

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

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, August 12, 2025**

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

Temporary Industrial Ratepayer Assistance Program

CITY OF TURLOCK – PROGRAM UPDATE & PARTICIPATION STATUS

Christopher Fisher
Municipal Services Director
August 12, 2025



Program Overview

(Reminders)

- Purpose: Provide temporary financial assistance to Significant Industrial Users (SIUs defined in TMC 6-4-103) affected by sewer rate increases.
- Industrial users face higher costs due to proportional cost-of-service analysis.
- Funding Source: \$2.18M from penalty fees collected under TMC 6-4-505.
- Duration: Until allocated funds are exhausted.
 - Final month's assistance will be shared equally by percentage across all participants.
- Participation: SIUs must sign an agreement to enroll.

Last presentation: March 11, 2025

Background and Justification

- Sewer Rate Study conducted by NBS identified cost imbalances.
- Industrial users contributed 32.8% of revenue but represented 52.4% of net costs.
- Proposition 218 compliance required adjustments.
- New rates adopted on Oct. 8, 2024, effective Jan. 1, 2025.
- SIUs face significant increases, prompting need for temporary relief.
- Council established a temporary Industrial Ratepayer Assistance Program.

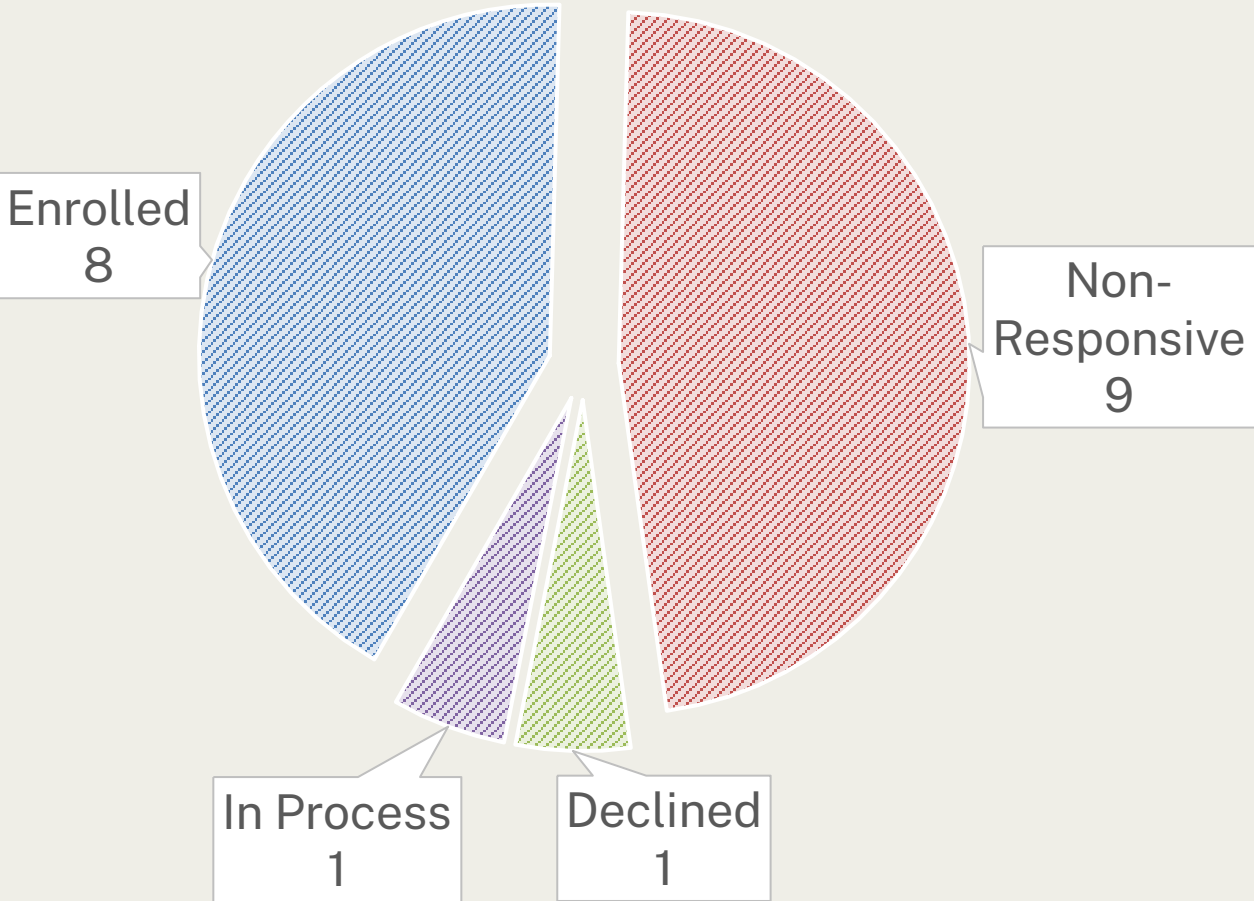
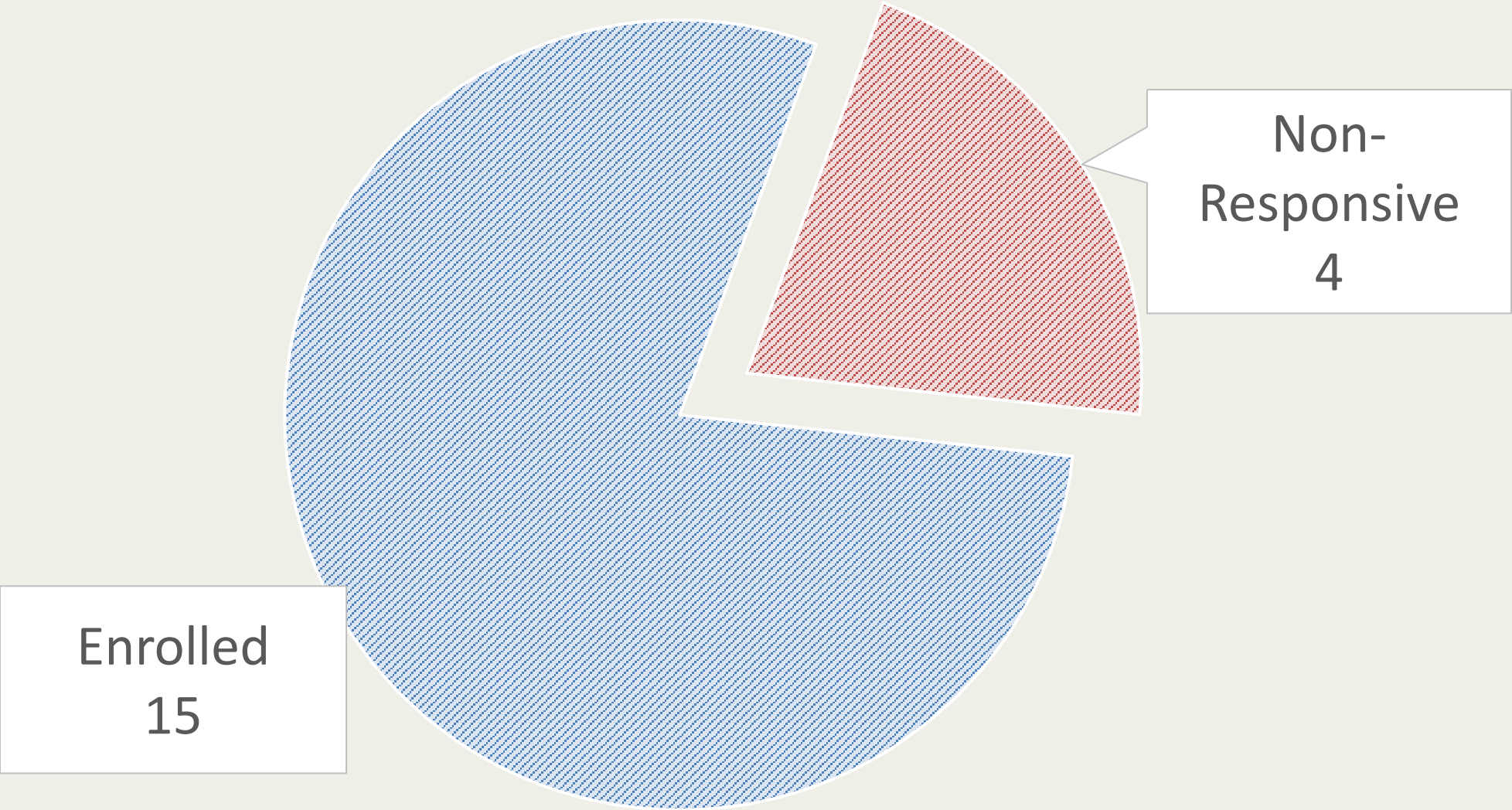
Key Features of the Program

- No repayment required unless agreement terms are violated.
- Participants waive right to legally challenge sewer rate increases.
- Assistance ends when allocated funds are depleted.
- Assistance Program provides 25% to total bill value, which means, on average, the City covers 37% of the increase.

Participants

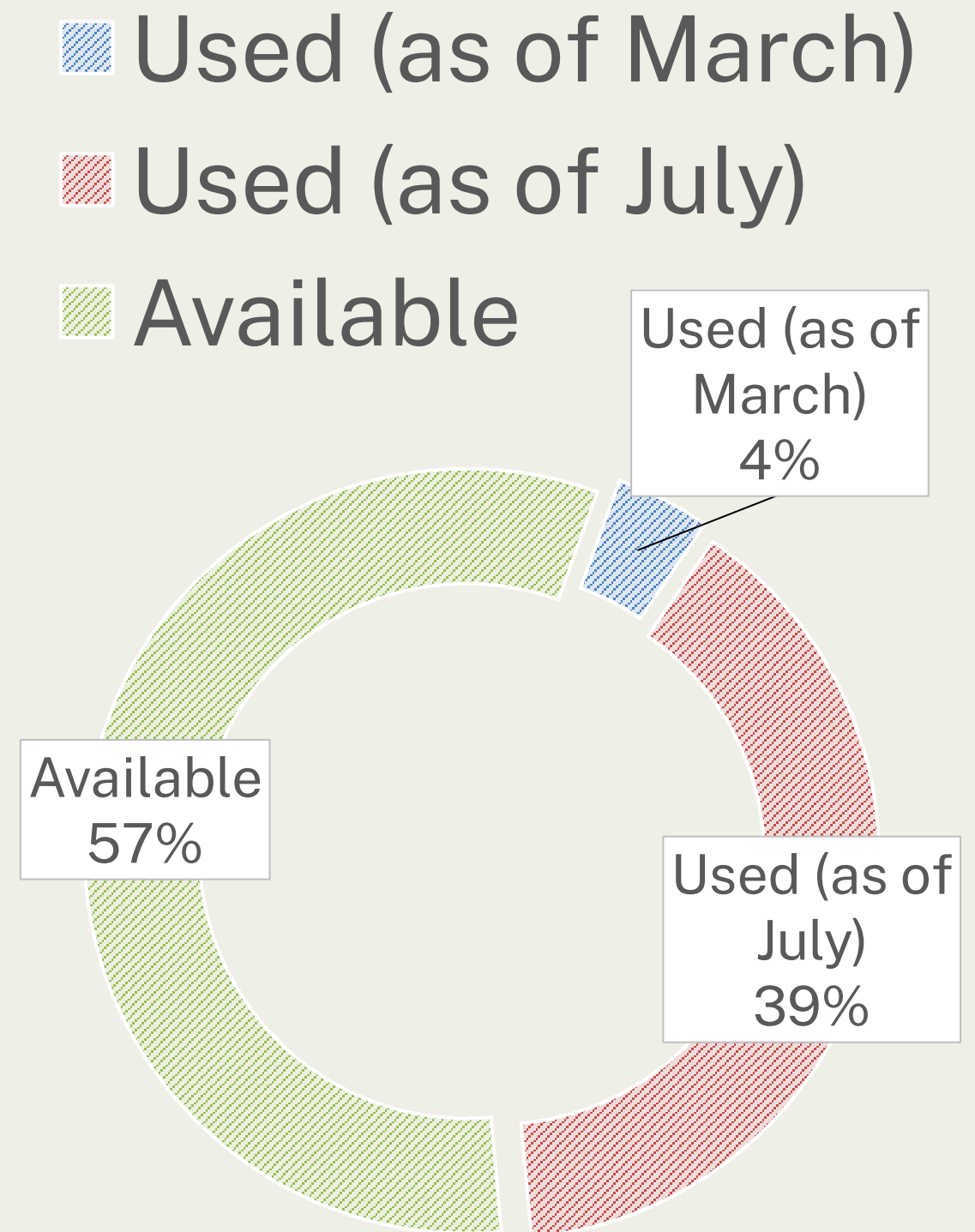
Enrolled Non-Responsive Declined In Process

Enrolled Non-Responsive



Assistance

- Of the \$2,180,606.92 allocated for program, \$944,561.54 has been used to date.
- This includes January – June 2025.
- Funds expected to run out in October's bill.



Next Steps

- Continue outreach to non-responding SIUs to ensure awareness.
- Share anticipated timeline with participants at regular intervals.
- Return to Council for final presentation on this program when funds are exhausted.

Measure A Citizen's Oversight

Number of Vacancies = 1

Appoint community member for the term that expired on 07/01/2025

One (1) Applicant:

- Patrick Shields

The application for the above-mentioned applicant can be viewed in the Office of the City Clerk.

MAYOR BUBLAK'S RECOMMENDED APPOINTMENT:

Appoint Patrick Shields to the Measure A Citizen's Oversight Committee for the term 07/01/2025 through 07/01/2028.

Economic Development Department - Communications Department

Current Project List

Updated: 8/5/2025



Name of Project	Assigned To	Project Start Date	Anticipated Completion Date	Current Status of Project
PBID Downtown Contract – COT and TDPOA	Economic Development	11/2022	10/2023	Completed end of 2023
Sports Complex	Economic Development	2022	Project Paused	Project temporarily paused due to economic climate.
Economic Development Strategic Plan Update	Economic Development	12/2023	August 2025	Kosmont Companies awarded RFP in August 2024. Kosmont Companies will be presenting the completed plan to City Council at the 8/12/2024 meeting.
Business Visitation Program (Goal of 100+ Business meetings annually)	Economic Development	7/1/2025	6/30/2026	7/1/2024 – 6/30/2025: 190 meetings completed 7/1/2025 – 6/30/2026: 17 meetings completed
Business Workshops (Goal of 12 – 15 workshops annually)	Economic Development	7/1/2025	6/30/2026	7/1/2024 – 6/30/2025: 16 completed 7/1/2025 – 6/30/2026: 2 completed How to get Govt. Contracts: 7/29/2025 Business Plan Bootcamp: 8/7/2025
City of Turlock Small Business Development and Assistance Program	Economic Development	7/1/2024	On-going until funds are depleted.	Program launched in August 2024. 9 business workshops provided Businesses eligible to receive \$3,500 in grants for social media ads (2 checks, \$1,750 each). 68 Grant Applications submitted 49 businesses have been sent first check. 19 businesses have been sent the second check.
Annual City of Turlock Job Fair	Economic Development	Annual Event	November 5, 2025	Event planned for November 5, 2025 from 10am – 2pm at New Life Christian Center. 55 employers expected.
Economic Development Attraction Efforts	Economic Development	July 2022	On-going	On-going. High Profile Sites: Turlock Marketplace Shopping Center (new 30-acre development on Countryside Drive) WISP (Westside Industrial Specific Plan)

Economic Development and Comms. Dept. Project List –
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Fresno State – Parent University (Workforce Development – Talent Development Initiative)	Economic Development	8/1/2025	7/1/2026	2024-2025 Reporting Period Stats 403 Turlock residents registered for courses 153 of the registered participants achieved certificates. Renewed for 2025-2026 Academic Year
Annual Turlock Business Conference	Economic Development	Feb. 2025	Mid-March 2026	On-going; Staff is planning the 2026 event.
Turlock Marketplace - Chick Fil A Project	Economic Development Development Services Department	2023	December 2025 – Spring of 2026	Project on-going. Turlock Marketplace permit approved 8/4/2025. Ground breaking event for Chick-Fil-A and Turlock Marketplace Shopping Center date to be determined.
COMMUNICATIONS DEPT:				
City of Turlock Mobile App	Econ Dev. and Comms. Dept.	January 2024	Completed May 2024	Completed as of May 2024 “MyTurlock” is free to download in the app store.
City of Turlock Website	Communications Department and I.T. Department	2024	2024/2025	I.T. Dept. is leading project, Communications team will assist in design and layout phase of website.
Social Media Liaisons Monthly Meetings	Econ Dev. and Comms. Dept.	November 2023	On-going	On-going
Communications Plan	Econ Dev. and Comms. Dept.	March 2024	September 2025	On-going. Slate Communications will be presenting the completed plan to City Council on 9/9/2025.
Social Media – Platforms and Goals	Econ Dev. and Comms. Dept.	July 2022	On-going	On-going
Social Media - Instagram	Econ Dev. and Comms. Dept.	July 2022	On-going	On-going
Social Media - Facebook	Econ Dev. and Comms. Dept.	July 2022	On-going	On-going
Social Media - LinkedIn	Econ Dev. and Comms. Dept.	July 2022	On-going	On-going
Attend Farmers Market	Econ Dev. and Comms. Dept.	July 2025	On-going	Staff has attended two Turlock Farmers Market. Staff had a city booth/table at each event attended.
Other Communications Initiatives: Surveys	Econ Dev. and Comms. Dept.	Q1 2024	On-going	On-going

**Economic Development and Comms. Dept. Project List –
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-Speaking at CVAR, Rotary, Chamber, etc.				
City of Turlock Econ Dev. Youtube Channel	Econ Dev. and Comms Dept.	1/15/2025	10/1/2025	On-going
Community Citizen Survey	Econ Dev. and Comms. Dept.	2/3/2025	8/15/2025	On-going: Staff is coordinating an annual citizen survey to be released, and made available to public. Targeting mid-August for survey to be launched.
Annual Business Survey	Econ Dev. and Comms. Dept.	2/3/2025	Paused	Paused. The Turlock Chamber of Commerce recently initiated a business outreach survey. The Turlock Chamber of Commerce will be sharing survey results with the City of Turlock Economic Development Department.
Department Communications Projects to encourage community engagement.	Econ Dev. and Comms. Dept.	6/15/2025	On-going	Communications staff is working with other departments to gather and create content to advertise department programs to Turlock community and encourage/increase community engagement.

DEVELOPMENT SERVICES DEPARTMENT

JULY 2025 - Monthly Report



BUILDING



The Development Services Department continues to strive to provide excellent customer service while ensuring the health, safety, enhancement, and prosperity of our community.



HOUSING



PLANNING



BUILDING DIVISION PERMITS ISSUED IN JULY

Permit Issued Date:Month	July 2025
Attribute Name	USDC

Attribute Value	Permit Number	Service Address Line1	Parcel	Permit Type - Description	Permit issued Date	Data	
						Permit Count	Estimated Improvement Value
101 - DETACHED SINGLE FAMILY DWELLING	2025-00000424	3270 RADCLIFFE WAY	072044042000	RESIDENTIAL ALTERATION	2025-07-19	1	28,000.00
	2025-00000562	2908 BARON CT	073055003000	NEW RESIDENTIAL BUILDING	2025-07-02	1	262,356.48
	2025-00000563	2021 ZANE WAY	073055024000	NEW RESIDENTIAL BUILDING	2025-07-25	1	330,275.46
	2025-00000617	2020 ZANE WAY	073055023000	NEW RESIDENTIAL BUILDING	2025-07-16	1	278,499.68
	2025-00000618	2040 ZANE WAY	073055022000	NEW RESIDENTIAL BUILDING	2025-07-16	1	404,321.12
	2025-00000619	2041 ZANE WAY	073055025000	NEW RESIDENTIAL BUILDING	2025-07-16	1	434,506.10
	2025-00000768	421 LEMONGRASS ST	043063063000	NEW RESIDENTIAL BUILDING	2025-07-21	1	194,035.32
	2025-00000769	408 LEMONGRASS ST	043063079000	NEW RESIDENTIAL BUILDING	2025-07-21	1	194,035.32
	2025-00000770	420 LEMONGRASS ST	043063076000	NEW RESIDENTIAL BUILDING	2025-07-21	1	194,035.32
	2025-00000771	404 LEMONGRASS ST	043063080000	NEW RESIDENTIAL BUILDING	2025-07-21	1	210,811.42
	2025-00000772	416 LEMONGRASS ST	043063077000	NEW RESIDENTIAL BUILDING	2025-07-21	1	241,516.46
	2025-00000773	412 LEMONGRASS ST	043063078000	NEW RESIDENTIAL BUILDING	2025-07-21	1	248,341.62
	2025-00000774	400 LEMONGRASS ST	043063081000	NEW RESIDENTIAL BUILDING	2025-07-21	1	263,197.04
101 - DETACHED SINGLE FAMILY DWELLING Total *						13	3,283,931.34
320 - INDUSTRIAL (FACTORY/MACHINE SHOP/PRINTING PLANT	2024-00000304	2000 AUTO MALL DR	088031008000	NEW COMMERCIAL BUILDING	2025-07-11	1	2,400,000.00
320 - INDUSTRIAL (FACTORY/MACHINE SHOP/PRINTING PLANT Total *						1	2,400,000.00
329 - POOL/SPA	2025-00000736	4585 SANDPIPER CIR	071002073000	SWIMMING POOL RESIDENTIAL	2025-07-02	1	40,000.00
	2025-00000753	1020 JULIAN ST	061002048000	SWIMMING POOL RESIDENTIAL	2025-07-01	1	71,158.00
	2025-00000754	300 HANOVER AVE	072029025000	SWIMMING POOL RESIDENTIAL	2025-07-01	1	71,195.00
	2025-00000766	551 SANDY WAY	071060027000	SWIMMING POOL RESIDENTIAL	2025-07-14	1	57,000.00
	2025-00000807	130 SUNBIRD DR	072065011000	SWIMMING POOL RESIDENTIAL	2025-07-08	1	19,796.52
	2025-00000810	862 GETTYSBURG ST	071044034000	SWIMMING POOL RESIDENTIAL	2025-07-09	1	17,300.00
	2025-00000844	3090 CAJUN CT	072013041000	SWIMMING POOL RESIDENTIAL	2025-07-17	1	65,000.00
329 - POOL/SPA Total *						7	341,449.52
434 - RESIDENTIAL (ALL RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS)	2025-00000347	1919 TARTAN RD	073019026000	RESIDENTIAL FIRE SPRINKLER	2025-07-18	1	3,000.00
	2025-00000722	2182 SPRING BLOSSOM LN	087007022000	COVERED PATIO OR PORCH	2025-07-08	1	70,000.00
	2025-00000742	323 S BROADWAY	043049024000	RESIDENTIAL ALTERATION	2025-07-16	1	40,000.00
	2025-00000752	660 SHADOWVIEW CT	071032034000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-07	1	4,500.00
	2025-00000776	2425 SEBASTIAN DR	073022002000	HVAC CHANGEOUT RESIDENTIAL	2025-07-01	1	2,600.00
	2025-00000796	880 ASHTON CT	089009056000	RESIDENTIAL OTC ALTERATION	2025-07-02	1	4,640.00
	2025-00000798	2001 CARLETON DR	072037023000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-02	1	8,141.00
	2025-00000800	4133 ENCLAVE DR	072072062000	WATER HEATER RESIDENTIAL	2025-07-02	1	2,649.00
	2025-00000801	4064 IVORY LN	073045091000	WATER HEATER RESIDENTIAL	2025-07-02	1	2,649.00
	2025-00000802	1875 CHARLES PL	051031004000	HVAC CHANGEOUT RESIDENTIAL	2025-07-01	1	17,731.00
	2025-00000804	1400 TRINITY WAY	071048021000	WATER HEATER RESIDENTIAL	2025-07-01	1	3,634.00
	2025-00000806	572 VERMONT AVE	050029012000	REROOF RESIDENTIAL	2025-07-01	1	1,400.00
	2025-00000808	604 SUNNYBROOK CIR	071032010000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-02	1	3,200.00
	2025-00000809	628 SUNNYBROOK CIR	071032040000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-02	1	3,200.00
	2025-00000811	3081 PASEO ENTRADA	087016015000	PHOTOVOLTAIC SYSTEM RESIDENTIAL	2025-07-15	1	10,000.00
	2025-00000814	376 BERNELL AVE	050015036000	REROOF RESIDENTIAL	2025-07-02	1	4,000.00
	2025-00000815	222 N PALM ST	061024020000	REROOF RESIDENTIAL	2025-07-03	1	12,000.00
	2025-00000816	2730 SIERRA VISTA DR	051023015000	REROOF RESIDENTIAL	2025-07-03	1	28,000.00
	2025-00000817	2755 N WALNUT RD 113	088008002000	HVAC CHANGEOUT RESIDENTIAL	2025-07-03	1	18,617.00
	2025-00000818	2940 N WALNUT RD	071027026000	HVAC CHANGEOUT RESIDENTIAL	2025-07-03	1	19,000.00
	2025-00000819	932 ASHFORD DR	071056062000	HVAC CHANGEOUT RESIDENTIAL	2025-07-03	1	16,918.00
	2025-00000820	4682 ASHBROOK LN	071060038000	HVAC CHANGEOUT RESIDENTIAL	2025-07-03	1	16,000.00
	2025-00000821	2440 E HAWKEYE AVE	051037007000	HVAC CHANGEOUT RESIDENTIAL	2025-07-03	1	19,000.00
	2025-00000822	1580 SYCAMORE ST	061037048000	HVAC CHANGEOUT RESIDENTIAL	2025-07-03	1	13,427.00
	2025-00000823	2395 PASEO DEL SOL	087020011000	HVAC CHANGEOUT RESIDENTIAL	2025-07-03	1	16,500.00
	2025-00000824	2925 DUQUESNE WAY	071027030000	HVAC CHANGEOUT RESIDENTIAL	2025-07-07	1	17,450.00
	2025-00000825	1690 MILESTONE WAY	073045046000	HVAC CHANGEOUT RESIDENTIAL	2025-07-07	1	16,770.00
	2025-00000826	4216 PIRO CT	071046051000	HVAC CHANGEOUT RESIDENTIAL	2025-07-03	1	16,873.00
	2025-00000827	2304 SORREL DR	088011038000	HVAC CHANGEOUT RESIDENTIAL	2025-07-07	1	11,456.00
	2025-00000828	1679 JOETT DR	042041011000	GENERAL INSPECTION RESIDENTIAL	2025-07-07	1	0.01
	2025-00000829	240 WABASH DR	071017018000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-07	1	3,500.00
	2025-00000830	1684 EDGEWOOD DR	073041017000	RESIDENTIAL ADDITION	2025-07-21	1	85,000.00
	2025-00000843	2001 JOETT DR	089007061000	REROOF RESIDENTIAL	2025-07-07	1	17,500.00
	2025-00000851	4149 ENCLAVE DR	072072066000	HVAC CHANGEOUT RESIDENTIAL	2025-07-31	1	12,450.00
	2025-00000853	1031 N DAUBENBERGER RD	051032047000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-09	1	2,000.00

