

City Council Meeting Agenda



August 12, 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

*via telephone: Neuro PA
Surgery Office, 1441 Florida
Avenue, Modesto, CA
95350

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: 2025-147

Next Ordinance: 1333-CS

City Council.

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

- A. Presentation: Turlock Police Department Animal Services - Adoptable Pets
- B. Presentation: Industrial Ratepayer Assistance Program (Fisher)
- C. Appointment: Measure A Citizen's Oversight Committee - Community Member (Bublak)

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. 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

8. 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 July 11, 2025 through July 31, 2025 in the amount of \$7,630,401.99, AP EFT April and May 2025 in the amount of \$221,721.58, Payroll EFT March and April 2025 in the amount of \$4,863,674.50, and the Investment and Cash Report for June 2025 in the amount of \$328,548,233.29
- B. Motion: Accepting the Minutes of the July 22, 2025 Regular City Council Meeting
- C. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda

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- D. Resolution: Authorizing an agreement between the City of Turlock and Peregrine, in an annual amount not exceed ninety-eight thousand dollars (\$98,000) for a data point integration software for the period of August 18, 2025 through August 17, 2026, where funding has been budgeted in Fund 116 "Special Public Safety" (Hedden)
- E. Resolution: Approving an agreement with Cloudburst Consulting Group, Inc., to assist the City with developing policies and procedures for the HOME Investment Partnerships American Rescue Plan (HOME-ARP) program in the amount of \$48,058 to be paid from Fund 259 "HOME-ARP" account 259-41-499.43060_000 "Contract Services General" and authorizing the Interim City Manager to sign all necessary documents. (Figueroa)
- F. Resolution: Authorizing Interim City Manager to execute Amendment No. 2 to increase the not-to-exceed amount from \$100,000 to \$230,000 between the City of Turlock and Hinderliter, de Llamas and Associates (HdL) for Cannabis regulation-related services (Moreno)
- G. Resolution: Approving an agreement (City Contract No. 2025-190) with EKI Environment & Water, Inc., in a form approved by the City Attorney, in response to RFP No. 24-023, for the Downtown PCE Remediation Project for a period not-to-exceed four (4) years for a total not-to-exceed amount of \$1,746,000, to be expensed from Fund 423 "PCE Downtown (Prop 1 Grant)" (Tejeda)
- H. Resolution: Approving the establishment of a new job description for a Laboratory and Environmental Superintendent to include the reclassification of incumbent, Water Quality Control Laboratory Supervisor to Laboratory and Environmental Superintendent and amend the Management Salary Schedule effective August 17, 2025 (Dhami)
- I. Resolution: Approving the modification of the reporting structure of the Housing Division from the Development Services Department to the City Manager's Office, including the revised job description of the Housing Program Manager effective August 17, 2025 (Dhami)

9. FINAL READINGS

10. PUBLIC HEARINGS

- A. Approval of proposed annexation of 905 Flower Street and 300 N. Soderquist Road into Community Facilities District No. 2 following a public hearing and mailed ballot election of affected property owners (Werner)

Confirmation: City Clerk confirms: a) Proof of Publication of Notice of Public Hearing; b) Signed Waiver and Consent; c) Completed and Signed Ballot and d) Signed Certificate of Clerk Regarding Receipt of Property Owner Waiver and Consent Form and Ballot Declaring Election Results

Resolution: Calling a Special Mailed Ballot Election respecting proposed Annexation Number 37 for properties located at 905 Flower Street, Stanislaus County APN 061-004-006 and 300 N. Soderquist Road, Stanislaus County APN 061-003-040 to existing Community Facilities District Number 2

Resolution: Declaring the results of the mailed ballot election respecting proposed Annexation Number 37 for properties located at 905 Flower Street, Stanislaus County APN 061-004-006

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and 300 N. Soderquist Road, Stanislaus County APN 061-003-040 to existing Community Facilities District Number 2 (Services Mitigation) and ordering annexation of the subject properties

- B. Forming a new Community Facilities District (CFD No. 3 – Maintenance Services) to fund ongoing services, calling a special election for property owner approval of special taxes and appropriations limits, declaring the results of that election, and introducing an ordinance to amend Turlock Municipal Code Title 3, Chapter 3-9 (Fisher)

Resolution: Adopting a Resolution of the City Council of the City of Turlock, acting in its capacity as the legislative body of Community Facilities District No. 3 (Maintenance Services) of the City of Turlock, establishing such community facilities district

