authorizing the City Manager or designee to execute all related and necessary documents.

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- D. Authorizing the Interim City Manager to Execute All Documents Necessary in the form approved by the City Attorney to Complete the Sale of Surplus Property Located at 140 South First Street (APN 061-016-031) (Sims)

Recommended Action: Resolution 2025-XXX: Resolution Authorizing the Interim City Manager to Execute All Documents Necessary in the form approved by the City Attorney to Complete the Sale of Surplus Property Located at 140 South First Street (APN 061-016-031)

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, 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 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): One (1)
- C. 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
- D. Public Employee Performance Evaluation, Cal. Gov't Code §54957(b)(1)
Title: City Attorney

14. REPORTS FROM CLOSED SESSION

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15. ADJOURNMENT