2025-0000854	2161 ROCHELLE AVE	071012010000	REROOF RESIDENTIAL	2025-07-09	1	14,500.00
2025-0000856	606 SUNNYBROOK CIR	071032009000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-09	1	1,500.00
2025-0000857	668 SHADOWVIEW CT	071032054000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-10	1	3,700.00
2025-0000858	620 SUNNYBROOK CIR	071032023000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-10	1	3,800.00
2025-0000859	666 SHADOWVIEW CT	071032053000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-10	1	3,800.00
2025-0000860	641 E MINNESOTA AVE	072019090000	REROOF RESIDENTIAL	2025-07-09	1	17,650.00
2025-0000861	817 PARK ST	061005047000	REROOF RESIDENTIAL	2025-07-18	1	18,625.00
2025-0000862	1915 ANNHURST AVE	072029027000	HVAC CHANGEOUT RESIDENTIAL	2025-07-09	1	28,241.00
2025-0000863	3657 PINE VALLEY CT	072058069000	REROOF RESIDENTIAL	2025-07-09	1	20,000.00
2025-0000865	4244 HORIZON CT	071046038000	WATER HEATER RESIDENTIAL	2025-07-11	1	2,000.00
2025-0000866	2730 EXPLORER WAY	087011023000	HVAC CHANGEOUT RESIDENTIAL	2025-07-10	1	7,589.28
2025-0000867	2740 MARLEE DR	051035045000	HVAC CHANGEOUT RESIDENTIAL	2025-07-10	1	6,611.45
2025-0000868	422 MEANDERING LN	071064042000	WATER HEATER RESIDENTIAL	2025-07-10	1	2,150.00
2025-0000869	113 VINTAGE DR	071062015000	HVAC CHANGEOUT RESIDENTIAL	2025-07-10	1	19,187.00
2025-0000870	510 E MINNESOTA AVE	072023003000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-10	1	6,500.00
2025-0000872	626 SUNNYBROOK CIR	071032041000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-29	1	4,500.00
2025-0000874	3301 LIBERTY SQUARE PKWY	044066018000	FIRE SPRINKLER SYSTEM	2025-07-14	1	20,000.00
2025-0000875	614 SUNNYBROOK CIR	071032005000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-10	1	3,350.00
2025-0000876	2201 LAUREN CIR	088019024000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-10	1	2,500.00
2025-0000877	2104 SHIRE WAY	088012052000	RESIDENTIAL OTC ALTERATION	2025-07-15	1	28,000.00
2025-0000879	1083 HARTWICK AVE	072052048000	HVAC CHANGEOUT RESIDENTIAL	2025-07-11	1	6,500.00
2025-0000880	1171 SERR DR	043057025000	RESIDENTIAL OTC ALTERATION	2025-07-11	1	10,850.00
2025-0000881	820 S ROSE ST	043024034000	RESIDENTIAL OTC ALTERATION	2025-07-15	1	5,436.00
2025-0000882	679 SHADOWVIEW CT	071032047000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-15	1	2,500.00
2025-0000883	654 SHADOWVIEW CT	071032031000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-15	1	2,500.00
2025-0000884	3024 ANDRE LN	071034026000	WATER HEATER RESIDENTIAL	2025-07-15	1	2,000.00
2025-0000885	895 PARK ST	061005048000	REROOF RESIDENTIAL	2025-07-14	1	2,500.00
2025-0000886	530 GRANT AVE	061009011000	REROOF RESIDENTIAL	2025-07-14	1	10,000.00
2025-0000888	332 LANE ST	050025023000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-14	1	1,000.00
2025-0000889	1370 WEST AVE SOUTH	050016045000	PHOTOVOLTAIC SYSTEM RESIDENTIAL	2025-07-29	1	13,241.75
2025-0000890	451 QUARTO DR	043063055000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-07-16	1	3,000.00
2025-0000891	447 QUARTO DR	043063054000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-07-16	1	3,000.00
2025-0000892	440 QUARTO DR	043063058000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-07-16	1	3,000.00
2025-0000893	444 QUARTO DR	043063057000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-07-16	1	3,000.00
2025-0000894	448 QUARTO DR	043063056000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-07-16	1	3,000.00
2025-0000895	664 SHADOWVIEW CT	071032052000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-15	1	1,500.00
2025-0000896	3113 VILLAGE PARK CT	072013078000	WATER HEATER RESIDENTIAL	2025-07-15	1	2,691.00
2025-0000897	474 GETTYSBURG ST	071019004000	REROOF RESIDENTIAL	2025-07-16	1	16,750.00
2025-0000898	4446 VISIONS DR	072068021000	HVAC CHANGEOUT RESIDENTIAL	2025-07-15	1	15,800.00
2025-0000900	2001 DELS LN	071045008000	RESIDENTIAL OTC ALTERATION	2025-07-18	1	2,500.00
2025-0000901	801 PEDRAS RD	071045008000	RESIDENTIAL OTC ALTERATION	2025-07-21	1	2,500.00
2025-0000903	2125 EL CAPITAN DR	051026004000	RESIDENTIAL OTC ALTERATION	2025-07-30	1	2,000.00
2025-0000908	655 RONDEE LN	071032017000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-16	1	1,500.00
2025-0000911	685 SHADOWVIEW CT	071032044000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-18	1	2,000.00
2025-0000913	1805 N DAUBENBERGER RD	073025039000	HVAC CHANGEOUT RESIDENTIAL	2025-07-23	1	4,800.00
2025-0000914	2656 OPPELT WAY	051040034000	HVAC CHANGEOUT RESIDENTIAL	2025-07-17	1	25,809.69
2025-0000915	320 VINTAGE DR	071062004000	WATER HEATER RESIDENTIAL	2025-07-18	1	2,300.00
2025-0000916	677 SHADOWVIEW CT	071032048000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-18	1	2,000.00
2025-0000917	652 SHADOWVIEW CT	071032030000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-18	1	2,000.00
2025-0000920	1227 WINDSOR CT	042015093000	REROOF RESIDENTIAL	2025-07-18	1	6,500.00
2025-0000921	651 SHADOWVIEW CT	071032037000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-22	1	2,000.00
2025-0000922	687 SHADOWVIEW CT	071032043000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-24	1	2,000.00
2025-0000923	2040 ZANE WAY	073055022000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-07-21	1	2,500.00
2025-0000924	2020 ZANE WAY	073055023000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-07-21	1	2,500.00
2025-0000925	2041 ZANE WAY	073055025000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-07-21	1	2,500.00
2025-0000927	2001 CUMBERLAND DR	072037007000	RESIDENTIAL OTC ALTERATION	2025-07-24	1	8,650.00
2025-0000928	1451 TRAMWAY PL	042040008000	RESIDENTIAL OTC ALTERATION	2025-07-21	1	14,339.00
2025-0000929	790 JORDAN AVE	050016038000	HVAC CHANGEOUT RESIDENTIAL	2025-07-23	1	1,800.00
2025-0000942	630 SUNNYBROOK CIR	071032039000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-23	1	2,900.00
2025-0000945	1200 ROCKHURST LN	071029033000	HVAC CHANGEOUT RESIDENTIAL	2025-07-24	1	3,000.00
2025-0000948	4625 PRAIRIE FALCON WAY	073049030000	HVAC CHANGEOUT RESIDENTIAL	2025-07-22	1	21,918.00
2025-0000949	224 FOURTH ST	043048018000	HVAC CHANGEOUT RESIDENTIAL	2025-07-22	1	17,845.00
2025-0000950	1220 WALDORF DR	072034020000	REROOF RESIDENTIAL	2025-07-23	1	1,100.00
2025-0000951	2909 NIAGRA ST 166	071035030000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-29	1	10,000.00
2025-0000952	653 RONDEE LN	071032018000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-23	1	1,500.00

434 - RESIDENTIAL (ALL RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS)	2025-0000953	623 SUNNYBROOK CIR	071032025000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-23	1	1,500.00
	2025-0000954	675 SHADOWVIEW CT	071032049000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-25	1	3,800.00
	2025-0000955	880 N BERKELEY AVE	051025016000	HVAC CHANGEOUT RESIDENTIAL	2025-07-30	1	7,808.00
	2025-0000956	1847 TARTAN RD	073019030000	HVAC CHANGEOUT RESIDENTIAL	2025-07-24	1	22,387.00
	2025-0000957	4215 MC KENNA DR	071053007000	REROOF RESIDENTIAL	2025-07-24	1	17,500.00
	2025-0000960	618 N THOR ST	061023021000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-25	1	1,500.00
	2025-0000961	557 COLUMBIA ST	050021027000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-28	1	5,000.00
	2025-0000963	2680 VOLK AVE	051038004000	REROOF RESIDENTIAL	2025-07-28	1	40,000.00
	2025-0000964	680 SHADOWVIEW CT	071032060000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-28	1	3,200.00
	2025-0000966	2383 TERRALINDA DR	087020076000	RESIDENTIAL OTC ALTERATION	2025-07-29	1	17,549.00
	2025-0000967	2580 SEBASTIAN DR	073022014000	REROOF RESIDENTIAL	2025-07-29	1	17,300.00
	2025-0000968	343 FLORENCE ST	061012041000	RESIDENTIAL OTC ALTERATION	2025-07-30	1	3,000.00
	2025-0000970	1097 KIRKSEY DR	071054031000	RESIDENTIAL OTC ALTERATION	2025-07-31	1	15,000.00
	2025-0000974	601 SUNNYBROOK CIR	071032020000	ELECTRICAL SERVICE RESIDENTIAL	2025-07-31	1	3,700.00
434 - RESIDENTIAL (ALL RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS) Total *						114	1,154,043.18
437 - NON RESIDENTIAL & NON HOUSEKEEPING (ALL NON RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS)	2024-0000303	880 E TUOLUMNE RD	072033004000	COMMERCIAL ALTERATION	2025-07-22	1	30,000.00
	2024-0000375	2955 N TEGNER RD	088018027000	COMMERCIAL ALTERATION	2025-07-30	1	790,000.00
	2025-0000468	749 N GOLDEN STATE BLVD	061041003000	COMMERCIAL TENANT IMPROV	2025-07-28	1	40,000.00
	2025-0000535	1858 COUNTRYSIDE DR	088016020000	HOOD SUPPRESSION SYSTEM	2025-07-18	1	3,000.00
	2025-0000680	824 N GOLDEN STATE BLVD	042009038000	PHOTOVOLTAIC SYSTEM COMMERCIAL	2025-07-01	1	2,000.00
	2025-0000708	2500 FULKERTH RD	089019021000	HOOD SUPPRESSION SYSTEM	2025-07-10	1	2,000.00
	2025-0000727	1801 COLORADO AVE 180	072040046000	COMMERCIAL TENANT IMPROV	2025-07-23	1	375,000.00
	2025-0000765	2931 COUNTRYSIDE DR	088003031000	HVAC CHANGE OUT COMMERCIAL	2025-07-16	1	191,700.00
	2025-0000787	1858 COUNTRYSIDE DR	088016020000	FIRE ALARM SYSTEM	2025-07-02	1	6,808.00
	2025-0000812	2225 GEER RD	071013008000	FIRE SPRINKLER SYSTEM	2025-07-07	1	120.00
	2025-0000813	2295 GEER RD	071013008000	FIRE SPRINKLER SYSTEM	2025-07-07	1	1,200.00
	2025-0000887	2911 N TEGNER RD	088018019000	COMMERCIAL ALTERATION	2025-07-31	1	4,500.00
	2025-0000909	1140 W GLENWOOD AVE	044068003000	FIRE SPRINKLER SYSTEM	2025-07-22	1	96,000.00
	2025-0000947	1500 W MAIN ST	050001005000	HVAC CHANGE OUT COMMERCIAL	2025-07-22	1	32,000.00
437 - NON RESIDENTIAL & NON HOUSEKEEPING (ALL NON RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS) Total *						14	1,544,328.00
649 - ALL OTHER BUILDINGS AND STRUCTURES	2025-0000805	521 W LINWOOD AVE	050017017000	FIRE ALARM SYSTEM	2025-07-10	1	25,241.00
	2025-0000864	3130 E TUOLUMNE RD	073016007000	DEMO RESIDENTIAL	2025-07-22	1	5,000.00
649 - ALL OTHER BUILDINGS AND STRUCTURES Total *						2	30,241.00
900 - MISCELLANEOUS (SIGNS,GI,FA FOR EXPIRED)	2025-0000713	1400 COLORADO AVE	042019006000	POOL COMMERCIAL	2025-07-30	1	10,900.00
	2025-0000803	1940 N BERKELEY AVE	073028002000	GENERAL INSPECTION RESIDENTIAL	2025-07-02	1	300.00
	2025-0000849	2350 TRAIL WAY	087019006000	GENERAL INSPECTION RESIDENTIAL	2025-07-08	1	0.01
	2025-0000852	2005 ROTH CT	089004032000	GENERAL INSPECTION RESIDENTIAL	2025-07-08	1	0.01
	2025-0000902	2655 GEER RD	071009033000	ILLUMINATED SIGN PERMIT	2025-07-16	1	4,050.00
	2025-0000926	2570 W TUOLUMNE RD	088028002000	ILLUMINATED SIGN PERMIT	2025-07-21	1	32,000.00
	2025-0000930	2231 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
	2025-0000931	2233 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
	2025-0000932	2239 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
	2025-0000933	2241 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
	2025-0000934	2243 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
	2025-0000935	2245 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
	2025-0000936	2251 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
	2025-0000937	2253 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
	2025-0000938	2303 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
	2025-0000939	2307 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
	2025-0000940	2313 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
	2025-0000941	2315 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
	2025-0000944	2317 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
	2025-0000946	2225 GEER RD	071013008000	ILLUMINATED SIGN PERMIT	2025-07-28	1	4,500.00
900 - MISCELLANEOUS (SIGNS,GI,FA FOR EXPIRED) Total *						20	110,250.02
Grand Total *						171	8,804,243.06

HOUSING DIVISION UPDATE



The rehabilitation of 3 of the City-owned properties is anticipated to begin in August 2025 with estimated completion for the properties to be the end of November 2025.



Housing is planning on bringing an item to Council in August recommending selling 3 of the City-owned properties to first-time homebuyers through a lottery process. Staff are working on the packets and flyers for the lottery.



Staff completed an owner-occupied rehabilitation on July 16, 2025.



Staff is working on completing the CAPER to be taken to Council for approval in September 2025 and is due September 26, 2025 to HUD.



Staff has been receiving requests for information from buyers, lenders, and realtors regarding the First-Time Homebuyer program.



2 City-owned properties were transferred on July 3, 2025, to United Samaritans Foundation to provide affordable rental housing.

HOUSING DIVISION FINANCIAL REPORT

Funds with HUD:

Prepared: 8/1/2025

Stanislaus Housing Consortium	
CHDO	259,546.65
Administrative Funds	841,307.79
HOME	4,982,890.13
	6,083,744.57
CDBG-CV	703,519.68
CDBG	914,527.21
HOME-ARP	
Administrative and Planning Funds	594,592.36
Home Activities Funds	4,531,689.15
	5,126,281.51

Notes: -Funds stated above do not reflect expenditures that have not been submitted for reimbursement

Funds with California Department of Housing and Community Development:

Approved Permanent Local Housing Allocation (PLHA) pending Request for Funds	529,997.00
Permanent Local Housing Allocation (PLHA) pending application	469,237.00

Funds with City:

Stan County HOME Lead Consortium Fund 254	-
CDBG (with City) Fund 255	(270,991.90)
HOME Consortium Fund 256	167,457.31
State HOME Fund 257	
State Home Funds	2,792,975.37
Cal HOME Program	1,663,757.62
HEAP	91,053.02
	4,547,786.01
Housing Stimulus Fund 258	(66,340.05)
HOME-ARP Fund 259	(130,771.67)
PLHA-Permanent Local Housing Allocation Fund 260	479,755.32
Successor Agency - LMI Fund 625	1,983,869.57

TOTAL OF ALL FUNDS:	\$ 20,538,071.56
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Notes:

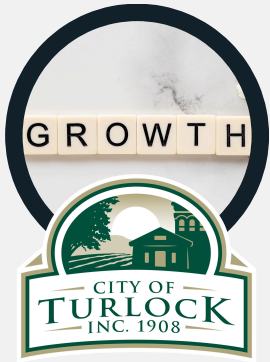
Planning Projects

- The Planning Division coordinated and hosted 10 Predevelopment meetings in July.
- At the July 17, 2025, Special Meeting of the Planning Commission, a study session was held to review the proposed Workforce Housing Overlay and gather feedback to help refine the preliminary draft ahead of future adoption hearings.

Business Permits Applied For

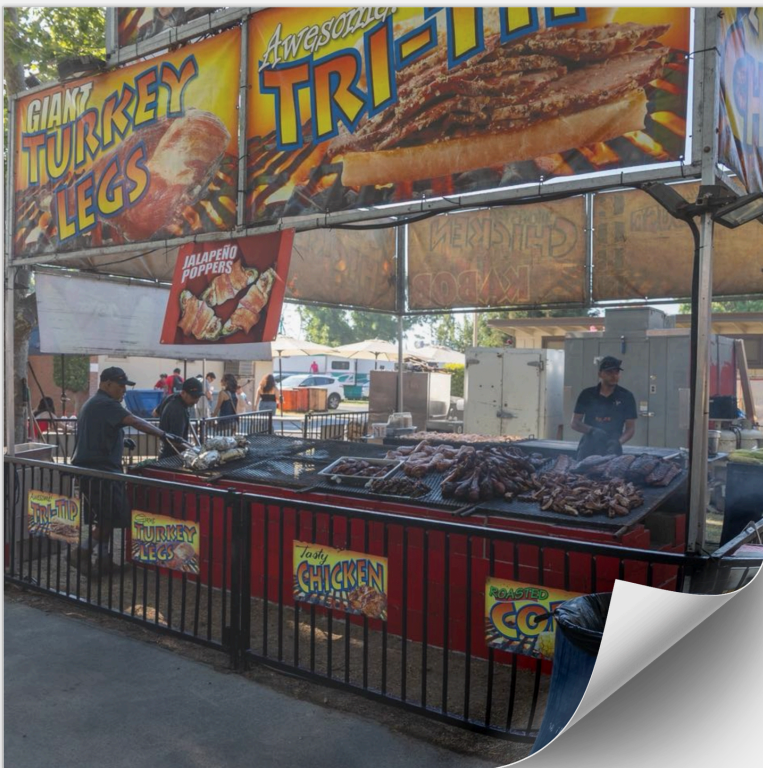
BUSINESS ADDRESS	BUSINESS TYPE	BUSINESS NAME
1020 POWERS CT	ZONING CERTIFICATE/OCCUPANCY INSPECTION	FAST TRACK CAR WASH
1260 GEER RD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	QUICK STOP MARKET
1290 EAST AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	NATIONAL MARKET
1407 N GOLDEN STATE BLVD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	
	HOME OCCUPATION PERMIT	GRACE CARRIERS LLC
	HOME OCCUPATION PERMIT	Costa's Landscape Services
	HOME OCCUPATION PERMIT	GARCIA CLEANING SERVICES
1810 N OLIVE AVE 7	ZONING CERTIFICATE/OCCUPANCY INSPECTION	FIRST CHOICE PHYSICIAN PARTNER
185 N TULLY RD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	DASY INN TURLOCK
200 E GLENWOOD AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	FAST TRACK CAR WASH
	HOME OCCUPATION PERMIT	SWEETFEET ATHLETICS
	HOME OCCUPATION PERMIT	CLINICAL CARE CONSULTANTS
2224 MARYANN DR	ZONING CERTIFICATE/OCCUPANCY INSPECTION	PALACIO TRUTH BOXING
	HOME OCCUPATION PERMIT	MIGUEL GUZMAN LANDSCAPING
	HOME OCCUPATION PERMIT	THE RIGHT HAND MAN LLC
	HOME OCCUPATION PERMIT	Damon's Home Inspections
2616 GEER RD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	FAMILY FLORAL
2717 COUNTRYSIDE DR	ZONING CERTIFICATE/OCCUPANCY INSPECTION	
2911 N TEGNER RD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	ELEVATE SALON
	HOME OCCUPATION PERMIT	Pine & Palm Leadership
3200 COMMERCE WAY	ZONING CERTIFICATE/OCCUPANCY INSPECTION	HUMPHREY PLUMBING
345 S GOLDEN STATE BLVD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	THE STORAGE TREASURES STORE
	HOME OCCUPATION PERMIT	OMAR FACE PAINTING
	HOME OCCUPATION PERMIT	FROM THE BOTTOM OF MY ART
	HOME OCCUPATION PERMIT	MASTERSON FLOOR COVERING
415 E OLIVE AVE 1	ZONING CERTIFICATE/OCCUPANCY INSPECTION	NEW DAY SPA
	HOME OCCUPATION PERMIT	RAPID GUTTER CLEANER
	HOME OCCUPATION PERMIT	HALO HAUS LLC
	HOME OCCUPATION PERMIT	FAST LABS

ECONOMIC DEVELOPMENT & COMMUNICATIONS



Monthly Report - July 2025

Hosted in Turlock, CA, the annual Stanislaus County Fair took place from July 11, 2025 through July 20, 2025. Thousands of visitors from all over the region attend the annual Stanislaus County Fair each year in Turlock.