Resolution: Adopting a Resolution of the City Council of the City of Turlock, California, calling a special election and submitting to the voters of the City of Turlock Community Facilities District No. 3 (Maintenance Services), County of Stanislaus, State of California a measure with respect to the annual levy of special taxes within the community facilities district to pay the costs of certain services to be provided by the community facilities district and a measure with respect to establishing an appropriations limit for said community facilities district

Resolution: Adopting a Resolution of the City Council of the City of Turlock, California, acting in its capacity as the legislative body of City of Turlock Community Facilities District No. 3 (Maintenance Services), County of Stanislaus, State of California, declaring the results of a special election in such a community facilities district

Ordinance: Introduction and first reading of an Ordinance adding Turlock Municipal Code Title 3 (Finance), Chapter 3-9 (Construction Taxes), Article 9 (Community Facilities District Number 3)

- C. Resolution: Approving the Engineer's Report for Fiscal Year 2025-2026 for all Landscaping and Lighting Assessment Districts and all Street Maintenance Benefit Assessment Areas in the City of Turlock (Morris)

Resolution: Confirming diagrams, assessments, and ordering the levying and collection of assessments as originally proposed for Fiscal Year 2025-2026 for all Landscaping and Lighting Assessment Districts Exhibit A and all Street Maintenance Benefit Assessment Areas Exhibit B in the City of Turlock pursuant to Resolution No. 97-128

11. ACTION ITEMS

- A. Motion: Approving the City of Turlock Economic Development Strategic Plan Update that was completed by Kosmont Companies (Sims)
- B. Approval of Three Housing Rehabilitation Agreements for Single-Family Homes in Turlock (Figueroa)

Resolution: Awarding the bid and approving an agreement with A and P Construction, in the amount of \$134,510, authorizing a contingency amount of \$20,177 (15%), and adding an estimate permit fee of \$2,000 for a total project cost of \$157,687. \$121,129.50 to be paid from Fund 260 "PLHA-Permanent Local Housing Allocation" account 260-41-494.47224

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“Acquisition and Rehab of Affordable Rental Housing” and \$36,557.50 to be paid from Fund 255 “CDBG” account 255-41-485.47210_001 “Housing Program Services Programs Affordable Housing Development” for the rehabilitation of a single-family residential property located at 2065 Cody Court in Turlock and authorizing the Interim City Manager to sign all necessary documents.

Resolution: Awarding the bid and approving an agreement with A and P Construction, in the amount of \$71,850.00, authorizing a contingency amount of \$7,185.00 (10%), and adding an estimate permit fee of \$2,000.00 for a total project cost of \$81,035.00. \$46,000.00 to be paid from Fund 260 “PLHA-Permanent Local Housing Allocation” account 260-41-494.47224 “Acquisition and Rehab of Affordable Rental Housing” and \$35,035.00 to be paid from Fund 255 “CDBG” account 255-41-485.47210_001 “Housing Program Services Programs Affordable Housing Development” for the rehabilitation of a single-family residential property located at 1827 Shadow Park Drive in Turlock and authorizing the Interim City Manager to sign all necessary documents.

Resolution: Awarding the bid and approving an agreement with Zack’s Handyman and Construction, in the amount of \$53,195.00, authorizing a contingency amount of \$5,319.50 (10%), and adding an estimate permit fee of \$2,000.00 for a total project cost of \$60,514.50. \$25,000.00 to be paid from Fund 260 “PLHA-Permanent Local Housing Allocation” account 260-41-494.47224 “Acquisition and Rehab of Affordable Rental Housing” and \$35,514.50 to be paid from Fund 256 “Stanislaus Housing Consortium” account 256-41-486.47225_002 “Affordable Housing Affordable Housing - Prior” for the rehabilitation of a single-family residential property located at 573 Birchwood Way in Turlock and authorizing the Interim City Manager to sign all necessary documents.

- C. Resolution: Authorizing the submittal of an application to the Stanislaus Council of Governments for and receipt of Regional Early Action Planning Grant Program of 2021 program funds to support the City of Turlock's efforts to achieve its housing and equity goals outlined in the General Plan and Housing Element, and authorizing the Interim City Manager to execute necessary documents. (Werner)

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

13. CLOSED SESSION

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

14. REPORTS FROM CLOSED SESSION

15. ADJOURNMENT