

City Council Meeting Agenda



June 10, 2025

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

Amendment No. 1 - 06/06/25 - Agenda Item 10B

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: 2025-092

Next Ordinance: 1331-CS

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

- A. Presentation: Engage in discussion and provide direction to staff regarding the proposed Fiscal Year 2025-2026 Non-General Fund Budget (Moreno)
- B. Briefing: Revisions to Agenda (Petrulakis)

6. PUBLIC PARTICIPATION

Pursuant to California Government Code Section 54954.3(a), this portion of the meeting is set aside for members of the public to address the City Council on matters that are not listed on tonight's agenda but are within the subject matter jurisdiction of the City Council. Speakers will be allowed up to three (3) minutes for their comments. Speakers who wish to address a matter listed later on the agenda may be asked to wait until that item is heard. Comments on matters outside the Council's subject matter jurisdiction may be ruled out of order by the presiding officer and not permitted to continue. Pursuant to Government Code Section 54954.2(a)(3), the City Council may not take action or engage in substantive discussion on items not listed on the posted agenda. However, the Council or staff may briefly respond to public comments, refer matters to staff, or request that a topic be placed on a future agenda.

7. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one motion with no separate discussion. Any item may be removed from the Consent Calendar and considered separately at the request of the Mayor or any Councilmember. Prior to Council action, members of the public may address the Council on the Consent Calendar. If during their Consent Calendar comments, a member of the public requests removal of an item for separate consideration, the Mayor or a Councilmember may do so. Public comment on the Consent Calendar is limited to one (1) minute per speaker, regardless of the number of items addressed by the speaker.

- A. Motion: Accepting the Weekly demands of May 16, 2025 through May 22, 2025 in the amount of \$982,283.52, May 23, 2025 through May 29, 2025 in the amount of \$1,235,826.10, and Payroll EFT March 2025 in the amount of \$161,998.15
- B. Motion: Accepting the Minutes of the May 27, 2025 Regular City Council Meeting, and the Minutes of the June 3, 2025 Special City Council Meeting
- C. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda
- D. Resolution 2025-XXX: Approving Amendment No. 13 for Task Order No. 5A 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 \$1,191,199.84 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. 5A for City Project No. 23-067, Bid Package 3" (Pezeshk)
- E. Resolution 2025-XXX: Adopting a Personally Identifiable Information (PII) Policy and Procedure for the Housing Program Services Division (Figueroa)

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Resolution 2025-XXX: Adopting a Property Management and Tenant Selection Plan Policy and Procedure for the Housing Program Services Division

- F. Motion: Accepting improvements for City Project No. 18-67 "Water Main and Sewer Replacement 2023" and authorizing the City Engineer to file a Notice of Completion (Morris)
- G. Motion: Approving the Final Map and Subdivision Improvement Agreement with PIRO ENTERPRISES, INC, conditioned upon construction of improvements for the Monarch Estates subdivision (VTSM 2022-02, Development Project No. 25-006), developed by PIRO ENTERPRISES, INC (Morris)
- H. Resolution 2025-XXX: Approve an agreement between the City of Turlock and the Turlock Unified School District (TUSD) for Police Officer services at Turlock High School, Pitman High School and Turlock Junior High School for one (1) year, with an option to extend for two (2) additional one (1) year terms, in amounts based on actual salary of Officers assigned to TUSD, to be reimbursed into revenue account numbers 110-20-210.34024 "Turlock High School (SRO)," 110-20-210.34025 "Pitman High School (SRO)," and 110-20-210.34031 "Turlock Junior High School (SRO)" (Hedden)
- I. Resolution 2025-XXX: Amendment No. 3 (City Contract 2020-87) with Carollo Engineers, Inc. for Engineering and Construction Management Services for City Project No. 20-032 "Chemical System Upgrades Project at RWQCF" in the amount of \$659,468 for a revised total compensation not to exceed \$2,427,317 to be funded by Fund 410 "Water Quality Control (WQC)" (Huff)
- J. Resolution 2025-XXX: Approving an agreement with Julian Tree Care, Inc. of Richmond, California, for Tree Trimming and Maintenance Services for one year, with the option for two (2) additional one (1) year terms in an annual amount not to exceed \$150,000 and a total compensation not to exceed \$450,000 if all extensions are exercised, in response to Request for Bids 24-018, expensed to various General Ledger account(s) ending in 43077 "Tree Trimming" or 43314 "Contract Help - Services" (Murphy)
- K. 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 Mountain Cascade, Inc., of Livermore, CA, in the amount of \$8,025,215.00 and a contingency amount of \$800,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 3 for City Project No. 23-067 "Mark Thomas Task Order No. 3 for Roads Program CIP Projects" (Pezeshk)

8. FINAL READINGS

9. PUBLIC HEARINGS

- A. Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Rezone 2025-01, Planned Development 285 (PD 285); 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 2025-01 (Planned Development 285)] at 3130 E. Tuolumne Road, Stanislaus County APN 073-016-007; Directing staff to proceed with one of the three options below (Quintero/Morris)

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Recommended Action:

Resolution 2025-XXX: Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Rezone 2025-01, Planned Development 285 (PD 285)

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 2025-01 (Planned Development 285)] at 3130 E. Tuolumne Road, Stanislaus County APN 073-016-007

Motion: Directing staff to proceed with one of the three options below, to be considered at the June 24, 2025 City Council Meeting:

1. Agendize the Planned Development 285 resolution;
2. Agendize an alternative version of the revised Planned Development 285 and Vesting Tentative Subdivision Map resolution;
3. Forward the matter to the Planning Commission for their decision.

10. ACTION ITEMS

- A. Approving the agreements between the City of Turlock and each of the public service agencies funded through the Community Development Block Grant (CDBG) for fiscal year 2025-2026 in a total amount not to exceed \$70,000 from Fund 255 "CDBG-Housing", and authorizing the City Manager or designee to execute all related and necessary documents (Figueroa)

Recommended Action: Resolution 2025-XXX: Approving the agreements between the City of Turlock and each of the public service agencies funded through the Community Development Block Grant (CDBG) for fiscal year 2025-2026 in a total amount not to exceed \$70,000 from Fund 255 "CDBG-Housing", and authorizing the City Manager or designee to execute all related and necessary documents

- B. Approving the appropriation of funds from American Rescue Plan Act (ARPA) restricted reserves Fund 119 "American Rescue Plan Act" account 119-10-188.51270 "Construction Project" in an amount not to exceed \$1,235,000 to address a multitude of projects related to public safety infrastructures, including Animal Control, the Public Safety Facility and the Police Shooting Range (Rodrigues)

Recommended Action: Resolution 2025-XXX: Approving the appropriation of funds from American Rescue Plan Act (ARPA) restricted reserves Fund 119 "American Rescue Plan Act" account 119-10-188.51270 "Construction Project" in an amount not to exceed \$1,235,000 to address a multitude of projects related to public safety infrastructures, including Animal Control, the Public Safety Facility and the Police Shooting Range

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

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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

14. REPORTS FROM CLOSED SESSION

15. ADJOURNMENT