Business Retention and Expansion (BRE)

Business Retention and Expansion (BRE) plays a vital role in economic development by prioritizing the needs of existing businesses within the City. These businesses serve as the backbone of the local economy, driving job creation and economic resilience.

Through proactive engagement and support, BRE initiatives help businesses address challenges, capitalize on growth opportunities, and remain competitive, ultimately reinforcing the City's economic stability and reducing the likelihood of business closures.

During the months of July 2025 , City of Turlock Economic Development staff met with 17 local businesses.

***2025-2026 Annual Business Retention and Expansion (BRE) Visits: 17 meetings**
(reporting period is 7/1/2025 - June 30/2026)



Pictured Left:
Burlington coming soon (located at 1840 Countryside Drive, Turlock, CA 95380)

NOW

OPEN

Pictured Below:
Curl Fitness now open! (located at 2710 Geer Road, Turlock, CA 95380)



Pictured Below:
Sunny Grove Preschool Ribbon Cutting - Grand Opening (located at 2490 N. Walnut Rd., Turlock, CA 95382)



New Business Update

NOW

OPEN

- Curl Fitness (located at 2710 Geer Road, Turlock, CA)
- Pink Duck Art Gallery (located at 141 N. Center Street, Turlock, CA)

**COMING
SOON**

- Burlington (located at 1840 Countryside Drive, Turlock, CA)
- Dave's Hot Chicken (located at 2741 Countryside Drive, Turlock, CA)
- Mister (located at 2530 W. Tuolumne Rd. Turlock, CA)



Mister®

***Pictured Below:
New Mister carwash location under construction.***





Workforce Development - Talent Development

Workforce development within economic development refers to a set of strategies and activities designed to enhance the skills, knowledge, and capabilities of the local labor force to meet current and future economic and industry needs.

It is an important element of economic development because a well-trained and adaptable workforce is vital for attracting and retaining businesses, fostering innovation, and driving economic growth.



Workforce Development Highlight:

The City of Turlock's Economic Development team was honored to welcome newly appointed Interim Chancellor Lena Tran of the Yosemite Community College District (YCCD) for a tour of our Westside Industrial Specific Plan (WISP).

Modesto Junior College and YCCD play an important role in strengthening workforce development and advancing educational opportunities that support Turlock's growing economy.

During the tour, we highlighted the exciting industrial development and thriving circular economy that continues to shape our community's future.

We look forward to building on this partnership and continuing to create opportunities for our residents and businesses.





Workforce Development - Talent Development

Fresno State - Parent University Virtual Courses (no cost for Turlock residents)

The City of Turlock partnered with Fresno State - Parent University to offer no-cost virtual courses to all Turlock residents (of all ages). Upon completion of each 4 week course, participants will receive a certificate from Fresno State University. August 2025 session is now open for enrollment!

To register for future courses visit:

<https://cge.fresnostate.edu/oced/parent-university.html>



FRESNO STATE Office of Community and Economic Development

VIRTUAL CLASSES AT NO COST

CLASSES OFFERED

- Digital Literacy 1 to 4
- Financial Literacy
- Health and Wellness
- Parenting Skills
- Pathway to College
- Professional Development
- Small Business Development
- Social Emotional Learning
- Spanish Conversation

SCHEDULE

TIME	SESSIONS
6:30PM-8:30PM	Monday/Wednesday
6:30PM-8:30PM	Tuesday/Thursday

Classes start week of August 25th

LET'S GET IN TOUCH

parentuniversity.fs

More info

ENROLL NOW!

Website: fresnostate.edu/parentuniversity Call : 559.278.0719
Email: parentuniversity@mail.fresnostate.edu Text : 559.550.5318

City of Turlock Annual Job Fair Update

JOB FAIR

Apply Now

**Wednesday
November 5, 2025**

10 A.M. - 2 P.M.

**New Life Christian Center
2918 W. Tuolumne Rd., Turlock, CA**

Let us help you find a career!

50+ Employers

- Dress for success and bring your resume
- Meet and interview with employers
- Discover job opportunities
- Resume critique
- Training and career information
- And more!

The EDD, an equal opportunity employer/program, is a partner in this event. Auxiliary aids and services are available upon request to individuals with disabilities. Requests for services, aids, and/or alternate formats need to be made prior to the event by calling 1-209-576-6118. TTY users, please call the California Relay Service at 711.

EDD **CITY OF TURLOCK**

Attraction strategies within economic development are designed to draw new businesses, industries, and investments to a region. These strategies typically involve a combination of marketing, incentives, infrastructure development, and partnership-building to create a compelling case for businesses to relocate or expand.

The WISP (Westside Industrial Specific Plan) is a key asset to our Turlock community, fostering a thriving industrial ecosystem that supports local businesses, creates jobs, and strengthens Turlock's economy.

Through smart planning and strategic growth, this area continues to drive innovation, sustainability, and opportunity—all while reinforcing a circular economy that benefits our entire city.

We're proud to showcase the vision behind this development and excited for what's ahead!

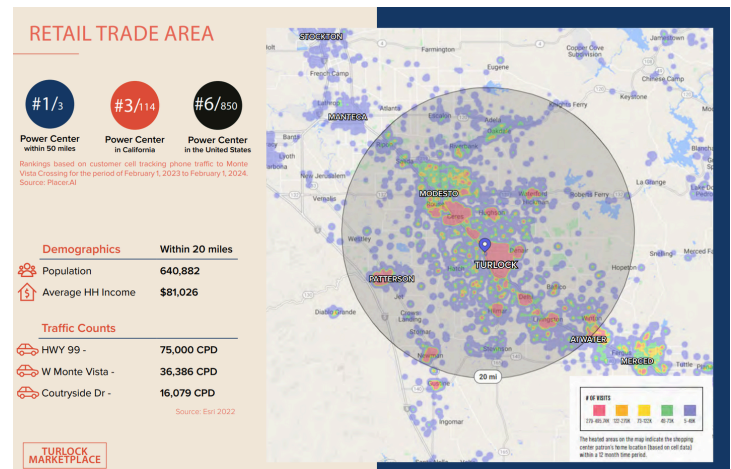
Turlock is also home to power retail shopping center, Monte Vista Crossings, which ranks #4 in California, and #8 nationally.

Below:

New 30 -Acre Shopping Center Development, "Turlock Marketplace"

For more information visit:

<https://www.loopnet.com/Listing/Countryside-Dr-Turlock-CA/32628785/>



Below: Aerial footage of the WISP (Westside Industrial Specific Plan)





Turlock Development Opportunities:

- Retail
- Industrial
- Manufacturing
- Logistics
- Professional Services

CONTACT US

Anthony Sims
ASims@turlock.ca.us
209.668.6031



Turlock Statistics:

- Population: 72k - 74k
- 20-mile radius population: 500k
- 12+ hotels
- CSU Stanislaus
- Monte Vista Crossings Power Retail Center (#4 in CA, #8 in US)
- Pedretti Sports Park (35+ softball tournaments annually)
- WISP Industrial District
- Amazon (1,000+ employees)
- and more!



Turlock is open for business!

Is there a company or business you would want to have in Turlock?

Reach out to our department and let us know!



ECONOMIC DEVELOPMENT

Tell us what Business you would like to have in Turlock!



Other: _____

Contact:
Anthony Sims
Economic Development
Director
209.668.6031
ASims@turlock.ca.us



Business Workshops

Supporting start-ups and entrepreneurs is a strategic investment within economic development. Innovation can drive new ideas, technologies, and create the “Spark” of a new business to open up, resulting in job creation, and adding more value to the local economy.

One of the ways the City of Turlock supports startups, entrepreneurs, and the existing business community is by offering no-cost business workshops and implementing targeted business development programs.

Workshops are held monthly within the City and feature a variety of topics and strategies presented by guest speakers with expertise in different areas of business.

Recent business workshops:

7/29/2025: How to Obtain Government Contracts



Government Contracts

Pathways to Grow your Business with the State of California

July 29
1:00pm-2:00pm
IN PERSON
250 N Broadway, Turlock, CA 95380

Learn the basics of state contracting. Explore the benefits of being a certified small or disabled veteran business.



AT NO COST + FREE PARKING

Want to grow your business with government contracts?

Learn how to get certified as a Small Business (SB)* or Disabled Veteran Business Enterprise (DVBE)* and access real state contracting opportunities.

* What's a DVBE?

A business owned and operated by a service-disabled veteran.

*What's a Small/Disadvantaged Business?

A certified small business that meets state requirements for size and ownership.

In this workshop, you'll learn how to:

- ✓ Register on Cal eProcure
- ✓ Find contract opportunities
- ✓ Connect with SB/DVBE Advocates
- ✓ Meet key requirements like the "Commercially Useful Function"
- ✓ Access free tools and resources

SCAN ME



bit.ly/4jNhsEb

centralvalleywec.org (559) 278-0718 [wecenterfresnostate](https://www.facebook.com/wecenterfresnostate)



Contratos gubernamentales

Caminos para hacer crecer su negocio con el estado de California

29 julio
11:30am-12:30pm
EN PERSONA
250 N Broadway, Turlock, CA 95380

Aprende lo básico sobre contratos con el estado. Descubre los beneficios de estar certificado como una pequeña empresa o empresa de veteranos discapacitados.



SIN COSTO + ESTACIONAMIENTO GRATUITO

¿Quieres hacer crecer tu negocio con contratos gubernamentales?

Aprende cómo certificarte como una Pequeña Empresa (SB)* o Empresa de Veteranos Discapacitados (DVBE)* y acceder a oportunidades reales de contratación con el estado.

- ¿Qué es una DVBE?
- Una empresa propiedad y operada por un veterano con discapacidad en el servicio.
- ¿Qué es una Pequeña Empresa o Empresa en Desventaja?
- Una empresa certificada que cumple con los requisitos estatales de tamaño y propiedad.

En este taller, aprenderás a:

- ✓ Registrarte en Cal eProcure
- ✓ Encontrar oportunidades de contratos
- ✓ Conectarte con los defensores de SB/DVBE
- ✓ Cumplir con requisitos clave como la "Función Comercialmente Útil"
- ✓ Acceder a herramientas y recursos gratuitos

ESCANÉAME



bit.ly/3RHpoek

centralvalleywec.org (559) 278-0718 [wecenterfresnostate](https://www.facebook.com/wecenterfresnostate)



City of Turlock Small Business Development & Assistance Program

The City of Turlock launched a Small Business Development and Assistance Program which provides strategic consulting and business development strategies to elevate Turlock small businesses. The businesses eligible to participate must be Turlock businesses that have a business license with the City of Turlock, operate out of a commercial location in Turlock, have no more than 50 employees, and not be part of a franchise or corporate chain.

The business development program is limited to 100 businesses and will provide up to \$3,500 (while funds last) for online business ads through Google Search Ads and Meta (Facebook/Instagram) Ads.

The \$3,500 grant is disbursed in two installments of \$1,750. Participating businesses must first utilize the initial \$1,750 and submit proof of expenditure. Upon verification, the remaining \$1,750 will be released to the business.

There is currently 64 businesses in the program. Turlock City Council allocated \$325,000 in American Rescue Plan Act (ARPA) funds for this business development program.

Program Update:

68 Business participating in the program

49 Businesses have received only the first payment of \$1,750

19 Businesses have completed the grant program (has received total grant amount of \$3,500)

For more information on City of Turlock business workshops & business development programs please reach out to:

Anthony Sims - Economic Development Director - Communications Officer
209.668.6031
ASims@turlock.ca.us

SMALL BUSINESS DEVELOPMENT & ASSISTANCE PROGRAM

Get up to \$3,500 in grant funding to advertise your business online!

To Qualify

- Your business must be located in Turlock
- You must have a valid/up to date City of Turlock business license
- Operate out of a commercial location (Only one application per address/license holder)
- Employ 50 or fewer individuals
- Cannot be part of a franchise or corporate chain

First 100 qualified businesses — act fast!
Google| Meta Ads

For more info:

Anthony Sims- Economic Development Director & Communications Officer
(209)668-5540 X 1122
ASims@turlock.ca.us

Brought to you by the City of Turlock, utilizing American Rescue Plan Act (ARPA) Funds. Available on a first-come, first-served basis while funding lasts.



Turlock Partnership Incentive Program

\$1,000 Business Grant Available

The goal of this program is for new businesses to open in vacant store fronts and create additional jobs in our community.

The program provides a one-time payment of \$1,000 to help new businesses.

For more information visit:

https://www.cityofturlock.org/_pdf/files/CityofTurlockPartnershipIncentiveProgram-EligibilityRequirements.pdf



Eligibility

Participants must provide the following:

1. Must occupy an existing vacant building in the City of Turlock.
2. Provide a Business Plan (contact City of Turlock for available free business plan services).
3. Identify an appropriately zoned location of business (Free service provided by City of Turlock).
4. Participate in Pre-Development meeting (Free service provided by City of Turlock).
5. Agree to participate in minor record-keeping to provide feedback on a quarterly basis for at least 1 year to help improve program.

\$1,000 Business Grant Available

The goal of this program is for new businesses to open in vacant store fronts and create additional jobs in our community.

The program provides a one-time payment of \$1,000 to help new businesses.

Application should be made prior to, or closely following, business opening. Payment will be awarded following completion of all requirements and business opening.

**Program is limited to 30 businesses per year*

Questions

Contact: Anthony Sims
Economic Development
Director
209.668.6031
ASims@turlock.ca.us

For more City of Turlock business resources visit:



Turlock Security Enhancement Pilot Program

The Turlock Security Enhancement Pilot Program will provide an opportunity for Turlock businesses to add security enhancements by way of Fusus' video surveillance and real-time crime software. Fusus will enhance situational awareness for Dispatch and responding officers, giving them a real-time look at live camera feeds from participating businesses when a crime or suspicious activity occurs in the downtown district.

The City of Turlock Turlock Security Enhancement Pilot Program will fund the first-year costs for up to 59 businesses within the city of Turlock. Businesses interested in participating in the pilot program will be assisted by Turlock Police Department to facilitate the onboarding process with Fusus. Second year cost is \$150 (participating business responsible for on-going costs after 1st year).

****Participating business is responsible for taxes***



COLLABORATING TO KEEP TURLOCK SAFE

The Turlock Security Enhancement Pilot Program will provide an opportunity for Turlock businesses to add security enhancements by way of Fusus' video surveillance and real-time crime software. Fusus will enhance situational awareness for Dispatch and responding officers, giving them a real-time look at live camera feeds from participating businesses when a crime or suspicious activity occurs in the downtown district.

The City of Turlock Turlock Security Enhancement Pilot Program will fund the first-year costs for up to 59 businesses within the city of Turlock. Businesses interested in participating in the pilot program will be assisted by Turlock Police Department to facilitate the onboarding process with Fusus.

**Program is currently limited to a one-year pilot program*

1st Year Costs: \$0

Cost after 1st Year: \$150 Annually

**Business to pay Fusus directly.*

**If business decides not to participate after first year, Fusus equipment is to be returned to the City of Turlock.*

INCREASING SAFETY. RESPECTING PRIVACY.

- The Turlock Security Enhancement Pilot Program enables businesses to share live video feeds with the Turlock Police Department in emergencies to improve community safety and law enforcement response.
- Access to your camera is conditional upon mutual agreement between you and the Turlock Police Department and will only be viewed in the event of a criminal incident in the proximity of your business.

What is Fusus and how does it work?



Scan the QR Code to watch a short video.

For more information, or to enroll your business, please contact:

Anthony Sims
Economic Development Director
City of Turlock
209.668.6031
ASims@turlock.ca.us

Melanie Suffecool
Crime Prevention Specialist
Turlock Police Department
209.656.3153
msuffecool@turlock.ca.us

http://m.youtube.com/watch?v=zoyJuGR-jtE&ab_channel=Fusus

For more information on City of Turlock business workshops & business development programs please reach out to:

Anthony Sims - Economic Development Director - Communications Officer

209.668.6031

ASims@turlock.ca.us

Community News

Turlock is home to a variety of family-friendly community events held throughout the year.

- The annual Stanislaus County Fair, hosted in Turlock from July 11-20, 2025, draws thousands of visitors from across the region.
- The Turlock Farmers Market takes place every Saturday in downtown Turlock and features a vibrant mix of local produce, artisan goods, and a makers market.
- Each August, the community comes together to celebrate National Night Out, a citywide event that promotes neighborhood spirit and public safety.





2025 NATIONAL NIGHT Out

POLICE • COMMUNITY PARTNERSHIPS

NATIONAL NIGHT OUT

Turlock Police Department is joining forces to create a safer community for everyone by spreading awareness, generating support and strengthening partnerships

TUESDAY AUGUST 5, 2025
6:00PM-8:00PM

Register your block party for a visit from police, fire or city officials!



<https://www.cityofturlock.org/specialevents/nationalnightout/>

DEADLINE TO REGISTER YOUR BLOCK PARTY IS JULY 18, 2025

Coordinator:
Melanie Suffecool, Crime Prevention Specialist
msuffecool@turlock.ca.us
(209) 656-3153




@turlockpolice
City of Turlock
Turlock Police Department



Leadergov Training for Department

Through the City of Turlock’s partnership with Leadergov for professional learning and development, the Economic Development and Communications Department participates in monthly leadership sessions focused on enhancing individual and team performance. These sessions provide structured opportunities for staff to engage in strategic activities that foster professional growth, strengthen communication and collaboration, and align departmental efforts with the City’s broader organizational goals. The program also supports the development of leadership competencies, promotes a culture of continuous improvement, and reinforces the City’s commitment to high-quality public service.

Initial department activities and topics include:

- DISC Assessments
- Department Goal Setting Session
- Department SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats)
- My Personal inventory Activity (describing individual work style, personality, etc.)
- Leading Change and Keys to facilitating Change





COMMUNICATIONS UPDATE

Did you know?

You can stay up to date on City of Turlock announcements and information by visiting the following website and social media pages.



<https://www.cityofturlock.org/>

facebook

<https://www.facebook.com/CityofTurlockCityHall>

<https://www.facebook.com/CityofTurlockEconomicDevelopment>



<https://www.instagram.com/city.of.turlock>



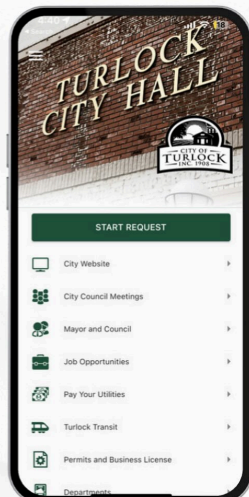
<https://www.linkedin.com/company/city-of-turlock/>

**To stay up to date on FREE business workshops,
resources, and events visit:**

www.cityofturlock.org/businessresources



Download
MyTurlock

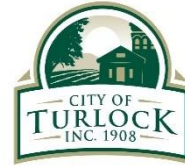


Download the
City of Turlock
Mobile App



Finance Department Monthly Report

August 12, 2025



From: Isaac Moreno, Finance Director

Prepared by: Isaac Moreno, Finance Director

Agendized by: Susan E. Borrego, Interim City Manager

Staffing – The Finance Department is currently in the process of filling the following positions:

Utility Billing: 1 - Account Clerk II
Accounting: 1 – Accountant II

Procurement Policy – Currently under final review with Finance staff and consultant.

Measure A Committee – See attached Measure A fourth quarter report.

Contracts Executed by City Manager – Please see table below for the executed contracts within the month of July 2025.

Utility Billing Division Report – Please see attached memorandum.

LEADERGOV Activities:

- Staff did a survey on how open they believe others are to change. The results were discussed during our monthly staff meeting.



Projects:

User Fee Study – Consultant is current reviewing all financial information.

Impact Fee Study – Pending completion of infrastructure master plan updates.

Enterprise and Internal Service Funds Reserve Policies – Reviewing drafts and expected to adopt in the coming months.

Interim City Manager Approved Contracts Up To \$25,000					
Contract Number	Vendor Name	Description	Compensation Amount Not to Exceed	Effective Date	Department
JULY					
2026-019	Government Consulting Partners, Inc.	SB90 Mandated Cost Claims Filing	\$ 17,600.00	7/1/2025	Finance
2026-38	Boost Collaborative, Boost Conference	Boost Boot Camp Series	\$ 8,000.00	7/16/2025	Municipal Services - Recreation
2026-25	Government Consulting Partners, Inc.	2 CFR Part 200 Cost Allocation Plan & Eng Indirect Cost Rate	\$ 15,500.00	7/1/2025	Finance
2026-22	Veritone Inc	Veritone Inc - subscription	\$ 8,200.00	8/1/2025	Police
2026-018	Mo-Cal Office Solutions	Ricoh IMC3010 MA#24215 Finance A/P Color Copier	\$ 1,276.54	7/1/2025	Finance
2025-219	Bay Area Consultants Inc	23-027 Secondary Clarifier No 4 Recoating	\$ 24,849.20	7/1/2025	Municipal Services - Engineering
2025-178	ICC Codification Inc dba General Code LLC	Recodification	\$ 26,695.00 (Approved by CM Reagan Wilson on 4/8/25)	4/4/2025	Admin
2025-197	Leist & Associates, William Leist	Leist & Associates	\$ 11,596.00	5/2/2025	Human Relations



Angelica Gonsalves
FINANCIAL CUSTOMER SERVICE SUPERVISOR
agonsalves@turlock.ca.us

FINANCE DEPARTMENT
UTILITY BILLING

156 S. BROADWAY, SUITE 114 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5570 | FAX 209-668-5565

DATE: August 4, 2025
TO: Isaac Moreno
FROM: Angelica Gonsalves
SUBJECT: July 2025 Department updates

For the month of July 2025:

Finance processed a total of 1,630 receipt payments in the office by walk in customers, 2,126 by mailed/drop box, and took 621 phone payments. The department answered 2,316 calls during the month of July. Processed 176 utility move-in's, and 141 move-out and exception bills. Payment agreements: 105 current and 48 past due payment agreements.

Utility billing processed and mailed 20,222 utility bills and issued 2,019 penalties. Delinquent notices were mailed to 556 customers. 224 account were terminated on July 29, 2025 and 83 remained off at the end of the day.

The department went live with the new payment platform online and interactive voice response (IVR) for utility customers on 7/16/25. 383 customers used the IVR and 1,345 used the new portal. We will continue to reach all of our customers through mailers in the bill and bill messages.

Business license processed 72 new applications and closed 50 business licenses. 869 licenses were renewed and 0 delinquent notices were mailed out to lapsed business licenses. The City of Turlock currently has 6,895 active licenses.

MEASURE A (Roads) - Accountability Report

Prepared: 7/10/25
Fund: 115-Measure A Roads
FISCAL YEAR: 2024-2025
Period: 07/01/2024-06/30/2025

	2024-2025 Amended Budget	2024-2025 Actual to Date	2024-2025 Remaining Budget	% of Budget Received/ Expended
Revenues				
<u>Division 115 - Measure A</u>				
Sale Tax Measure A	\$ 8,041,463	\$ 6,132,027.09	\$ 1,909,436	76%
<u>Program 801 - 2025 Roads Bond Program</u>				
Interest Income 2025 Roads Bond	\$ -	\$ 206,478.97	\$ (206,479)	
Long Term Debt Proceeds	\$ -	\$ 31,649,327.00	\$ (31,649,327)	
	<u>\$ 8,041,463</u>	<u>\$ 37,987,833.06</u>	<u>\$ (29,946,370)</u>	472%
Expenditures				
<u>Division 115 - Measure A</u>				
Salaries & Benefits - Measure A	\$ 240,563	\$ 183,493.59	\$ 57,069	76%
Contract Attorney	\$ 10,000	\$ 19,877.65	\$ (9,878)	199%
City Engineering Services	\$ 350,000	\$ 341,027.66	\$ 8,972	97%
Construction Management	\$ 2,335,000	\$ 1,962,561.30	\$ 372,439	84%
Roads Design	\$ 4,536,500	\$ 3,093,763.28	\$ 1,442,737	68%
Advertising	\$ -	\$ 228.00	\$ (228)	0%
Shoe Allowance	\$ 200	\$ 250.00	\$ (50)	125%
Construction Project	\$ 13,050,000	\$ 10,876,668.46	\$ 2,173,332	83%
<u>Program 801 - 2025 Roads Bond Program</u>				
Cost of Issuance 2025 Roads Bond	\$ -	\$ 421,940.77	\$ (421,941)	#DIV/0!
Total Expenditures	<u>\$ 20,522,263</u>	<u>\$ 16,899,810.71</u>	<u>\$ 3,622,452</u>	82%
Revenue Over / (Under) Expenses	<u>\$ (12,480,800)</u>	<u>\$ 21,088,022.35</u>		
FUND BALANCE				
Balance Forward from Prior Fiscal Year		\$ 12,563,335.76		
Net Change to Fund Balance		\$ 21,088,022.35		
Current Balance		<u>\$ 33,651,358.11</u>		

Construction Project	2024-2025 Actual to Date
P#22001 Projects for 2022 Construction for Roads Program	\$ 19,656.73
P#23031 Construction for Roads CIP Task #1	\$ 4,202,851.63
P#23032 Construction for Roads CIP Task #1	\$ 4,146,419.07
P#23033 Construction for Roads CIP Task #1	\$ 2,436,747.42
P#24046 Emergency Repair of Farr Street Sanitary Sewer Main	\$ 70,993.61
	<u>\$ 10,876,668.46</u>

Roads Program Bids Funded by Measure A for the period of April 1, 2025 through June 30, 2025:

None



Budget Performance Report

Fiscal Year to Date 06/30/25
Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 115 - Measure A - Roads										
REVENUE										
Department 10 - Administration										
Division 115 - Measure A										
30020 Sales Tax										
30020_004	Sales Tax Measure A	7,310,421.00	731,042.00	8,041,463.00	.00	.00	6,132,027.09	1,909,435.91	76	8,378,647.57
30020 - Sales Tax Totals		\$7,310,421.00	\$731,042.00	\$8,041,463.00	\$0.00	\$0.00	\$6,132,027.09	\$1,909,435.91	76%	\$8,378,647.57
38004 Other Transfers In										
38004_004	Other Transfers In from General Fund Excess Reserve	.00	.00	.00	.00	.00	.00	.00	+++	6,000,000.00
38004 - Other Transfers In Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$6,000,000.00
Program 801 - 2025 Roads Bond Program										
33000 Interest Income										
33000_003	Interest Income 2025 Roads Bond	.00	.00	.00	.00	.00	206,478.97	(206,478.97)	+++	.00
33000 - Interest Income Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$206,478.97	(\$206,478.97)	+++	\$0.00
37800	Long Term Debt Proceeds	.00	.00	.00	.00	.00	31,649,327.00	(31,649,327.00)	+++	.00
Program 801 - 2025 Roads Bond Program Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,855,805.97	(\$31,855,805.97)	+++	\$0.00
Division 115 - Measure A Totals		\$7,310,421.00	\$731,042.00	\$8,041,463.00	\$0.00	\$0.00	\$37,987,833.06	(\$29,946,370.06)	472%	\$14,378,647.57
Department 10 - Administration Totals		\$7,310,421.00	\$731,042.00	\$8,041,463.00	\$0.00	\$0.00	\$37,987,833.06	(\$29,946,370.06)	472%	\$14,378,647.57
REVENUE TOTALS		\$7,310,421.00	\$731,042.00	\$8,041,463.00	\$0.00	\$0.00	\$37,987,833.06	(\$29,946,370.06)	472%	\$14,378,647.57
EXPENSE										
Department 10 - Administration										
Division 115 - Measure A										
41001	Full Time Salaries	162,564.00	9,396.00	171,960.00	9,198.44	.00	113,293.37	58,666.63	66	19,546.81
41053	Sick Leave Conversion Pay	.00	.00	.00	.00	.00	2,800.79	(2,800.79)	+++	.00
41055	Vacation Conversion Pay	.00	.00	.00	2,299.61	.00	2,299.61	(2,299.61)	+++	2,115.92
41059	Continuous Service Pay	.00	.00	.00	413.92	.00	5,098.80	(5,098.80)	+++	879.60
41100 Overtime										
41100_001	Overtime Standard	5,000.00	.00	5,000.00	.00	.00	2,403.24	2,596.76	48	307.96
41100 - Overtime Totals		\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$2,403.24	\$2,596.76	48%	\$307.96
42002	Medical Dental Plan	34,720.00	.00	34,720.00	1,892.30	.00	22,166.94	12,553.06	64	3,166.76
42003	Vision Insurance	432.00	.00	432.00	13.46	.00	157.67	274.33	36	23.55
42004	Long Term Disability Insurance	847.00	49.00	896.00	51.92	.00	619.67	276.33	69	151.37
42005	Life Insurance	585.00	33.00	618.00	.86	.00	10.31	607.69	2	42.70
42006	SUI	119.00	.00	119.00	.00	.00	59.50	59.50	50	.00
42007	Workers Comp Insurance	900.00	51.00	951.00	63.97	.00	672.02	278.98	71	122.71
42008	City Liability Insurance	3,860.00	216.00	4,076.00	215.97	.00	2,267.01	1,808.99	56	618.04
42009	PERS	28,741.00	1,661.00	30,402.00	1,771.54	.00	21,020.57	9,381.43	69	3,749.86
42010	Medicare Tax	2,430.00	137.00	2,567.00	170.40	.00	1,782.93	784.07	69	327.33
42012	Retiree Health Insurance	3,251.00	188.00	3,439.00	183.96	.00	2,265.83	1,173.17	66	390.94
42013	Deferred Comp	813.00	47.00	860.00	91.98	.00	1,132.92	(272.92)	132	195.47
42016	Employee Contrib To PERS	(14,631.00)	(846.00)	(15,477.00)	(865.10)	.00	(10,265.59)	(5,211.41)	66	(1,838.37)



Budget Performance Report

Fiscal Year to Date 06/30/25
Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 115 - Measure A - Roads										
EXPENSE										
Department 10 - Administration										
Division 115 - Measure A										
42019	PERS UAL (Unfunded Accrued Liability)	.00	.00	.00	.00	.00	15,708.00	(15,708.00)	+++	.00
43010	Contract Attorney	10,000.00	.00	10,000.00	.00	1,000.00	19,877.65	(10,877.65)	209	1,980.00
43030	City Engineering Services	350,000.00	.00	350,000.00	.00	.00	341,027.66	8,972.34	97	537,608.53
43327	Construction Management	2,335,000.00	.00	2,335,000.00	10,894.56	709,899.31	1,962,561.30	(337,460.61)	114	1,081,048.80
43366 Design										
43366_001	Design Roads	3,236,500.00	1,300,000.00	4,536,500.00	.00	1,674,884.94	3,093,763.28	(232,148.22)	105	2,534,406.04
43366 - Design Totals		\$3,236,500.00	\$1,300,000.00	\$4,536,500.00	\$0.00	\$1,674,884.94	\$3,093,763.28	(\$232,148.22)	105%	\$2,534,406.04
47005	Advertising	.00	.00	.00	.00	.00	228.00	(228.00)	+++	.00
47080	Shoe Allowance	.00	200.00	200.00	.00	.00	250.00	(50.00)	125	.00
51270	Construction Project	13,050,000.00	.00	13,050,000.00	741,915.28	2,217,920.47	10,876,668.46	(44,588.93)	100	8,956,419.49
Program 801 - 2025 Roads Bond Program										
53106 Cost of Issuance										
53106_006	Cost of Issuance 2025 Roads Bond	.00	.00	.00	.00	.00	421,940.77	(421,940.77)	+++	.00
53106 - Cost of Issuance Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$421,940.77	(\$421,940.77)	+++	\$0.00
Program 801 - 2025 Roads Bond Program Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$421,940.77	(\$421,940.77)	+++	\$0.00
Division 115 - Measure A Totals		\$19,211,131.00	\$1,311,132.00	\$20,522,263.00	\$768,313.07	\$4,603,704.72	\$16,899,810.71	(\$981,252.43)	105%	\$13,141,263.51
Department 10 - Administration Totals		\$19,211,131.00	\$1,311,132.00	\$20,522,263.00	\$768,313.07	\$4,603,704.72	\$16,899,810.71	(\$981,252.43)	105%	\$13,141,263.51
EXPENSE TOTALS		\$19,211,131.00	\$1,311,132.00	\$20,522,263.00	\$768,313.07	\$4,603,704.72	\$16,899,810.71	(\$981,252.43)	105%	\$13,141,263.51
Fund 115 - Measure A - Roads Totals										
REVENUE TOTALS		7,310,421.00	731,042.00	8,041,463.00	.00	.00	37,987,833.06	(29,946,370.06)	472%	14,378,647.57
EXPENSE TOTALS		19,211,131.00	1,311,132.00	20,522,263.00	768,313.07	4,603,704.72	16,899,810.71	(981,252.43)	105%	13,141,263.51
Fund 115 - Measure A - Roads Totals		(\$11,900,710.00)	(\$580,090.00)	(\$12,480,800.00)	(\$768,313.07)	(\$4,603,704.72)	\$21,088,022.35	(\$28,965,117.63)		\$1,237,384.06



Balance Sheet

Through 06/30/25

Detail Listing

Include Rollup Account/Rollup to Object

Account	Account Description	Current YTD Balance	Prior Year Total Actual	Net Change	Change %
Fund Category	General Fund				
Fund Type					
Fund	115 - Measure A - Roads				
	ASSETS				
11000	Cash	2,526,458.28	12,260,065.89	(9,733,607.61)	(79.39)
12000	Cash - Trustee				
12000_019	Cash - Trustee 2025 Roads Bond	31,433,865.20	.00	31,433,865.20	+++
	12000 - Cash - Trustee Totals	\$31,433,865.20	\$0.00	\$31,433,865.20	+++
13000	Accounts Receivable				
13000_007	Accounts Receivable Accts Rec-Yr End Rev Accrual	.00	1,420,926.03	(1,420,926.03)	(100.00)
	13000 - Accounts Receivable Totals	\$0.00	\$1,420,926.03	(\$1,420,926.03)	(100.00%)
	ASSETS TOTALS	\$33,960,323.48	\$13,680,991.92	\$20,279,331.56	148.23%
	LIABILITIES AND FUND EQUITY				
	LIABILITIES				
21000	Accounts Payable	308,965.37	1,117,656.16	(808,690.79)	(72.36)
	LIABILITIES TOTALS	\$308,965.37	\$1,117,656.16	(\$808,690.79)	(72.36%)
	FUND EQUITY				
29000	Fund Balance - General Fund	6,672,634.98	6,672,634.98	.00	.00
	FUND EQUITY TOTALS Prior to Current Year Changes	\$6,672,634.98	\$6,672,634.98	\$0.00	0.00%
	Prior Year Fund Equity Adjustment	(5,890,700.78)	(4,653,316.72)		
	Fund Revenues	(37,987,833.06)	(14,378,647.57)		
	Fund Expenses	16,899,810.71	13,141,263.51		
	FUND EQUITY TOTALS	\$33,651,358.11	\$12,563,335.76	\$21,088,022.35	167.85%
	LIABILITIES AND FUND EQUITY TOTALS	\$33,960,323.48	\$13,680,991.92	\$20,279,331.56	148.23%
Fund	115 - Measure A - Roads Totals	\$0.00	\$0.00	\$0.00	+++

MEASURE A (General) - Accountability Report

Prepared: 7/10/25
Fund: 118-Measure A General
FISCAL YEAR: 2024-2025
Period: 07/01/2024-06/30/2025

	2024-2025 Amended Budget	2024-2025 Actual to Date	2024-2025 Remaining Budget	% of Budget Received/ Expended
Revenues	\$ 6,579,379	\$ 5,017,113.08	\$ 1,562,266	76%
Expenditures				
<u>Services, Supplies and Equipment:</u>				
Sales Tax Contingency Audit	\$ 15,000	\$ 7,935.60	\$ 7,064	53%
Public Safety Building HVAC Project	\$ 325,377	\$ 309,055.14	\$ 16,322	95%
Pierce Velocity Pumper Debt Payment	\$ 151,415	\$ 151,413.84	\$ 1	100%
Police - Minor Equipment	\$ 75,000	\$ 54,286.85	\$ 20,713	72%
<u>Salaries & Benefits:</u>				
Administration Salaries & Benefits - City Manager	\$ 81,408	\$ 66,547.95	\$ 14,860	82%
Administration Salaries & Benefits - Economic Development	\$ 81,777	\$ 68,549.67	\$ 13,227	84%
Administration Salaries & Benefits - Finance	\$ 76,440	\$ 58,266.63	\$ 18,173	76%
Administration Salaries & Benefits - Human Relations	\$ 43,266	\$ 33,396.71	\$ 9,869	77%
Police Salaries & Benefits - Special Operations	\$ 144,664	\$ 139,124.45	\$ 5,540	96%
Police Salaries & Benefits - Support Operations	\$ 548,226	\$ 571,241.33	\$ (23,015)	104%
Police Salaries & Benefits - Field Operations	\$ 2,676,283	\$ 2,475,316.65	\$ 200,966	92%
Fire Salaries & Benefits - Operations	\$ 1,753,586	\$ 1,588,668.09	\$ 164,918	91%
Development Services Salaries & Benefits - Planning	\$ 63,463	\$ 4,284.00	\$ 59,179	7%
Municipal Services and Benefits - Public Facilities	\$ 34,458	\$ 24,749.07	\$ 9,709	72%
Parks Salaries & Benefits - Maintenance	\$ 331,996	\$ 122,857.11	\$ 209,139	37%
Recreation Salaries & Benefits - Recreation Administration	\$ 102,410	\$ 77,924.62	\$ 24,485	76%
<u>Transfers Out:</u>				
Police Transfers Out - To F240 for LPR's	\$ 566,775	\$ 566,775.00	\$ -	100%
Total Expenditures	\$ 7,071,544	\$ 6,320,392.71	\$ 707,051	89%
Revenue Over / (Under) Expenses	\$ (492,165)	\$ (1,303,279.63)		
FUND BALANCE				
Balance Forward from Prior Fiscal Year		\$ 7,037,772.59		
Net Change to Fund Balance		\$ (1,303,279.63)		
Current Balance		\$ 5,734,492.96		



Budget Performance Report

Fiscal Year to Date 06/30/25

Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
REVENUE										
Department 10 - Administration										
Division 115 - Measure A										
30020	Sales Tax									
30020_004	Sales Tax Measure A	7,310,421.00	(731,042.00)	6,579,379.00	.00	.00	5,017,113.08	1,562,265.92	76	6,855,257.10
30020 - Sales Tax Totals		\$7,310,421.00	(\$731,042.00)	\$6,579,379.00	\$0.00	\$0.00	\$5,017,113.08	\$1,562,265.92	76%	\$6,855,257.10
Division 115 - Measure A Totals		\$7,310,421.00	(\$731,042.00)	\$6,579,379.00	\$0.00	\$0.00	\$5,017,113.08	\$1,562,265.92	76%	\$6,855,257.10
Department 10 - Administration Totals		\$7,310,421.00	(\$731,042.00)	\$6,579,379.00	\$0.00	\$0.00	\$5,017,113.08	\$1,562,265.92	76%	\$6,855,257.10
REVENUE TOTALS		\$7,310,421.00	(\$731,042.00)	\$6,579,379.00	\$0.00	\$0.00	\$5,017,113.08	\$1,562,265.92	76%	\$6,855,257.10
EXPENSE										
Department 10 - Administration										
Division 102 - City Manager										
41001	Full Time Salaries	182,844.00	(137,136.00)	45,708.00	.00	.00	45,208.67	499.33	99	362,674.03
41052	Educational Incentive	4,571.00	(3,428.00)	1,143.00	.00	.00	1,130.21	12.79	99	4,539.60
41055	Vacation Conversion Pay	2,000.00	(1,500.00)	500.00	.00	.00	879.06	(379.06)	176	7,032.46
41056	Management Leave Conversion	2,500.00	(1,875.00)	625.00	.00	.00	1,506.96	(881.96)	241	9,041.47
42002	Medical Dental Plan	6,826.00	(5,119.00)	1,707.00	.00	.00	1,875.21	(168.21)	110	35,821.52
42003	Vision Insurance	216.00	(162.00)	54.00	.00	.00	65.64	(11.64)	122	475.49
42004	Long Term Disability Insurance	953.00	(714.00)	239.00	.00	.00	255.15	(16.15)	107	3,674.62
42005	Life Insurance	658.00	(493.00)	165.00	.00	.00	4.24	160.76	3	1,099.32
42006	SUI	60.00	(45.00)	15.00	.00	.00	.00	15.00	0	476.00
42007	Workers Comp Insurance	461.00	(345.00)	116.00	.00	.00	117.08	(1.08)	101	935.10
42008	City Liability Insurance	4,421.00	(3,315.00)	1,106.00	.00	.00	1,097.35	8.65	99	12,653.73
42009	PERS	33,169.00	(24,877.00)	8,292.00	.00	.00	8,192.70	99.30	99	64,846.69
42010	Medicare Tax	2,783.00	(2,087.00)	696.00	.00	.00	704.64	(8.64)	101	5,597.61
42012	Retiree Health Insurance	5,485.00	(4,114.00)	1,371.00	.00	.00	1,356.24	14.76	99	10,880.01
42013	Deferred Comp	4,571.00	(3,428.00)	1,143.00	.00	.00	1,582.33	(439.33)	138	6,417.21
42014	Deferred Comp In Lieu	5,700.00	(4,275.00)	1,425.00	.00	.00	1,526.79	(101.79)	107	5,598.21
42016	Employee Contrib To PERS	(16,867.00)	12,651.00	(4,216.00)	.00	.00	(4,170.47)	(45.53)	99	(31,931.48)
42019	PERS UAL (Unfunded Accrued Liability)	17,139.00	.00	17,139.00	.00	.00	4,284.00	12,855.00	25	31,460.00
45001	Telephone									
45001_000	Telephone General	1,080.00	.00	1,080.00	.00	.00	289.29	790.71	27	1,060.71
45001 - Telephone Totals		\$1,080.00	\$0.00	\$1,080.00	\$0.00	\$0.00	\$289.29	\$790.71	27%	\$1,060.71
46000	Auto Allowance	2,400.00	.00	2,400.00	.00	.00	642.86	1,757.14	27	4,657.14
47065	Professional Development	700.00	.00	700.00	.00	.00	.00	700.00	0	600.00
Division 102 - City Manager Totals		\$261,670.00	(\$180,262.00)	\$81,408.00	\$0.00	\$0.00	\$66,547.95	\$14,860.05	82%	\$537,609.44
Division 103 - Economic Development and Comm										
41001	Full Time Salaries	182,844.00	(137,134.00)	45,710.00	.00	.00	45,208.67	501.33	99	4,018.55
41055	Vacation Conversion Pay	2,000.00	(1,500.00)	500.00	.00	.00	879.06	(379.06)	176	.00
41056	Management Leave Conversion	2,500.00	(1,875.00)	625.00	.00	.00	1,506.96	(881.96)	241	2,009.27



Budget Performance Report

Fiscal Year to Date 06/30/25

Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 10 - Administration										
Division 103 - Economic Development and Comm										
42002	Medical Dental Plan	17,360.00	(13,020.00)	4,340.00	.00	.00	8,544.60	(4,204.60)	197	759.52
42003	Vision Insurance	216.00	(162.00)	54.00	.00	.00	65.64	(11.64)	122	5.83
42004	Long Term Disability Insurance	953.00	(714.00)	239.00	.00	.00	255.15	(16.15)	107	22.68
42005	Life Insurance	658.00	(493.00)	165.00	.00	.00	4.24	160.76	3	.38
42006	SUI	60.00	(45.00)	15.00	.00	.00	.00	15.00	0	.00
42007	Workers Comp Insurance	450.00	(337.00)	113.00	.00	.00	113.67	(.67)	101	14.61
42008	City Liability Insurance	4,315.00	(3,236.00)	1,079.00	.00	.00	1,090.66	(11.66)	101	263.44
42009	PERS	32,327.00	(24,245.00)	8,082.00	.00	.00	7,992.90	89.10	99	710.48
42010	Medicare Tax	2,716.00	(2,037.00)	679.00	.00	.00	673.79	5.21	99	87.09
42012	Retiree Health Insurance	5,485.00	(4,114.00)	1,371.00	.00	.00	1,356.24	14.76	99	120.55
42013	Deferred Comp	6,400.00	(4,800.00)	1,600.00	.00	.00	.00	1,600.00	0	.00
42016	Employee Contrib To PERS	(16,456.00)	12,342.00	(4,114.00)	.00	.00	(4,068.77)	(45.23)	99	(361.67)
42019	PERS UAL (Unfunded Accrued Liability)	17,139.00	.00	17,139.00	.00	.00	4,284.00	12,855.00	25	.00
45001	Telephone									
45001_000	Telephone General	1,080.00	.00	1,080.00	.00	.00	.00	1,080.00	0	.00
45001 - Telephone Totals		\$1,080.00	\$0.00	\$1,080.00	\$0.00	\$0.00	\$0.00	\$1,080.00	0%	\$0.00
46000	Auto Allowance	2,400.00	.00	2,400.00	.00	.00	642.86	1,757.14	27	57.14
47065	Professional Development	700.00	.00	700.00	.00	.00	.00	700.00	0	.00
Division 103 - Economic Development and Comm Totals		\$263,147.00	(\$181,370.00)	\$81,777.00	\$0.00	\$0.00	\$68,549.67	\$13,227.33	84%	\$7,707.87
Division 106 - Finance										
41001	Full Time Salaries	135,866.00	(101,900.00)	33,966.00	.00	.00	33,150.73	815.27	98	129,897.15
41055	Vacation Conversion Pay	1,000.00	(750.00)	250.00	.00	.00	.00	250.00	0	.00
41100	Overtime									
41100_001	Overtime Standard	500.00	(375.00)	125.00	.00	.00	48.22	76.78	39	650.95
41100 - Overtime Totals		\$500.00	(\$375.00)	\$125.00	\$0.00	\$0.00	\$48.22	\$76.78	39%	\$650.95
42002	Medical Dental Plan	29,512.00	(22,134.00)	7,378.00	.00	.00	12,481.01	(5,103.01)	169	44,045.82
42003	Vision Insurance	367.00	(275.00)	92.00	.00	.00	111.60	(19.60)	121	409.20
42004	Long Term Disability Insurance	708.00	(531.00)	177.00	.00	.00	187.14	(10.14)	106	1,308.14
42005	Life Insurance	489.00	(367.00)	122.00	.00	.00	3.02	118.98	2	389.01
42006	SUI	101.00	(76.00)	25.00	.00	.00	.00	25.00	0	404.59
42007	Workers Comp Insurance	330.00	(247.00)	83.00	.00	.00	79.64	3.36	96	209.97
42008	City Liability Insurance	3,164.00	(2,373.00)	791.00	.00	.00	764.51	26.49	97	4,378.02
42009	PERS	24,021.00	(18,016.00)	6,005.00	.00	.00	5,860.99	144.01	98	23,270.25
42010	Medicare Tax	1,992.00	(1,494.00)	498.00	.00	.00	450.62	47.38	90	1,784.98
42012	Retiree Health Insurance	2,717.00	(2,038.00)	679.00	.00	.00	662.98	16.02	98	2,597.91
42013	Deferred Comp	679.00	(509.00)	170.00	.00	.00	165.73	4.27	97	649.42
42016	Employee Contrib To PERS	(12,228.00)	9,171.00	(3,057.00)	.00	.00	(2,983.56)	(73.44)	98	(11,690.60)



Budget Performance Report

Fiscal Year to Date 06/30/25

Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 10 - Administration										
Division 106 - Finance										
42019	PERS UAL (Unfunded Accrued Liability)	29,136.00	.00	29,136.00	.00	.00	7,284.00	21,852.00	25	26,741.00
Division 106 - Finance Totals		\$218,354.00	(\$141,914.00)	\$76,440.00	\$0.00	\$0.00	\$58,266.63	\$18,173.37	76%	\$225,045.81
Division 109 - Human Relations										
41001	Full Time Salaries	67,487.00	(50,616.00)	16,871.00	.00	.00	16,766.32	104.68	99	64,491.48
41051	Confidential Pay	3,374.00	(2,531.00)	843.00	.00	.00	838.32	4.68	99	3,224.58
41053	Sick Leave Conversion Pay	1,000.00	(750.00)	250.00	.00	.00	.00	250.00	0	.00
41055	Vacation Conversion Pay	1,000.00	(750.00)	250.00	.00	.00	.00	250.00	0	.00
42002	Medical Dental Plan	17,360.00	(13,020.00)	4,340.00	.00	.00	8,544.60	(4,204.60)	197	29,753.32
42003	Vision Insurance	216.00	(162.00)	54.00	.00	.00	65.64	(11.64)	122	240.66
42004	Long Term Disability Insurance	352.00	(264.00)	88.00	.00	.00	92.16	(4.16)	105	649.66
42005	Life Insurance	243.00	(182.00)	61.00	.00	.00	1.54	59.46	3	193.27
42006	SUI	60.00	(45.00)	15.00	.00	.00	.00	15.00	0	238.00
42007	Workers Comp Insurance	175.00	(131.00)	44.00	.00	.00	42.24	1.76	96	163.43
42008	City Liability Insurance	1,678.00	(1,259.00)	419.00	.00	.00	405.44	13.56	97	2,284.15
42009	PERS	12,528.00	(9,396.00)	3,132.00	.00	.00	3,112.48	19.52	99	12,130.99
42010	Medicare Tax	1,056.00	(792.00)	264.00	.00	.00	241.57	22.43	92	939.96
42012	Retiree Health Insurance	2,025.00	(1,518.00)	507.00	.00	.00	503.00	4.00	99	1,934.75
42013	Deferred Comp	337.00	(253.00)	84.00	.00	.00	83.81	.19	100	322.40
42016	Employee Contrib To PERS	(6,378.00)	4,783.00	(1,595.00)	.00	.00	(1,584.41)	(10.59)	99	(6,094.38)
42019	PERS UAL (Unfunded Accrued Liability)	17,139.00	.00	17,139.00	.00	.00	4,284.00	12,855.00	25	15,730.00
47065	Professional Development	500.00	.00	500.00	.00	.00	.00	500.00	0	400.00
Division 109 - Human Relations Totals		\$120,152.00	(\$76,886.00)	\$43,266.00	\$0.00	\$0.00	\$33,396.71	\$9,869.29	77%	\$126,602.27
Division 115 - Measure A										
43060 Contract Services										
43060_046	Contract Services Mental Wellbeing	.00	.00	.00	.00	.00	.00	.00	+++	71,800.00
43060 - Contract Services Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$71,800.00
47005	Advertising	.00	.00	.00	.00	.00	.00	.00	+++	45.00
47304	Sales Tax Contingency Audit	15,000.00	.00	15,000.00	2,934.94	.00	7,935.60	7,064.40	53	16,221.12
48002 Transfers Out-Measure A										
48002_001	Transfers Out-Measure A To F110Unassigned Gen Fd Reserve	1,462,084.00	(1,462,084.00)	.00	.00	.00	.00	.00	+++	.00
48002_009	Transfers Out-Measure A Genl Plan Implementation&Growth	.00	.00	.00	.00	.00	.00	.00	+++	250,000.00
48002 - Transfers Out-Measure A Totals		\$1,462,084.00	(\$1,462,084.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$250,000.00
Division 115 - Measure A Totals		\$1,477,084.00	(\$1,462,084.00)	\$15,000.00	\$2,934.94	\$0.00	\$7,935.60	\$7,064.40	53%	\$338,066.12
Department 10 - Administration Totals		\$2,340,407.00	(\$2,042,516.00)	\$297,891.00	\$2,934.94	\$0.00	\$234,696.56	\$63,194.44	79%	\$1,235,031.51



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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 20 - Police										
Division 200 - Special Operations										
41001	Full Time Salaries	79,593.00	2,785.00	82,378.00	6,572.30	.00	80,582.90	1,795.10	98	76,032.00
41051	Confidential Pay	3,980.00	139.00	4,119.00	328.62	.00	4,029.23	89.77	98	3,801.60
41053	Sick Leave Conversion Pay	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	360.00
41055	Vacation Conversion Pay	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
41059	Continuous Service Pay	1,194.00	42.00	1,236.00	98.58	.00	1,208.80	27.20	98	470.88
41100	Overtime									
41100_001	Overtime Standard	4,000.00	.00	4,000.00	.00	.00	599.36	3,400.64	15	4,536.38
41100 - Overtime Totals		\$4,000.00	\$0.00	\$4,000.00	\$0.00	\$0.00	\$599.36	\$3,400.64	15%	\$4,536.38
42001	Uniform Allowance	1,130.00	.00	1,130.00	.00	.00	1,280.00	(150.00)	113	1,280.00
42002	Medical Dental Plan	17,360.00	.00	17,360.00	1,818.16	.00	21,298.45	(3,938.45)	123	20,350.30
42003	Vision Insurance	216.00	.00	216.00	13.32	.00	156.03	59.97	72	156.99
42004	Long Term Disability Insurance	415.00	15.00	430.00	37.10	.00	451.95	(21.95)	105	765.63
42005	Life Insurance	286.00	10.00	296.00	.62	.00	7.45	288.55	3	227.47
42006	SUI	60.00	.00	60.00	.00	.00	57.16	2.84	95	238.00
42007	Workers Comp Insurance	360.00	10.00	370.00	17.76	.00	211.47	158.53	57	1,404.02
42008	City Liability Insurance	2,293.00	71.00	2,364.00	170.19	.00	2,021.14	342.86	85	2,894.86
42009	PERS	15,017.00	526.00	15,543.00	1,237.50	.00	15,173.09	369.91	98	14,386.11
42010	Medicare Tax	1,316.00	43.00	1,359.00	104.48	.00	1,245.83	113.17	92	1,222.52
42012	Retiree Health Insurance	1,592.00	56.00	1,648.00	197.16	.00	2,417.45	(769.45)	147	2,280.96
42013	Deferred Comp	398.00	14.00	412.00	.00	.00	.00	412.00	0	.00
42016	Employee Contrib To PERS	(7,629.00)	(267.00)	(7,896.00)	(629.96)	.00	(7,723.86)	(172.14)	98	(7,227.41)
42019	PERS UAL (Unfunded Accrued Liability)	17,139.00	.00	17,139.00	.00	.00	15,708.00	1,431.00	92	15,730.00
47065	Professional Development	500.00	.00	500.00	400.00	.00	400.00	100.00	80	400.00
Division 200 - Special Operations Totals		\$141,220.00	\$3,444.00	\$144,664.00	\$10,365.83	\$0.00	\$139,124.45	\$5,539.55	96%	\$139,310.31
Division 205 - Support Operations										
41001	Full Time Salaries	312,611.00	14,795.00	327,406.00	25,871.48	.00	327,559.59	(153.59)	100	303,858.89
41010	Police Special Pay									
41010_006	Police Special Pay POST Officer Differential	5,503.00	385.00	5,888.00	453.14	.00	5,769.86	118.14	98	5,518.29
41010 - Police Special Pay Totals		\$5,503.00	\$385.00	\$5,888.00	\$453.14	\$0.00	\$5,769.86	\$118.14	98%	\$5,518.29
41050	Bilingual Pay	7,163.00	443.00	7,606.00	588.26	.00	7,452.34	153.66	98	6,424.19
41052	Educational Incentive	7,355.00	312.00	7,667.00	611.66	.00	7,677.86	(10.86)	100	6,638.36
41053	Sick Leave Conversion Pay	3,000.00	.00	3,000.00	.00	.00	.00	3,000.00	0	.00
41055	Vacation Conversion Pay	3,000.00	.00	3,000.00	.00	.00	6,934.72	(3,934.72)	231	.00
41056	Management Leave Conversion	3,000.00	.00	3,000.00	.00	.00	.00	3,000.00	0	2,498.44
41059	Continuous Service Pay	9,747.00	610.00	10,357.00	805.46	.00	10,250.84	106.16	99	9,676.13
41100	Overtime									
41100_001	Overtime Standard	4,000.00	.00	4,000.00	538.14	.00	16,569.63	(12,569.63)	414	10,239.40



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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 20 - Police										
Division 205 - Support Operations										
41100 - Overtime Totals		\$4,000.00	\$0.00	\$4,000.00	\$538.14	\$0.00	\$16,569.63	(\$12,569.63)	414%	\$10,239.40
42001	Uniform Allowance	3,540.00	.00	3,540.00	.00	.00	3,690.00	(150.00)	104	3,690.00
42002	Medical Dental Plan	40,420.00	.00	40,420.00	5,417.42	.00	63,461.21	(23,041.21)	157	61,194.80
42003	Vision Insurance	432.00	.00	432.00	40.84	.00	478.41	(46.41)	111	480.80
42004	Long Term Disability Insurance	1,629.00	77.00	1,706.00	146.02	.00	1,832.12	(126.12)	107	3,060.19
42005	Life Insurance	1,124.00	53.00	1,177.00	2.40	.00	30.17	1,146.83	3	911.56
42006	SUI	179.00	.00	179.00	.00	.00	178.50	.50	100	711.65
42007	Workers Comp Insurance	1,485.00	61.00	1,546.00	69.90	.00	933.44	612.56	60	840.16
42008	City Liability Insurance	8,970.00	400.00	9,370.00	673.17	.00	8,953.35	416.65	96	11,641.50
42009	PERS	66,075.00	3,167.00	69,242.00	5,210.96	.00	65,991.60	3,250.40	95	61,869.68
42010	Medicare Tax	5,153.00	240.00	5,393.00	410.98	.00	5,505.69	(112.69)	102	4,947.94
42012	Retiree Health Insurance	10,563.00	550.00	11,113.00	874.36	.00	11,092.63	20.37	100	10,335.52
42013	Deferred Comp	3,736.00	131.00	3,867.00	285.10	.00	3,621.61	245.39	94	3,250.65
42014	Deferred Comp In Lieu	5,700.00	.00	5,700.00	475.00	.00	5,564.29	135.71	98	5,598.21
42016	Employee Contrib To PERS	(31,031.00)	(1,489.00)	(32,520.00)	(2,565.34)	.00	(32,487.25)	(32.75)	100	(30,094.05)
42019	PERS UAL (Unfunded Accrued Liability)	51,417.00	.00	51,417.00	.00	.00	47,135.00	4,282.00	92	47,190.00
45001 Telephone										
45001_000	Telephone General	720.00	.00	720.00	60.00	.00	702.86	17.14	98	707.14
45001 - Telephone Totals		\$720.00	\$0.00	\$720.00	\$60.00	\$0.00	\$702.86	\$17.14	98%	\$707.14
46000	Auto Allowance	2,400.00	.00	2,400.00	200.00	.00	2,342.86	57.14	98	357.14
47065	Professional Development	600.00	.00	600.00	.00	.00	.00	600.00	0	500.00
51413	HVAC	.00	325,377.00	325,377.00	.00	.00	309,055.14	16,321.86	95	.00
Division 205 - Support Operations Totals		\$528,491.00	\$345,112.00	\$873,603.00	\$40,168.95	\$0.00	\$880,296.47	(\$6,693.47)	101%	\$532,046.59
Division 210 - Field Operations										
41001	Full Time Salaries	769,146.00	662,130.00	1,431,276.00	111,540.60	.00	1,194,584.54	236,691.46	83	618,034.26
41010 Police Special Pay										
41010_001	Police Special Pay Special Assignment	2,440.00	4,338.00	6,778.00	50.22	.00	3,311.11	3,466.89	49	2,446.86
41010_002	Police Special Pay FTO	.00	.00	.00	494.55	.00	4,364.29	(4,364.29)	+++	1,317.94
41010_006	Police Special Pay POST Officer Differential	13,675.00	44,917.00	58,592.00	6,212.60	.00	58,329.63	262.37	100	13,601.24
41010_007	Police Special Pay SWAT Pay	.00	4,108.00	4,108.00	401.76	.00	3,775.59	332.41	92	.00
41010 - Police Special Pay Totals		\$16,115.00	\$53,363.00	\$69,478.00	\$7,159.13	\$0.00	\$69,780.62	(\$302.62)	100%	\$17,366.04
41050	Bilingual Pay	1,616.00	8,061.00	9,677.00	932.22	.00	8,827.48	849.52	91	981.81
41052	Educational Incentive	14,984.00	26,605.00	41,589.00	3,299.84	.00	34,102.37	7,486.63	82	14,257.85
41053	Sick Leave Conversion Pay	6,000.00	.00	6,000.00	.00	.00	3,447.44	2,552.56	57	586.61
41055	Vacation Conversion Pay	6,000.00	.00	6,000.00	3,221.08	.00	5,772.11	227.89	96	4,045.27
41056	Management Leave Conversion	5,000.00	.00	5,000.00	.00	.00	2,101.01	2,898.99	42	6,422.58
41059	Continuous Service Pay	25,448.00	18,922.00	44,370.00	3,561.72	.00	39,453.81	4,916.19	89	22,144.57



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Fund 118 - Measure A										
EXPENSE										
Department 20 - Police										
Division 210 - Field Operations										
41060	Signing Bonus	50,000.00	.00	50,000.00	.00	.00	32,000.00	18,000.00	64	24,000.00
41100	Overtime									
41100_001	Overtime Standard	10,000.00	.00	10,000.00	10,423.03	.00	67,751.01	(57,751.01)	678	6,597.94
41100 - Overtime Totals		\$10,000.00	\$0.00	\$10,000.00	\$10,423.03	\$0.00	\$67,751.01	(\$57,751.01)	678%	\$6,597.94
42001	Uniform Allowance	12,380.00	9,230.00	21,610.00	.00	.00	14,530.77	7,079.23	67	11,000.00
42002	Medical Dental Plan	163,065.00	107,721.00	270,786.00	27,860.86	.00	284,139.09	(13,353.09)	105	160,711.39
42003	Vision Insurance	2,160.00	1,242.00	3,402.00	227.84	.00	2,382.45	1,019.55	70	1,596.85
42004	Long Term Disability Insurance	4,007.00	3,449.00	7,456.00	629.64	.00	6,702.39	753.61	90	6,259.42
42005	Life Insurance	2,767.00	2,381.00	5,148.00	10.50	.00	111.59	5,036.41	2	1,866.21
42006	SUI	595.00	516.00	1,111.00	.00	.00	867.54	243.46	78	1,982.51
42007	Workers Comp Insurance	20,930.00	17,980.00	38,910.00	3,283.64	.00	34,341.35	4,568.65	88	16,953.20
42008	City Liability Insurance	34,182.00	41,213.00	75,395.00	6,510.76	.00	66,768.09	8,626.91	89	38,231.74
42009	PERS	210,188.00	242,822.00	453,010.00	35,647.36	.00	383,861.07	69,148.93	85	174,538.29
42010	Medicare Tax	13,112.00	11,185.00	24,297.00	1,980.74	.00	20,752.42	3,544.58	85	10,160.03
42012	Retiree Health Insurance	24,915.00	31,690.00	56,605.00	4,734.36	.00	48,535.91	8,069.09	86	21,884.14
42013	Deferred Comp	5,490.00	61.00	5,551.00	347.84	.00	4,488.08	1,062.92	81	4,352.11
42014	Deferred Comp In Lieu	5,700.00	(4,275.00)	1,425.00	.00	.00	1,526.79	(101.79)	107	6,785.71
42016	Employee Contrib To PERS	(74,911.00)	(92,687.00)	(167,598.00)	(14,745.68)	.00	(156,593.28)	(11,004.72)	93	(60,860.35)
42019	PERS UAL (Unfunded Accrued Liability)	204,885.00	.00	204,885.00	.00	.00	304,582.00	(99,697.00)	149	209,468.00
44030	Minor Equipment									
44030_001	Minor Equipment Safety	75,000.00	.00	75,000.00	.00	.00	54,286.85	20,713.15	72	75,000.00
44030 - Minor Equipment Totals		\$75,000.00	\$0.00	\$75,000.00	\$0.00	\$0.00	\$54,286.85	\$20,713.15	72%	\$75,000.00
47065	Professional Development	600.00	.00	600.00	500.00	.00	500.00	100.00	83	500.00
47080	Shoe Allowance	.00	300.00	300.00	.00	.00	.00	300.00	0	.00
48001	Transfers Out									
48001_090	Transfers Out Vehicle & Equip Replacement	.00	.00	.00	.00	.00	.00	.00	+++	295,000.00
48001_351	Transfers Out To F240 for LPR's	.00	566,775.00	566,775.00	.00	.00	566,775.00	.00	100	.00
48001 - Transfers Out Totals		\$0.00	\$566,775.00	\$566,775.00	\$0.00	\$0.00	\$566,775.00	\$0.00	100%	\$295,000.00
Division 210 - Field Operations Totals		\$1,609,374.00	\$1,708,684.00	\$3,318,058.00	\$207,125.48	\$0.00	\$3,096,378.50	\$221,679.50	93%	\$1,689,866.18
Department 20 - Police Totals		\$2,279,085.00	\$2,057,240.00	\$4,336,325.00	\$257,660.26	\$0.00	\$4,115,799.42	\$220,525.58	95%	\$2,361,223.08
Department 30 - Fire										
Division 300 - Operations										
41001	Full Time Salaries	769,388.00	152,527.00	921,915.00	59,466.86	.00	819,046.73	102,868.27	89	636,787.00
41020	Fire Special Pay									
41020_001	Fire Special Pay EMT Certificates	7,828.00	352.00	8,180.00	543.56	.00	5,707.30	2,472.70	70	4,731.05
41020_002	Fire Special Pay Fitness Incentive	3,600.00	2,279.00	5,879.00	100.00	.00	5,035.30	843.70	86	4,057.14
41020_003	Fire Special Pay FLSA Wages	12,209.00	547.00	12,756.00	1,083.96	.00	11,121.20	1,634.80	87	9,719.14



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Fund 118 - Measure A										
EXPENSE										
Department 30 - Fire										
Division 300 - Operations										
41020	Fire Special Pay									
41020_004	Fire Special Pay PFP	4,092.00	184.00	4,276.00	1,427.04	.00	14,554.17	(10,278.17)	340	3,881.29
41020_007	Fire Special Pay Management Certificate	3,914.00	176.00	4,090.00	271.78	.00	2,853.71	1,236.29	70	2,365.59
	41020 - Fire Special Pay Totals	\$31,643.00	\$3,538.00	\$35,181.00	\$3,426.34	\$0.00	\$39,271.68	(\$4,090.68)	112%	\$24,754.21
41052	Educational Incentive	2,400.00	.00	2,400.00	1,070.40	.00	7,106.91	(4,706.91)	296	2,257.14
41053	Sick Leave Conversion Pay	2,500.00	.00	2,500.00	.00	.00	.00	2,500.00	0	79,878.80
41055	Vacation Conversion Pay	5,000.00	.00	5,000.00	.00	.00	.00	5,000.00	0	30,768.68
41056	Management Leave Conversion	2,000.00	.00	2,000.00	.00	.00	.00	2,000.00	0	1,863.69
41059	Continuous Service Pay	2,046.00	92.00	2,138.00	815.34	.00	8,975.82	(6,837.82)	420	7,716.77
41100	Overtime									
41100_001	Overtime Standard	125,000.00	.00	125,000.00	5,405.05	.00	105,486.00	19,514.00	84	140,049.29
	41100 - Overtime Totals	\$125,000.00	\$0.00	\$125,000.00	\$5,405.05	\$0.00	\$105,486.00	\$19,514.00	84%	\$140,049.29
42001	Uniform Allowance	9,930.00	.00	9,930.00	.00	.00	8,455.00	1,475.00	85	9,784.62
42002	Medical Dental Plan	121,260.00	.00	121,260.00	10,952.94	.00	147,301.21	(26,041.21)	121	120,145.51
42003	Vision Insurance	1,296.00	.00	1,296.00	82.56	.00	1,184.30	111.70	91	893.49
42004	Long Term Disability Insurance	4,009.00	172.00	4,181.00	335.66	.00	3,758.05	422.95	90	6,139.24
42005	Life Insurance	2,767.00	118.00	2,885.00	5.56	.00	62.61	2,822.39	2	1,832.47
42006	SUI	536.00	.00	536.00	.00	.00	504.20	31.80	94	2,504.13
42007	Workers Comp Insurance	18,521.00	3,265.00	21,786.00	1,363.81	.00	19,349.45	2,436.55	89	16,370.03
42008	City Liability Insurance	29,110.00	4,901.00	34,011.00	2,075.85	.00	29,502.88	4,508.12	87	36,548.59
42009	PERS	220,657.00	10,411.00	231,068.00	17,322.18	.00	197,127.86	33,940.14	85	177,703.15
42010	Medicare Tax	13,630.00	2,272.00	15,902.00	991.94	.00	13,428.51	2,473.49	84	12,151.58
42012	Retiree Health Insurance	36,178.00	1,596.00	37,774.00	2,810.38	.00	32,451.93	5,322.07	86	29,865.18
42013	Deferred Comp	4,711.00	204.00	4,915.00	305.30	.00	3,150.15	1,764.85	64	422.10
42014	Deferred Comp In Lieu	17,100.00	.00	17,100.00	1,425.00	.00	8,516.07	8,583.93	50	10,483.93
42016	Employee Contrib To PERS	(93,662.00)	(4,252.00)	(97,914.00)	(7,492.94)	.00	(86,459.27)	(11,454.73)	88	(79,794.86)
42019	PERS UAL (Unfunded Accrued Liability)	250,772.00	.00	250,772.00	.00	.00	229,878.00	20,894.00	92	84,881.00
43318	Professional Services-Debt	.00	500.00	500.00	.00	500.00	.00	.00	100	500.00
45001	Telephone									
45001_000	Telephone General	750.00	.00	750.00	60.00	.00	570.00	180.00	76	570.00
	45001 - Telephone Totals	\$750.00	\$0.00	\$750.00	\$60.00	\$0.00	\$570.00	\$180.00	76%	\$570.00
47065	Professional Development	600.00	.00	600.00	.00	.00	.00	600.00	0	.00
47080	Shoe Allowance	.00	100.00	100.00	.00	.00	.00	100.00	0	.00
51414	Roof Replacement	.00	.00	.00	.00	.00	.00	.00	+++	153,623.02
53026	PNC Lease - Fire Trucks									
53026_001	PNC Lease - Fire Trucks Interest	53,499.00	.00	53,499.00	.00	.00	53,498.08	.92	100	56,726.91
53026_002	PNC Lease - Fire Trucks Principal	97,916.00	.00	97,916.00	.00	.00	97,915.76	.24	100	94,686.93



Budget Performance Report

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Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 30 - Fire										
Division 300 - Operations										
53026 - PNC Lease - Fire Trucks Totals		\$151,415.00	\$0.00	\$151,415.00	\$0.00	\$0.00	\$151,413.84	\$1.16	100%	\$151,413.84
Division 300 - Operations Totals		\$1,729,557.00	\$175,444.00	\$1,905,001.00	\$100,422.23	\$500.00	\$1,740,081.93	\$164,419.07	91%	\$1,660,112.60
Department 30 - Fire Totals		\$1,729,557.00	\$175,444.00	\$1,905,001.00	\$100,422.23	\$500.00	\$1,740,081.93	\$164,419.07	91%	\$1,660,112.60
Department 40 - Development Services										
Division 400 - Planning										
41001	Full Time Salaries	126,018.00	(94,514.00)	31,504.00	.00	.00	.00	31,504.00	0	88,878.55
41053	Sick Leave Conversion Pay	2,000.00	(1,500.00)	500.00	.00	.00	.00	500.00	0	.00
41055	Vacation Conversion Pay	2,500.00	(1,875.00)	625.00	.00	.00	.00	625.00	0	.00
41056	Management Leave Conversion	1,500.00	(1,125.00)	375.00	.00	.00	.00	375.00	0	.00
41059	Continuous Service Pay	5,671.00	(4,253.00)	1,418.00	.00	.00	.00	1,418.00	0	3,887.02
42002	Medical Dental Plan	17,360.00	(13,020.00)	4,340.00	.00	.00	.00	4,340.00	0	15,749.91
42003	Vision Insurance	216.00	(162.00)	54.00	.00	.00	.00	54.00	0	118.13
42004	Long Term Disability Insurance	657.00	(492.00)	165.00	.00	.00	.00	165.00	0	931.91
42005	Life Insurance	453.00	(340.00)	113.00	.00	.00	.00	113.00	0	281.86
42006	SUI	60.00	(45.00)	15.00	.00	.00	.00	15.00	0	.00
42007	Workers Comp Insurance	317.00	(238.00)	79.00	.00	.00	.00	79.00	0	343.07
42008	City Liability Insurance	3,041.00	(2,281.00)	760.00	.00	.00	.00	760.00	0	3,121.70
42009	PERS	24,270.00	(18,203.00)	6,067.00	.00	.00	.00	6,067.00	0	17,316.28
42010	Medicare Tax	1,996.00	(1,497.00)	499.00	.00	.00	.00	499.00	0	1,337.42
42012	Retiree Health Insurance	3,781.00	(2,835.00)	946.00	.00	.00	.00	946.00	0	2,666.29
42013	Deferred Comp	3,150.00	(2,363.00)	787.00	.00	.00	.00	787.00	0	2,221.95
42016	Employee Contrib To PERS	(11,852.00)	8,889.00	(2,963.00)	.00	.00	.00	(2,963.00)	0	(8,551.23)
42019	PERS UAL (Unfunded Accrued Liability)	17,139.00	.00	17,139.00	.00	.00	4,284.00	12,855.00	25	15,730.00
45001	Telephone									
45001_000	Telephone General	440.00	.00	440.00	.00	.00	.00	440.00	0	450.00
45001 - Telephone Totals		\$440.00	\$0.00	\$440.00	\$0.00	\$0.00	\$0.00	\$440.00	0%	\$450.00
47065	Professional Development	600.00	.00	600.00	.00	.00	.00	600.00	0	500.00
Division 400 - Planning Totals		\$199,317.00	(\$135,854.00)	\$63,463.00	\$0.00	\$0.00	\$4,284.00	\$59,179.00	7%	\$144,982.86
Department 40 - Development Services Totals		\$199,317.00	(\$135,854.00)	\$63,463.00	\$0.00	\$0.00	\$4,284.00	\$59,179.00	7%	\$144,982.86
Department 50 - Municipal Services										
Division 500 - Public Facilities										
41001	Full Time Salaries	63,056.00	(47,292.00)	15,764.00	.00	.00	15,195.95	568.05	96	54,214.13
41050	Bilingual Pay	121.00	(90.00)	31.00	.00	.00	30.96	.04	100	59.91
41051	Confidential Pay	241.00	(381.00)	(140.00)	.00	.00	120.93	(260.93)	-86	270.47
41052	Educational Incentive	.00	(45.00)	(45.00)	.00	.00	16.07	(61.07)	-36	70.43
41053	Sick Leave Conversion Pay	500.00	(375.00)	125.00	.00	.00	.00	125.00	0	397.84
41054	Stand By Wages	1,500.00	(1,125.00)	375.00	.00	.00	.00	375.00	0	.00



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Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 50 - Municipal Services										
Division 500 - Public Facilities										
41055	Vacation Conversion Pay	5,000.00	(3,750.00)	1,250.00	.00	.00	194.48	1,055.52	16	4,627.04
41056	Management Leave Conversion	500.00	(375.00)	125.00	.00	.00	176.18	(51.18)	141	734.60
41059	Continuous Service Pay	1,432.00	(1,074.00)	358.00	.00	.00	345.14	12.86	96	1,812.34
41100	Overtime									
41100_001	Overtime Standard	1,000.00	(750.00)	250.00	.00	.00	.00	250.00	0	.00
41100 - Overtime Totals		\$1,000.00	(\$750.00)	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	0%	\$0.00
42002	Medical Dental Plan	7,702.00	(5,777.00)	1,925.00	.00	.00	2,550.15	(625.15)	132	8,482.23
42003	Vision Insurance	132.00	(99.00)	33.00	.00	.00	21.28	11.72	64	70.10
42004	Long Term Disability Insurance	329.00	(246.00)	83.00	.00	.00	85.46	(2.46)	103	542.65
42005	Life Insurance	227.00	(170.00)	57.00	.00	.00	1.24	55.76	2	161.59
42006	SUI	78.00	(58.00)	20.00	.00	.00	.00	20.00	0	138.08
42007	Workers Comp Insurance	508.00	(382.00)	126.00	.00	.00	121.43	4.57	96	253.31
42008	City Liability Insurance	2,288.00	(1,725.00)	563.00	.00	.00	455.21	107.79	81	2,775.92
42009	PERS	11,756.00	(8,861.00)	2,895.00	.00	.00	2,837.63	57.37	98	10,361.67
42010	Medicare Tax	1,064.00	(801.00)	263.00	.00	.00	226.73	36.27	86	776.02
42012	Retiree Health Insurance	1,777.00	(1,333.00)	444.00	.00	.00	428.53	15.47	97	1,543.34
42013	Deferred Comp	1,442.00	(1,082.00)	360.00	.00	.00	323.94	36.06	90	1,171.13
42014	Deferred Comp In Lieu	1,482.00	(1,112.00)	370.00	.00	.00	396.84	(26.84)	107	1,075.32
42016	Employee Contrib To PERS	(5,836.00)	4,399.00	(1,437.00)	.00	.00	(1,413.83)	(23.17)	98	(5,078.78)
42019	PERS UAL (Unfunded Accrued Liability)	9,941.00	.00	9,941.00	.00	.00	2,484.00	7,457.00	25	9,123.00
45001	Telephone									
45001_000	Telephone General	200.00	.00	200.00	.00	.00	80.04	119.96	40	238.91
45001 - Telephone Totals		\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$80.04	\$119.96	40%	\$238.91
46000	Auto Allowance	288.00	.00	288.00	.00	.00	70.71	217.29	25	282.29
47065	Professional Development	234.00	.00	234.00	.00	.00	.00	234.00	0	142.00
Division 500 - Public Facilities Totals		\$106,962.00	(\$72,504.00)	\$34,458.00	\$0.00	\$0.00	\$24,749.07	\$9,708.93	72%	\$94,245.54
Department 50 - Municipal Services Totals		\$106,962.00	(\$72,504.00)	\$34,458.00	\$0.00	\$0.00	\$24,749.07	\$9,708.93	72%	\$94,245.54
Department 60 - Parks										
Division 600 - Maintenance										
41001	Full Time Salaries	120,804.00	71,852.00	192,656.00	7,499.58	.00	82,653.26	110,002.74	43	123,490.05
41050	Bilingual Pay	121.00	957.00	1,078.00	.00	.00	30.96	1,047.04	3	59.91
41051	Confidential Pay	241.00	(381.00)	(140.00)	.00	.00	120.93	(260.93)	-86	529.56
41052	Educational Incentive	.00	(45.00)	(45.00)	.00	.00	16.07	(61.07)	-36	139.43
41053	Sick Leave Conversion Pay	500.00	(375.00)	125.00	.00	.00	.00	125.00	0	397.84
41054	Stand By Wages	500.00	(375.00)	125.00	493.96	.00	889.12	(764.12)	711	.00
41055	Vacation Conversion Pay	5,000.00	(3,750.00)	1,250.00	.00	.00	240.03	1,009.97	19	4,680.08
41056	Management Leave Conversion	500.00	(375.00)	125.00	.00	.00	176.18	(51.18)	141	734.60



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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 60 - Parks										
Division 600 - Maintenance										
41059	Continuous Service Pay	1,863.00	(769.00)	1,094.00	.00	.00	450.56	643.44	41	2,709.17
41100	Overtime									
41100_001	Overtime Standard	1,000.00	(750.00)	250.00	.00	.00	166.72	83.28	67	115.98
41100 - Overtime Totals		\$1,000.00	(\$750.00)	\$250.00	\$0.00	\$0.00	\$166.72	\$83.28	67%	\$115.98
42002	Medical Dental Plan	25,438.00	37,342.00	62,780.00	1,578.84	.00	14,410.32	48,369.68	23	19,963.39
42003	Vision Insurance	361.00	431.00	792.00	15.08	.00	128.45	663.55	16	172.87
42004	Long Term Disability Insurance	629.00	375.00	1,004.00	42.34	.00	431.88	572.12	43	1,182.39
42005	Life Insurance	435.00	259.00	694.00	.70	.00	7.66	686.34	1	353.06
42006	SUI	141.00	88.00	229.00	.00	.00	119.00	110.00	52	418.88
42007	Workers Comp Insurance	2,069.00	3,045.00	5,114.00	224.45	.00	1,985.54	3,128.46	39	1,578.03
42008	City Liability Insurance	4,565.00	3,111.00	7,676.00	318.87	.00	3,156.50	4,519.50	41	6,246.34
42009	PERS	22,117.00	12,453.00	34,570.00	1,325.90	.00	14,800.85	19,769.15	43	23,036.37
42010	Medicare Tax	1,893.00	956.00	2,849.00	113.38	.00	1,203.29	1,645.71	42	1,785.52
42012	Retiree Health Insurance	3,028.00	978.00	4,006.00	149.98	.00	1,801.02	2,204.98	45	3,179.71
42013	Deferred Comp	2,019.00	(702.00)	1,317.00	.00	.00	405.96	911.04	31	1,894.68
42014	Deferred Comp In Lieu	1,824.00	(1,368.00)	456.00	.00	.00	488.57	(32.57)	107	1,411.43
42016	Employee Contrib To PERS	(11,073.00)	(6,474.00)	(17,547.00)	(674.94)	.00	(7,494.35)	(10,052.65)	43	(11,424.05)
42019	PERS UAL (Unfunded Accrued Liability)	30,164.00	.00	30,164.00	.00	.00	7,542.00	22,622.00	25	27,685.00
45001	Telephone									
45001_000	Telephone General	350.00	.00	350.00	.00	.00	97.39	252.61	28	365.06
45001 - Telephone Totals		\$350.00	\$0.00	\$350.00	\$0.00	\$0.00	\$97.39	\$252.61	28%	\$365.06
46000	Auto Allowance	576.00	.00	576.00	.00	.00	109.29	466.71	19	561.71
47065	Professional Development	348.00	.00	348.00	.00	.00	.00	348.00	0	184.00
47080	Shoe Allowance	.00	100.00	100.00	.00	.00	.00	100.00	0	.00
49006	Salary Credits From Other Departments	.00	.00	.00	.00	.00	(1,080.09)	1,080.09	+++	(24,925.99)
Division 600 - Maintenance Totals		\$215,413.00	\$116,583.00	\$331,996.00	\$11,088.14	\$0.00	\$122,857.11	\$209,138.89	37%	\$186,525.02
Department 60 - Parks Totals		\$215,413.00	\$116,583.00	\$331,996.00	\$11,088.14	\$0.00	\$122,857.11	\$209,138.89	37%	\$186,525.02
Department 61 - Recreation										
Division 620 - Recreation Administration										
41001	Full Time Salaries	223,969.00	(167,977.00)	55,992.00	.00	.00	55,085.02	906.98	98	211,554.49
41050	Bilingual Pay	2,944.00	(2,208.00)	736.00	.00	.00	724.73	11.27	98	2,700.44
41051	Confidential Pay	241.00	(181.00)	60.00	.00	.00	120.93	(60.93)	202	270.07
41052	Educational Incentive	2,823.00	(2,162.00)	661.00	.00	.00	709.84	(48.84)	107	2,768.22
41053	Sick Leave Conversion Pay	2,400.00	(1,800.00)	600.00	.00	.00	.00	600.00	0	2,466.55
41054	Stand By Wages	600.00	(450.00)	150.00	.00	.00	.00	150.00	0	.00
41055	Vacation Conversion Pay	2,000.00	(1,500.00)	500.00	.00	.00	631.31	(131.31)	126	2,211.42
41056	Management Leave Conversion	3,000.00	(2,250.00)	750.00	.00	.00	1,295.03	(545.03)	173	4,604.25



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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 61 - Recreation										
Division 620 - Recreation Administration										
41059	Continuous Service Pay	2,126.00	(1,594.00)	532.00	.00	.00	521.68	10.32	98	2,515.19
41100	Overtime									
41100_001	Overtime Standard	1,000.00	(950.00)	50.00	.00	.00	.00	50.00	0	481.62
41100 - Overtime Totals		\$1,000.00	(\$950.00)	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00	0%	\$481.62
41300	Salary/Benefit Transfer from									
41300_011	Salary/Benefit Transfer from FD 270-ASES Grant	(65,366.00)	49,025.00	(16,341.00)	.00	.00	(13,667.44)	(2,673.56)	84	(59,477.20)
41300 - Salary/Benefit Transfer from Totals		(\$65,366.00)	\$49,025.00	(\$16,341.00)	\$0.00	\$0.00	(\$13,667.44)	(\$2,673.56)	84%	(\$59,477.20)
42002	Medical Dental Plan	26,039.00	(19,529.00)	6,510.00	.00	.00	11,074.63	(4,564.63)	170	39,023.65
42003	Vision Insurance	261.00	(196.00)	65.00	.00	.00	73.41	(8.41)	113	269.42
42004	Long Term Disability Insurance	1,167.00	(875.00)	292.00	.00	.00	310.56	(18.56)	106	2,130.08
42005	Life Insurance	806.00	(604.00)	202.00	.00	.00	5.14	196.86	3	633.50
42006	SUI	173.00	(130.00)	43.00	.00	.00	.00	43.00	0	518.84
42007	Workers Comp Insurance	1,244.00	(935.00)	309.00	.00	.00	299.04	9.96	97	946.83
42008	City Liability Insurance	7,633.00	(5,735.00)	1,898.00	.00	.00	1,341.43	556.57	71	7,750.65
42009	PERS	42,041.00	(31,575.00)	10,466.00	.00	.00	10,124.67	341.33	97	39,533.58
42010	Medicare Tax	3,496.00	(2,626.00)	870.00	.00	.00	832.45	37.55	96	3,281.16
42012	Retiree Health Insurance	5,902.00	(4,427.00)	1,475.00	.00	.00	1,450.48	24.52	98	5,565.43
42013	Deferred Comp	4,061.00	(3,046.00)	1,015.00	.00	.00	870.93	144.07	86	3,429.54
42014	Deferred Comp In Lieu	6,042.00	(4,532.00)	1,510.00	.00	.00	1,618.39	(108.39)	107	5,934.11
42016	Employee Contrib To PERS	(20,889.00)	15,689.00	(5,200.00)	.00	.00	(5,144.64)	(55.36)	99	(19,782.55)
42019	PERS UAL (Unfunded Accrued Liability)	37,363.00	.00	37,363.00	.00	.00	9,342.00	28,021.00	25	34,291.00
45001	Telephone									
45001_000	Telephone General	900.00	.00	900.00	.00	.00	234.32	665.68	26	835.03
45001 - Telephone Totals		\$900.00	\$0.00	\$900.00	\$0.00	\$0.00	\$234.32	\$665.68	26%	\$835.03
46000	Auto Allowance	288.00	.00	288.00	.00	.00	70.71	217.29	25	282.29
47065	Professional Development	714.00	.00	714.00	.00	.00	.00	714.00	0	642.00
Division 620 - Recreation Administration Totals		\$292,978.00	(\$190,568.00)	\$102,410.00	\$0.00	\$0.00	\$77,924.62	\$24,485.38	76%	\$295,379.61
Department 61 - Recreation Totals		\$292,978.00	(\$190,568.00)	\$102,410.00	\$0.00	\$0.00	\$77,924.62	\$24,485.38	76%	\$295,379.61
EXPENSE TOTALS		\$7,163,719.00	(\$92,175.00)	\$7,071,544.00	\$372,105.57	\$500.00	\$6,320,392.71	\$750,651.29	89%	\$5,977,500.22
Fund 118 - Measure A Totals										
REVENUE TOTALS		7,310,421.00	(731,042.00)	6,579,379.00	.00	.00	5,017,113.08	1,562,265.92	76%	6,855,257.10
EXPENSE TOTALS		7,163,719.00	(92,175.00)	7,071,544.00	372,105.57	500.00	6,320,392.71	750,651.29	89%	5,977,500.22
Fund 118 - Measure A Totals		\$146,702.00	(\$638,867.00)	(\$492,165.00)	(\$372,105.57)	(\$500.00)	(\$1,303,279.63)	\$811,614.63		\$877,756.88
Grand Totals										
REVENUE TOTALS		14,620,842.00	.00	14,620,842.00	.00	.00	43,004,946.14	(28,384,104.14)	294%	21,233,904.67



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EXPENSE TOTALS	26,374,850.00	1,218,957.00	27,593,807.00	1,140,418.64	4,604,204.72	23,220,203.42	(230,601.14)	101%	19,118,763.73
Grand Totals	(\$11,754,008.00)	(\$1,218,957.00)	(\$12,972,965.00)	(\$1,140,418.64)	(\$4,604,204.72)	\$19,784,742.72	(\$28,153,503.00)		\$2,115,140.94



Balance Sheet

Through 06/30/25

Detail Listing

Include Rollup Account/Rollup to Object

Account	Account Description	Current YTD Balance	Prior Year Total Actual	Net Change	Change %
Fund Category	General Fund				
Fund Type					
Fund	118 - Measure A				
	ASSETS				
11000	Cash	3,979,382.66	4,178,724.38	(199,341.72)	(4.77)
13000	Accounts Receivable				
13000_007	Accounts Receivable Accts Rec-Yr End Rev Accrual	.00	1,141,937.91	(1,141,937.91)	(100.00)
	13000 - Accounts Receivable Totals	\$0.00	\$1,141,937.91	(\$1,141,937.91)	(100.00%)
18012	Prepaid Asset	1,755,110.30	1,755,110.30	.00	.00
	ASSETS TOTALS	\$5,734,492.96	\$7,075,772.59	(\$1,341,279.63)	(18.96%)
	LIABILITIES AND FUND EQUITY				
	LIABILITIES				
21000	Accounts Payable	.00	38,000.00	(38,000.00)	(100.00)
	LIABILITIES TOTALS	\$0.00	\$38,000.00	(\$38,000.00)	(100.00%)
	FUND EQUITY				
29000	Fund Balance - General Fund	7,823,566.20	7,823,566.20	.00	.00
	FUND EQUITY TOTALS Prior to Current Year Changes	\$7,823,566.20	\$7,823,566.20	\$0.00	0.00%
	Prior Year Fund Equity Adjustment	785,793.61	1,663,550.49		
	Fund Revenues	(5,017,113.08)	(6,855,257.10)		
	Fund Expenses	6,320,392.71	5,977,500.22		
	FUND EQUITY TOTALS	\$5,734,492.96	\$7,037,772.59	(\$1,303,279.63)	(18.52%)
	LIABILITIES AND FUND EQUITY TOTALS	\$5,734,492.96	\$7,075,772.59	(\$1,341,279.63)	(18.96%)
	Fund 118 - Measure A Totals	\$0.00	\$0.00	\$0.00	+++
	Fund Type Totals	\$0.00	\$0.00	\$0.00	+++
Fund Category	General Fund Totals	\$0.00	\$0.00	\$0.00	+++
	Grand Totals	\$0.00	\$0.00	\$0.00	+++

Full Time Employee's Funded by Measure A - General

Fiscal Year 2024-2025

As of 03/31/2025

Note: Measure A adopted policy with changes new total FTE as of 9/24/2024 (Resolution No. 2024-149)

Police

<u>Qty.</u>	<u>Position</u>
1	Public Affairs Analyst
1	Public Safety Business Analyst
1	Police Support Operations Manager
1	Public Safety Communication Supervisors
1	Police Lieutenant
1	Community Service Officer I
1	Community Service Officer II
1	Code Enforcement Supervisor
2	Code Enforcement Officer
11	Police Officer I
1	Code Compliance Technician
22	

Fire

<u>Qty.</u>	<u>Position</u>
1	Fire Division Chief - Training
3	Fire Engineer
3	Firefighter
1	Fire Prevention Inspector
1	Fire Operations Support Analyst
9	

Municipal Services

<u>Qty.</u>	<u>Position</u>
3	Maintenance Worker I
3	

Total Full Time Employees Measure A General:

34

Full Time Employee's Funded by Measure A - Roads

Fiscal Year 2024-2025

Roads

<u>Qty.</u>	<u>Position</u>
1	Construction Inspector Sr.
1	

Total Full Time Employees Measure A Roads:

1

Total Full Time Employees Measure A - General and Roads

35

Career Opportunities

We are Hiring!



Career Opportunities

JOB TITLE	SALARY	DEADLINE
Accountant II	\$6,332.00 - \$7,697.00 Monthly	Continuous
Civil Engineer, Associate	\$9,090.00 - \$11,049.00 Monthly	8/8/25 5:00 PM
Emergency Services Dispatcher I/II	\$5,993.00 - \$7,469.00 Monthly	Continuous
Maintenance Worker I	\$4,082.00 - \$4,962.00 Monthly	8/13/25 5:00 PM
Plans Examiner, Senior	\$8,245.00 - \$10,021.00 Monthly	Continuous
Police Officer I/II 	\$6,558.00-\$9,229.00 Monthly	Continuous
Police Officer Trainee 	\$4,454.00-\$5,416.00 Monthly	Continuous
Water Treatment Plant Operator II	\$6,583.00 - \$8,002.00 Monthly	8/1/25 5:00 PM
Water Treatment Plant Operator, Senior 	\$7,258.00 - \$8,822.00 Monthly	Continuous

*As of 08/01/2025

For more information, please visit www.cityofturlock.org

New Hires



Fleet Maintenance Mechanic I



IT Analyst I



Utilities Maintenance
Worker I

Promotions



Maintenance
Worker II



Maintenance
Worker II



Maintenance
Worker II



Maintenance Worker,
Senior



Water Treatment
Plant Operator,
Senior

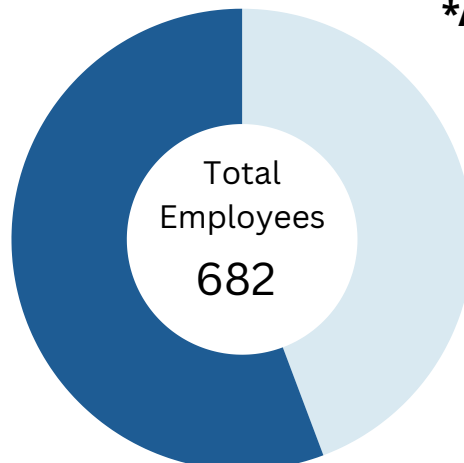


Utilities Maintenance
Worker I

Staffing Data

*As of 08/01/2025

Full-Time Employees
394



Part-Time Employees
288

LeaderGov Program Update

Our Human Relations Department recently participated in the sixth session of the ongoing LeaderGov Teamwork Summit workshop series. The session, titled Empowerment through Delegation, focused on building confidence in assigning responsibilities, developing leadership at all levels, and strengthening collaboration across the team. Building on the momentum of developing future leaders through the LeaderGov sessions, we are excited to launch a new initiative that takes this commitment even further.

Emerging Leadership Program

The City of Turlock Human Relations Department is excited to announce the launch of our very first Emerging Leaders Program, facilitated by LeaderGov. In collaboration with the City of Tracy, this program brings together 8–9 participants from each city to grow, learn, and prepare to take on greater roles in public service. This eight month program kicked off Thursday, July 17, 2025 at City of Turlock and will conclude February 2026 at City of Tracy.



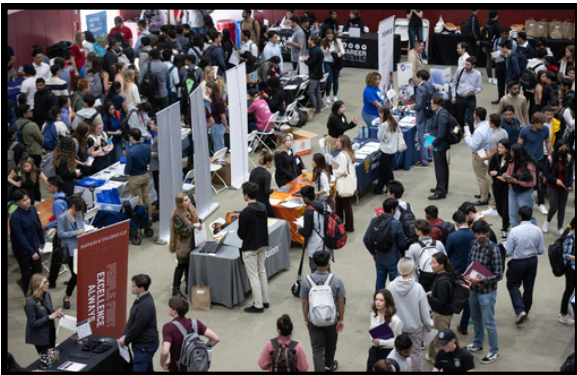
Upcoming Events



Turlock Unified School District
College/Career Night
Monday, August 25, 2025



UC Merced Career Fair
Thursday, September 25, 2025



CSU Stanislaus Career Fair
Wednesday, October 8, 2025



Central Valley
DOCTORS
Health System
Emanuel Medical Center

HARVEST HEALTH FAIR

OCT 25
10 AM - 2 PM

EMANUEL MEDICAL CENTER
825 DELBON AVENUE
TURLOCK, CA 95382

FREE ENTRY

**TRICK OR TREAT
COSTUMES WELCOME**

FOOD & DRINKS • BOUNCE HOUSES • HELICOPTER • AMBULANCE
CAR SEAT SAFETY • CPR • FIRST AID • FLU SHOT CLINIC & MORE!

- ANXIETY & DEPRESSION SCREENING
- BLOOD PRESSURE SCREENING
- BODY MASS INDEX SCREENING
- NON-FASTING CHOLESTEROL SCREENING
- NON-FASTING GLUCOSE SCREENING
- VISION SCREENING
- HEALTH INFORMATION
- FUN ACTIVITIES

FOR MORE INFORMATION, CALL (209) 664-5000



JOB FAIR

Apply Now

**Wednesday
November 5, 2025**

10 A.M. - 2 P.M.
New Life Christian Center
2918 W. Tuolumne Rd., Turlock, CA

Let us help you find a career!
50+ Employers

- Dress for success and bring your resume
- Meet and interview with employers
- Discover job opportunities
- Resume critique
- Training and career information
- And more!

The EDD, an equal opportunity employer/program, is a partner in this event. Auxiliary aids and services are available upon request to individuals with disabilities. Requests for services, aids, and/or alternate formats need to be made prior to the event by calling 1-209-576-6118. TTY users, please call the California Relay Service at 711.

EDD 

City Council Staff Update

August 12th, 2025



From: Nick Showalter, IT Director

Prepared by: Nick Showalter, IT Director

Agendized by: Susan E. Borrego, Interim City Manager

Subject: Website, MDC Updates, Server, Staffing, Security

For July 2025, the Information Technology (IT) Department has the following to report:

Website

IT Staff are on track with the website upgrade project schedule and have received mock-up designs for the new website. This included a design of the homepage and multiple subpage types. IT Staff are meeting with the Communications division to review the designs and note requested changes and feedback. IT Staff are also reviewing and processing a proposal from a copywriter to assist with updating written content and navigation.

Mobile Data Computer Fleet Updates

IT Staff teamed up and coordinated with Police staff to perform application updates on all Police vehicle computers as a mitigation strategy to work towards resolving an application issue. All mobile computers within vehicles in the Police vehicle fleet had their applications updated.

Audio/Video – City Council Chambers and Emergency Operations Center

IT Staff are processing a received proposal for the video wall and audio/video conferencing system for the Emergency Operations Center (EOC). IT Staff are also processing a troubleshooting proposal for the City Council Chamber systems.

Server Upgrade at Wastewater Treatment Facility

IT Staff procured and are in the process of setting up a replacement server at the Wastewater Treatment Facility. This server will be used for business purposes and will also serve as storage for the sewer inspection camera data.

Staffing

The Information Technology Department is fully staffed with a new hire who has filled the vacant IT Analyst I position.

Email Security Service Feature Implementations

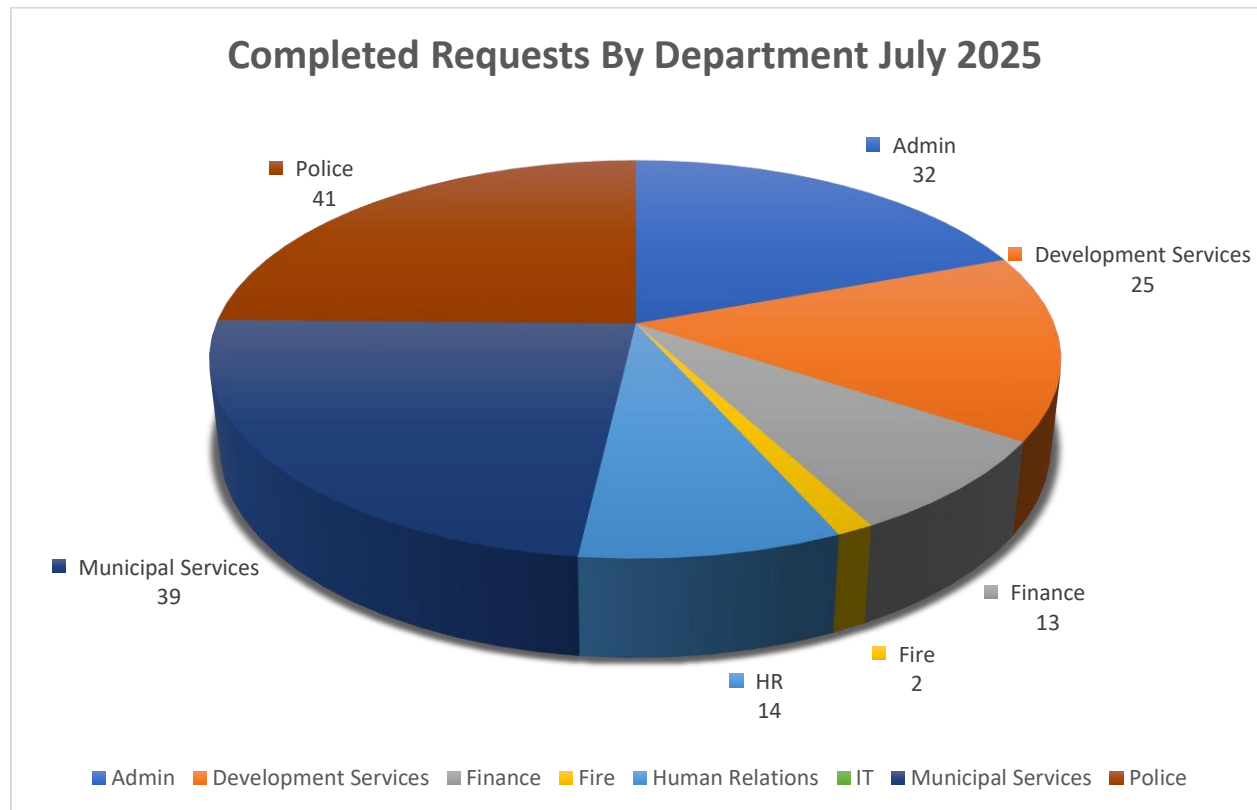
After receiving approval to renew the service subscription for the City's email security software at the June 24th, 2025 City Council Meeting, IT Staff collaborated with the vendor to begin implementing new and updated security features that came with it.

Microsoft 365 Implementation

IT Staff received updated proposals for migrating email mailboxes to Microsoft 365 with support from a professional services provider. IT Staff have received prerequisite approvals and are processing the proposal.

Completed IT Requests*

IT staff completed **166 requests** for service during July 2025.



*Resolved requests shown are estimated and do not include ad hoc phone and verbal requests or certain long-term projects.



CITY OF TURLOCK LEADERSHIP ACADEMY & TEAMWORK SUMMIT

IN PARTNERSHIP WITH

LEADERGOV



Leadergov Training and Topic of the Month:

Through the City of Turlock's partnership with Leadergov for professional learning and development, the IT Department reviewed a topic on personal and professional growth. This topic also helped the department staff discuss and review opportunities for professional development through training, bootcamps, and conferences.

MUNICIPAL SERVICES

ENGINEERING ◦ FLEET ◦ MAINTENANCE ◦ RECREATION
REGULATORY AFFAIRS ◦ ROADS PROGRAM ◦ SRWA
TRANSIT ◦ UTILITIES ◦ WATER QUALITY CONTROL



CITY MANAGER'S MONTHLY REPORT

August 12, 2025



LEADERGOV

LEADERSHIP STYLES

The Municipal Services Department continued incorporating LeaderGov principles into our leadership meetings, with management staff discussing leadership styles, including autocratic, democratic, laissez-faire, transformational, servant, and charismatic, and when to apply them. Managers shared examples of how adjusting styles to the situation can improve performance, communication, and morale but that no single style works all the time and in every case. Autocratic leadership can provide clear direction in urgent situations, democratic fosters collaboration, laissez-faire empowers skilled staff, transformational inspires innovation, servant leadership prioritizes team needs, and charismatic motivates through personal influence. Adapting styles as circumstances change was seen as key to strengthening leadership across the department.



**Congratulations to the following Municipal Services Department
staff who were hired or promoted this month!**

- 1.Omar Mendoza Sandoval – Fleet Maintenance Mechanic I
- 2.Pablo Romo – Utility Maintenance Worker I
- 3.Ethel Marie Noah Thompson – Part Time Employee
- 4.Colin Taylor Walsh – Part Time Employee
- 5.Jose Jesus Garcia – Maintenance Worker, Sr
- 6.Leopoldo Gonzalez Jr – Maintenance Worker II
- 7.Lorenzo Magana – Utility Maintenance Worker I
- 8.Jesus Angel Ortiz – Maintenance Worker II
- 9.Marcos Solorio Solorio – Maintenance Worker II
- 10.Matthew Waggoner – Water Treatment Plant Operator, Sr

FLEET

The Fleet team successfully passed opacity emissions tests on 9 heavy trucks and 3 heavy buses earlier this month. AssetWorks post go-live training and review were completed, and services continued uninterrupted to keep all vehicles and equipment safe and functional for City operations.

On-call support for the Stanislaus County Fair, held July 11-20, ran smoothly with relatively few after-hours service requests. Staff demonstrated excellent teamwork by stepping in when scheduling conflicts arose. New hires have positively impacted productivity, allowing progress on long-standing tasks and improving workflow efficiency.

Fleet also saw a sharp increase in activity through Public Surplus, with many items being processed and moved out.

Among other topics, staff reviewed ladder safety during weekly safety meetings. Fleet is fully staffed for the first time in many years!



ENGINEERING

The Engineering Division remained focused on progressing capital project milestones, coordinating interagency grant submittals, advancing design and construction documentation, and preparing for key Council and Commission presentations, like the presentation of the Five Year Capital Improvement Plan. Highlights included grant submission activity, bid awards, and preparation for new fiscal year projects. The team also welcomed a new intern and continued professional development through group training.

WATER QUALITY CONTROL (WQC)

The Water Quality Control Division completed several key maintenance and operational tasks, including replacing a float pump at Flotator #2, repairing a generator at the Hypo Building, disconnecting old plant air lines, and completing quarterly calibrations at SRWA. Additional work included calibrating a new flow meter, replacing an anoxic mixer, and conducting pump, motor, and lighting repairs. Operations focused on drying bed management, with improved decant lines following struvicide application, Digester 4 back in service, and MLSS levels stabilized. Key projects are progressing: Secondary Clarifier 4 Coating, Chemical Upgrade & SCADA Replacement, Flotator Rehab, and Recycled Water Treatment Plant improvements (scope nearly finalized).

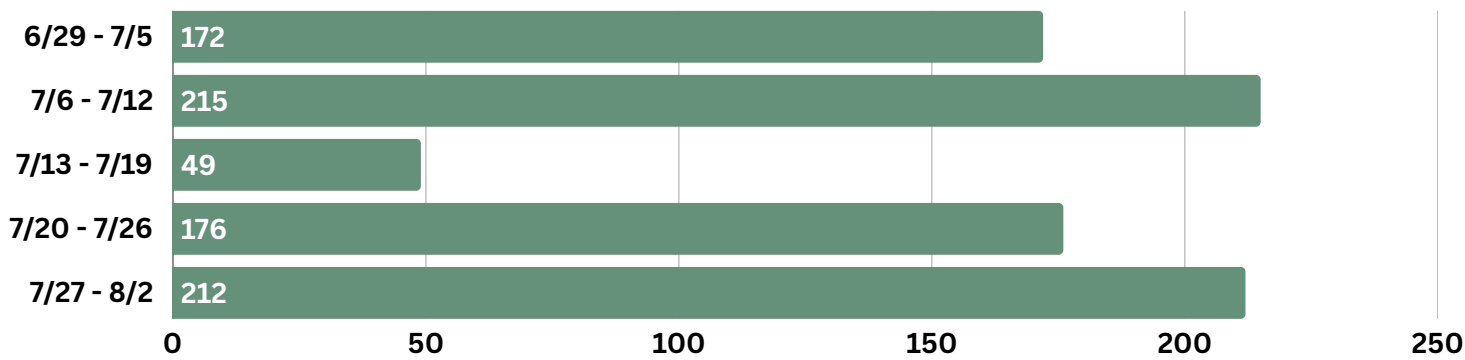
Upcoming priorities include completing monthly and industrial eSMRs by July 31, installing ferric chloride and polymer systems, and continuing sludge bed removal.



MAINTENANCE

Throughout July, all Operations teams remained focused on supporting high-traffic areas around the Stanislaus County Fairgrounds while advancing ongoing maintenance schedules across the City. Major achievements included extensive mowing and tree pruning, pothole patching, thermal plastic striping, irrigation repairs, facility upkeep, and park and sports field preparation. There were staffing challenges and weather-related delays, but teams continued to show dedication and strong collaboration across functions.

POTHOLES FILLED IN JULY

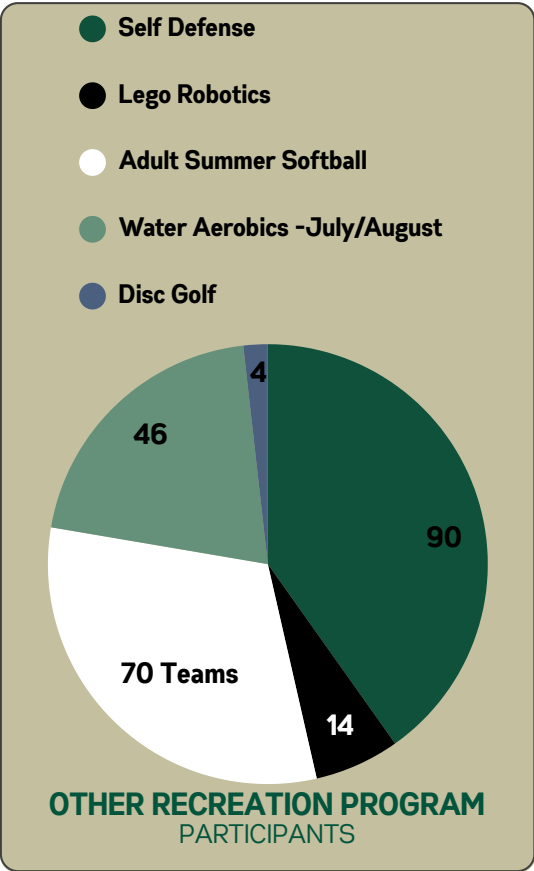
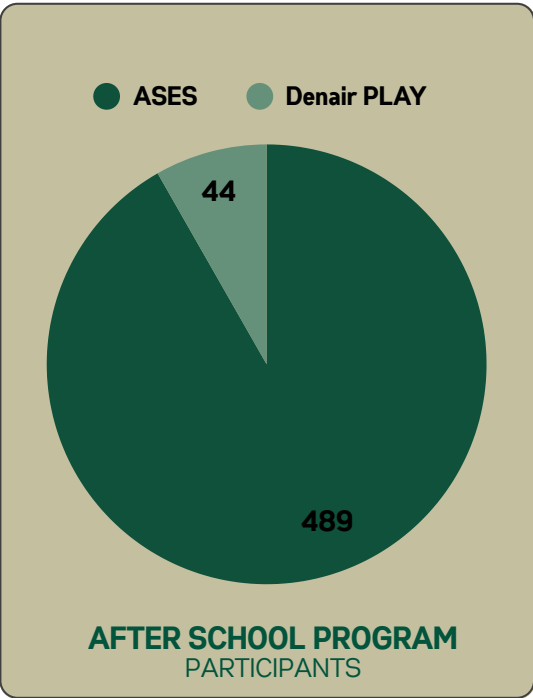


In July, Streets crews patched over 800 potholes at more than 50 locations, removed nearly 20 tons of debris, maintained medians on Golden State and Christoffersen, repainted curbs and crosswalks, and installed stop signs while responding to emergencies like a fuel spill. Parks staff pruned and removed hazardous trees, repaired irrigation, mowed priority sites, and installed new playground equipment. Sports Complex and TRSC teams prepared fields and fencing for summer tournaments, while Buildings & Facilities addressed repairs, upgrades, and increased servicing during Fair week. Assessment District crews mowed, pruned, repaired irrigation, cleaned debris, planted trees, and continued pest control. Staff attended safety trainings on traffic control, tractor and ladder use, and eye protection.



RECREATION

In July, Recreation Services delivered a robust lineup of community events, swim programs, and pilot initiatives while advancing partnerships with schools and agencies. Highlights included hosting Independence Day swim at Columbia Pool, free swim days sponsored by TID and Transit, and youth and adult tournaments at Pedretti Park and TRSC. Swim lessons progressed through Sessions 5 and 6, with future sessions opening for registration. The new “First Flight: Intro to Disc Golf” pilot launched, and staff prepared for fall ASES and DUSD partnerships while planning events such as National Night Out and Family Fun Night.



SCAN HERE FOR MORE INFORMATION ON RECREATION PROGRAMS!

OPEN REGISTRATION:
SELF DEFENSE (FALL)
BALLET
TAP DANCE
ADULT SOFTBALL (FALL)
ASES 2025/2026
WATER AEROBICS -SEPTEMBER

Recreation staff continued to expand partnerships, advancing agreements in yoga, boxing, and youth golf programming. Engagement with TUSD remained a priority, and Director Fisher provided an update to City Council regarding the City’s PLAY program in the upcoming school year. Social media efforts were strong throughout the month, helping promote programs and share updates clearly and consistently.



ROADS PROGRAM

July was another active month for the Roads Program, with progress on several Measure L-funded projects. Crews completed paving on Gettysburg Street and Andre Lane, while work advanced on Tampa Street, Wallace Street, Charles Place, and Sconyers Court. Activities this month included base preparation, asphalt placement, and the start of pavement marking installation.

Staff continued to coordinate with contractors to ensure projects remain on schedule and meet quality standards as road improvements move forward across multiple neighborhoods.



TRANSIT

The Turlock Transit team successfully expanded transit service during one of the busiest times of the year – the Stanislaus County Fair – demonstrating both strong public service commitment and effective large-scale event planning. Service enhancements included extended operating hours and a free Fair Shuttle connecting the Turlock Transit Center to the Arch Gate at the Fairgrounds. To improve rider comfort during the summer heat, passengers were offered electric fans and cold water before boarding.



Transit staff maintained a visible presence both inside the Fairgrounds, through an informational booth, and at the Transit Center, where contracted staff operated a hospitality area to assist shuttle riders. These efforts resulted in 4,304 shuttle trips during the event – a 49% increase over 2024 – with 1,190 trips on the final day alone.

UTILITIES

This month, the Utilities Division carried out significant inspection, maintenance, and construction activities. Crews performed USA markings, completed multiple plan reviews and occupancy inspections, and cleaned sewer lift stations. Emergency repairs addressed water service damages caused by contractors during road projects at Gettysburg, Charles Pl, and El Paseo Dr. Work also included flushing water mains, installing a new 6" meter and backflow at Turlock High School, downsizing a meter on Monte Vista, and preparing for valve replacements on Arbor Rd. Additional efforts involved responding to damaged backflow prevention devices, upgrading to RP devices, and supporting contractors with valve and tee installations.



Meetings addressed topics such as fleet purchases, cross-connection control planning, double-track rail coordination, storm basin management, and a Turlock Water Rate Study with NBS. Upcoming priorities included completing bacteriological and process control sampling for wells, replacing the broken Arbor Dr valve before paving, and meeting with Confluence to address water quality complaints. Staff also attended annual lab ethics and data integrity training, with plans to enroll in CWEA courses to advance professional certifications.



TURLOCK FIRE DEPARTMENT

July 2025

Deputy Fire Chief, Shanon Evans

OPERATIONS DIVISION

TOTAL CALL
VOLUME:
755



Total Fire (NFIRS
Series 100):
34

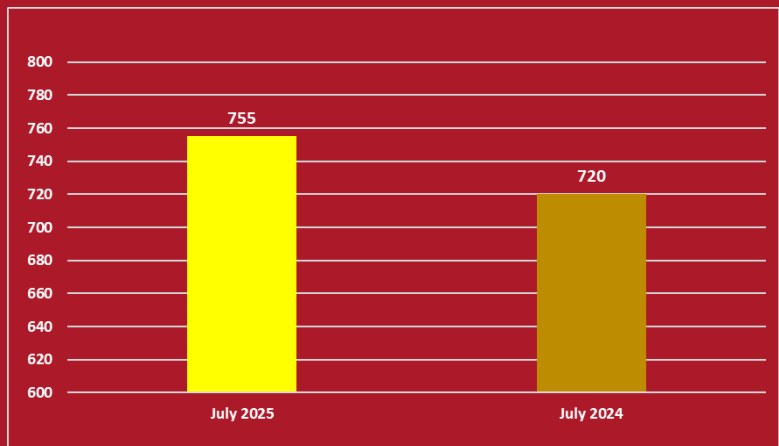


Total EMS:
532

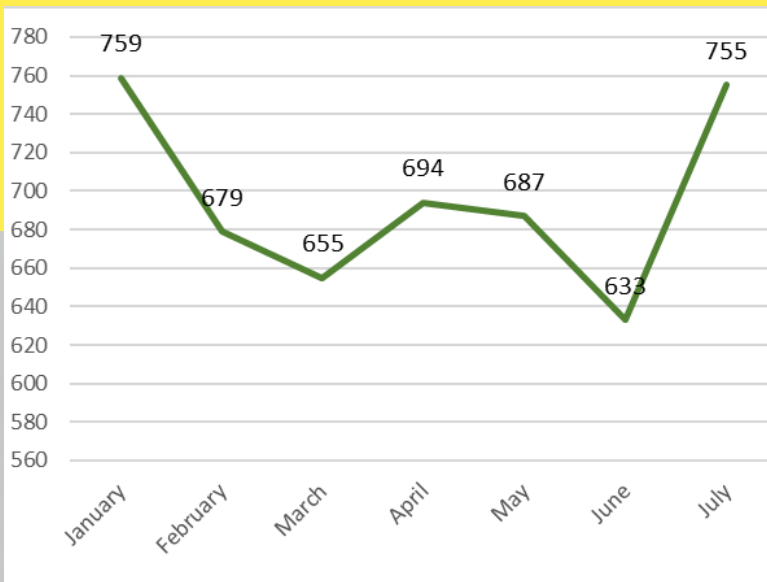


Total MVA:
26

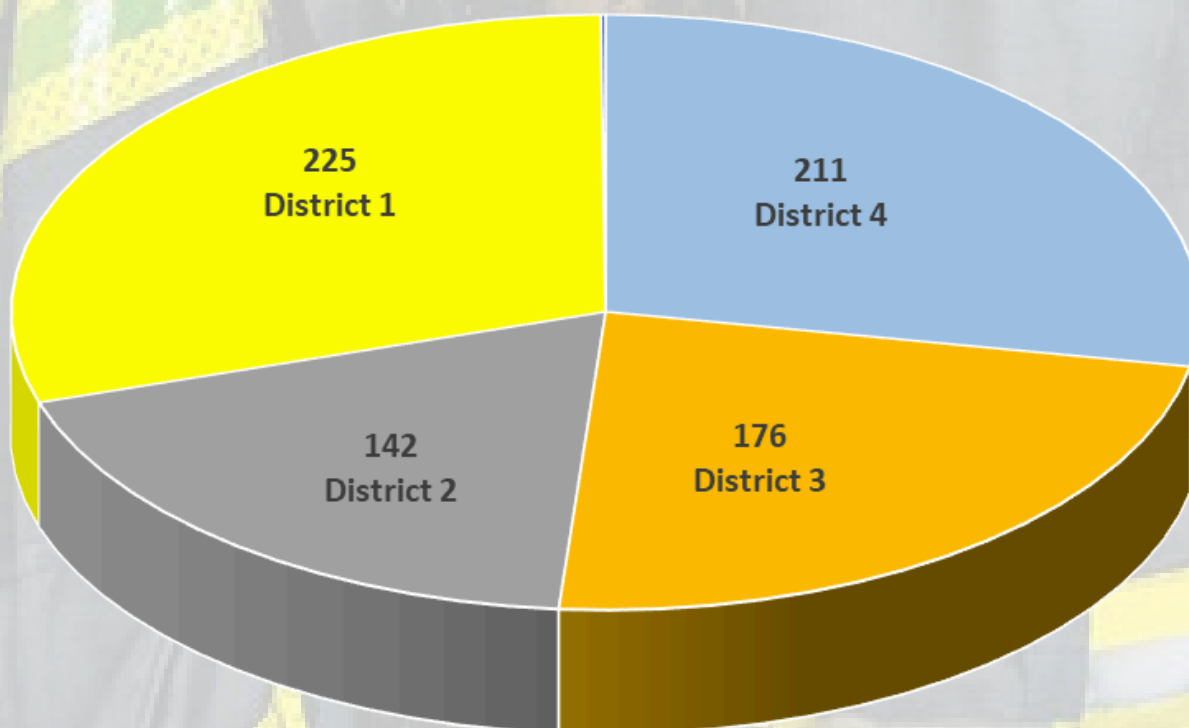
July 2024 vs. July 2025



Monthly Call Volume Comparison



CALLS BY DISTRICT



FIRE PREVENTION DIVISION



Type of Inspection	Total
Occupancy	12
Re-inspections	11
Solar	11
Final Fire Alarm/Final Sprinkler	4
Building Finals	8
Hydro/Visual	6
School Inspections, Care Facilities and STD850	5
All other Inspections	15
Green Sheet Plan Reviews	26
Pre-Developments	10



Stanislaus Regional FIU July 2025



DETAILS: During the month of July 2025, the FIU's call volume maintained at a steady pace. Although the number of investigations historically had fallen from previous July months, the investigations we encountered required unusually high dedicated manhours. These extra manhours resulted in a large amount of arson arrests and on-going criminal cases.

The FIU conducted a total of 48 fire investigations during the month of July (the previous month of June was 64), the breakdown of the calls is as follows:

Calls by jurisdiction:	Modesto FD	16
	Ceres	5
	Oakdale's	0
	Salida	0
	Turlock city	10
	County Entities	17

16 were structure fires, 17 vegetation fires, 7 vehicle fires, and 8 were trash/dumpster/other fires/criminal enforcement actions/investigator follow-ups.

Investigators were able to determine that 23 fires were confirmed arsons, 10 accidental, and 7 were undetermined. Investigators were canceled a total of 4 times.

Investigators conducted or were involved in 9 arson/warrant arrests within the jurisdictions of Modesto, Hughson, and Turlock. These cases involved FIU's responses to illegal firework calls, vegetation, DUI Stop, and structure fires within the county.

There are multiple cases in Modesto, Ceres, Turlock, and the County jurisdictions where criminal follow-ups and investigations are pending.

At the end of this reporting period, the FIU lost one of its investigators due to a well deserved retirement. C Shift BC Paul Spani, a founding member of the FIU decided after four decades of service to the citizens of the county to hang it up. We wish Paul all the best and will try our best to fill this tremendous void. Godspeed BC Paul Spani.

With BC Paul Spani's retirement from C Shift, SSL Captain Andrew "Drew" McDonald is now assigned to the full-time C Shift FIU Investigator position. Captain McDonald comes to the Unit after an extended multi-year training period. He is ready to hit the ground running. We welcome him to the Unit.

Stanislaus Regional Fire Investigation Unit

Investigations for Turlock City FD

July 2025

AR= Arson, AC= Accidental, UN= Undetermined

Date	Sta #	Agency	IF #	Invest	Location	AR	AC	UN	Property	Dispo	\$ Loss	O&C
7/3/2025	31	TUR	25-291	SS	Glenwood & Lander	1			Dumpster	Open	\$500.00	O&C
7/4/2025	32	TUR	25-295	Spani	426 Bernell Ave	1			Fence	Can	\$1.00	CC Can
7/30/2025	34	TUR	25-333	Haus	1428 W Linwood Ave		1		Struct Comm	Closed	\$400,000.00	O&C
7/4/2025	34	TUR	25-296	Spani	890 Emily St			1	Struct Resid	Closed	\$0.00	CC Can
7/28/2025	31	TUR	25-328	Spani	415 Laurel Street		1		Struct Resid	Closed	\$10,000.00	O&C
7/31/2025	33	TUR	25-335	SS	4441 Mirage Drive		1		Struct Resid	Closed	\$10,000.00	O&C
7/2/2025	31	TUR	25-290	Haus	601 E. Main St	1			Veg	CBA	\$1,000.00	O&C
7/4/2025	33	TUR	25-298	Spani	2350 Trail Way			1	Veg	Closed	\$400,000.00	O&C
7/4/2025	33	TUR	25-301	Spani	E. Minnesota & Geer Road	1			Veg	Follow Up	\$500.00	CC
7/15/2025	32	TUR	25-312	Haus	2931 Countryside Dr.	1			Veg	Open	\$500.00	O&C

Turlock Fire Department

Current Project List



Name of Project	Assigned To	Project Start Date	Anticipated Completion Date	Current Status of Project
Records Management System (RMS) Implementation	Packwood	3/31/2025	11/2025	Personnel are being trained on the NEW RMS. Personnel scheduling is active. Working on a connection with CAD
Purchase 3 New Admin Vehicles	Harcksen/Mallory	01/2024	Complete	New Vehicle Purchase and build up is complete. Vehicles in service.
Admin Contract extension	Wise/Evans/Hunter	04/2025	7/2025	Working with finance and CM office to extend current admin contract one two-year term.
New Ladder Truck	Harcksen	11/2024	TBD	Current Truck is a 2001. Build times for a replacement Truck are 4 ½ years from purchase. Take a proposal to Council by July-Aug. We have the funds to purchase. \$2.5 Mil.
Station 31 SCBA Compressor Replacement	Harcksen	6/2024	Fall of 2025	Working with City Engineering to install new SCBA compressor.
Firefighter Recruitment	Harcksen	6/2025	10/2025	Open FF recruitment in preparation for a Jan 2026 MST FF academy. This will help to fill current and future vacancies.
Station 32 New Windows	Harcksen	11/2023	8/2025	Scope of work for RFP Complete. Est \$97k
Exterior Paint for station 33	Harcksen	01/2024	8/2025	Scope of work for RFP Complete. Est 81K
SCOTTS PPE Contract Renewal	Harcksen	4/2025	8/2025	Renew contract with SCOTTS PPE for inspection and maintenance of firefighter PPE including Turn Outs.
Station 34 Property Replacement	Hunter/Evans	7/2024	TBD	Looking to identify a new location for a station 34. Current station is inadequate. Does not meet NFPA recommendations.
Turlock Armory	Harcksen	11/2024	TBD	Turlock Armory being used to upfit fire engines. Exploring the use of the Armory as a satellite training facility with MST and or MJC. Working with Clerks office for Document Storage
Portal to Portal Resolution	Hunter	1/2025	TBD	Present to council a new resolution to provide full reimbursement to the city when fire department personnel respond to large incidents covered under CFAA.
Fire Engine 34 and Squad 32 Replacement	Harcksen/Mallory	4/2023	11/2026	2 units are in line for pre-construction in Nov 2025, delivery Nov 2026 and scheduled to be placed in-service in Oct 2026
Fire Station 34-bathroom remodel, and station improvements	Mike Harcksen	1/1/2024	TBD	Planning stage and awaiting city to ID an architect to help with scope of work and complete planning phase. Est \$439K
Station 32 Extractor and Dryer	Harcksen	11/2024	11/2025	Install Turnout extractor and dryer. Est \$113K

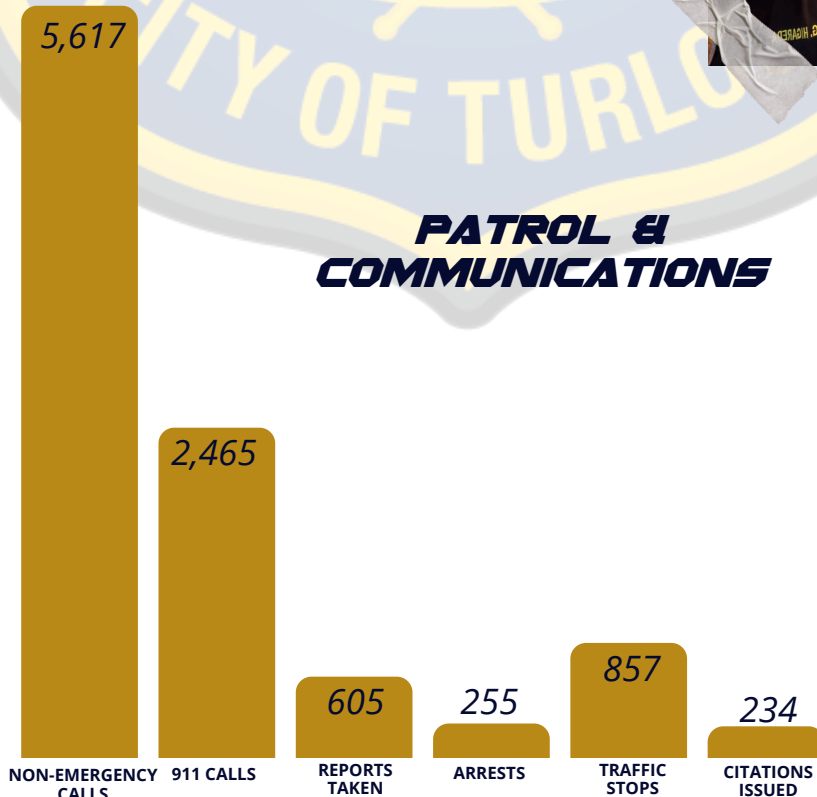
MONTHLY CITY MANAGER'S REPORT

JULY 2025

- On **July 7th**, Officer Nate Benner was officially sworn in as a Turlock Police Officer after serving nearly 15 years with Turlock Fire. Congrats, Nate!
- On **July 17th**, Officers Rios and Ayala were honored with the MADD Award for their dedication to DUI enforcement. **Together, they made 52 DUI arrests in 2024.**
- On **July 17th**, Officer Imelda Suarez successfully passed her field training and became a solo officer! Congrats, Imelda!
- On **July 21st**, TPD welcomed two new employees to the team, Gemma Diaz-Mercado and Leslie Del Valle. Both ladies will be at Animal Services as Kennel Attendants/PT Clerical staff.
- On **July 30th**, several TPD staff members worked at Texas Roadhouse for Tip-A-Cop, a fundraising event in support of the Special Olympics Northern California team.



FIELD & SUPPORT OPERATIONS



PATROL & COMMUNICATIONS

ANIMAL SERVICES



42

DOGS SEIZED



12

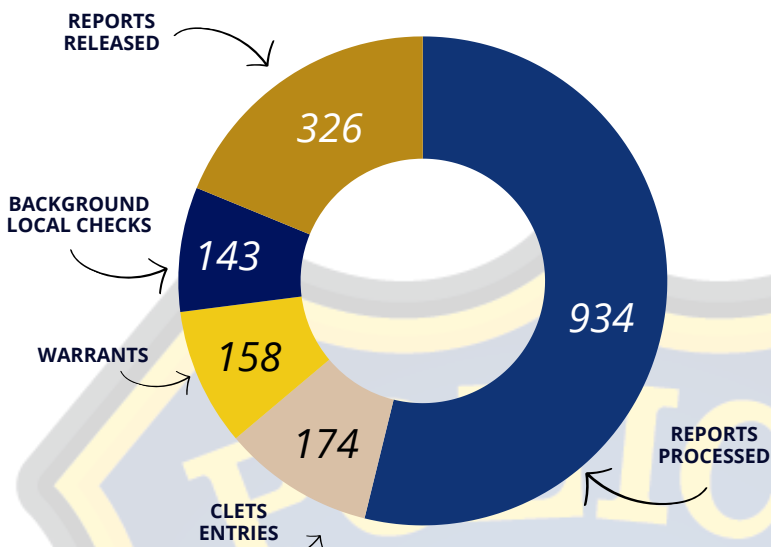
CATS SEIZED



45

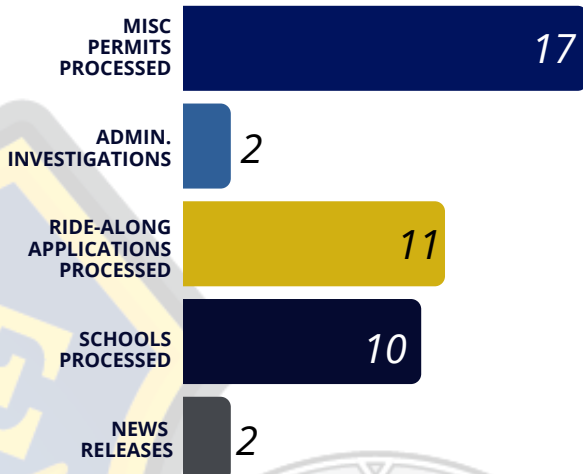
ANIMALS ADOPTED/RETURNED TO OWNER/TRANSPORTED TO RESCUE

RECORDS



SPECIAL OPERATIONS

PROFESSIONAL STANDARDS



✨ Social Media Insights ✨



ACCOUNTS REACHED

IG: 1,054,442

FB: 197,176



NEW FOLLOWS

IG: 636

FB: 310

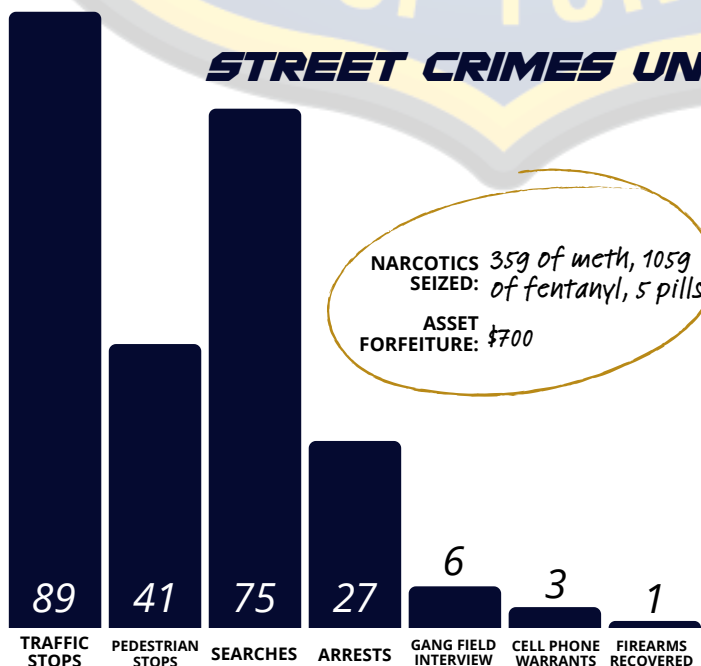


PROFILE VISITS

IG: 12,165

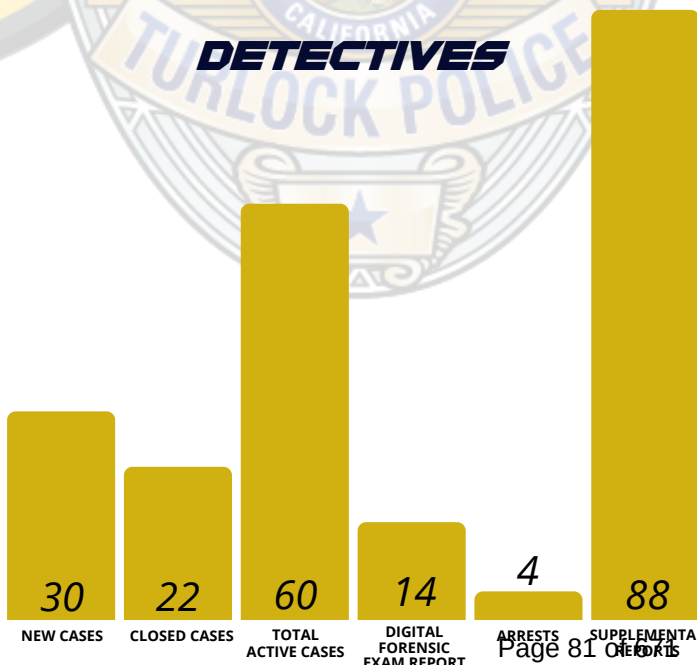
FB: 13,010

STREET CRIMES UNIT



NARCOTICS 35g of meth, 105g of fentanyl, 5 pills
ASSET FORFEITURE: \$700

DETECTIVES



Payment Register

From Payment Date: 7/11/2025 - To Payment Date: 7/17/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
<u>Check</u>									
149464	07/15/2025	Open			Utility Management Refund	ESPARZA DIAZ, LUIS RICARDO	\$96.65		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Single Family Res Metered		729620-004	MOVE OUT CREDIT	07/14/2025	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>		<u>Amount</u>			
	420 - WATER			420.11000 (Cash)		\$96.65			
149465	07/15/2025	Open			Utility Management Refund	GONSALVES, ERIKA	\$200.80		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Multiple Res Flat		92711-005	MOVE OUT CREDIT	07/14/2025	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>		<u>Amount</u>			
	420 - WATER			420.11000 (Cash)		\$200.80			
149466	07/15/2025	Open			Utility Management Refund	MENDOZA, PAULINA	\$508.30		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Single Family Res Metered		191922-003	MOVE OUT CREDIT	07/14/2025	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>		<u>Amount</u>			
	420 - WATER			420.11000 (Cash)		\$508.30			
149467	07/15/2025	Open			Accounts Payable	Petrulakis Law & Advocacy, APC	\$47,917.50		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	3072		06/30/2025	IT 9-30-24		\$4,740.00			
	3066		06/30/2025	General Municipal 6-30-25		\$31,382.50			
	3067		06/30/2025	Ordinance Sidewalk Vending 6-30-2		\$9,095.00			
	3068		06/30/2025	Meetings - City Council 6-30-25		\$1,410.00			
	3069		06/30/2025	Meetings-Other Recurring 6-30-25		\$930.00			
	3070		06/30/2025	Ordinance Massage 6-30-25		\$270.00			
	3071		06/30/2025	Housing 6-30-25		\$90.00			
	<u>Paying Fund</u>			<u>Cash Account</u>		<u>Amount</u>			
	110 - General Fund			110.11000 (Cash)		\$47,917.50			
149468	07/17/2025	Voided	INCORRECT ENTRY	07/18/2025	Accounts Payable	AT&T MOBILITY	\$5,206.92		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	4173X06272025		06/30/2025	287310834173 / SIM CARDS FOR WQC-SRWA-PARKS		\$1,195.44			
	5677X06272025		06/30/2025	287262975677 / WQC/Utilities Phones/Data (06/19/25)		\$1,140.38			
	X06272025		06/19/2025	POLICE MAY 20 - JUN 19 2025		\$2,781.12			
	x06042025A		06/26/2025	UT - MIFI AND IPADS		\$89.98			
	<u>Paying Fund</u>			<u>Cash Account</u>		<u>Amount</u>			
	110 - General Fund			110.11000 (Cash)		\$2,781.12			
	205 - Sports Facilities			205.11000 (Cash)		\$86.86			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,602.54			
	420 - WATER			420.11000 (Cash)		\$624.94			
	450 - SRWA - Operations			450.11000 (Cash)		\$111.46			
149469	07/17/2025	Open			Accounts Payable	BADGER METER INC dba NATIONAL METER & AUTOMATION	\$53.55		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	80200388		06/28/2025	ORION CELLULAR JUNE 2025		\$53.55			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149470	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$53.55		
	07/17/2025	Voided	INCORRECT ENTRY	07/18/2025	Accounts Payable	BELNICK HOLDCO LLC DBA BELNICK RETAIL LLC	\$3,173.49		
	Invoice			Date	Description		Amount		
149471	Inv-18673002			06/20/2025	REPLACEMENT CHAIRS FOR SENIOR CENTER		\$3,173.49		
	Paying Fund			Cash Account			Amount		
	270 - Recreation Grants			270.11000 (Cash)			\$3,173.49		
	07/17/2025	Open			Accounts Payable	BICSEC SECURITY INC	\$266.25		
149472	Invoice			Date	Description		Amount		
	229206			07/01/2025	SRWA BICSEC - SECURITY AND FIRE ALARM MONITORING Aug 2025		\$266.25		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			\$266.25		
149473	07/17/2025	Open			Accounts Payable	BLD CONSULTING	\$3,500.00		
	Invoice			Date	Description		Amount		
	2022-0278			07/01/2025	DATA MANAGEMENT SERVICES & REVIEWER TOOL		\$3,500.00		
	Paying Fund			Cash Account			Amount		
149474	116 - Special Public Safety			116.11000 (Cash)			\$3,500.00		
	07/17/2025	Open			Accounts Payable	BLUETRITON BRANDS INC	\$237.56		
	Invoice			Date	Description		Amount		
	15f0033242397			06/28/2025	5 Gallon Nestle drinking water and plastic cups.		\$237.56		
149475	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$118.78		
	420 - WATER			420.11000 (Cash)			\$118.78		
	07/17/2025	Voided	INCORRECT ENTRY	07/18/2025	Accounts Payable	BONANDER AUTO TRUCK & TRAILER INC	\$5,421.02		
149476	Invoice			Date	Description		Amount		
	280443			06/18/2025	20779889 (S)CLAMP		\$29.48		
	CM280443			06/18/2025	20779889 (S)CLamp credit		(\$29.48)		
	13988			07/01/2025	82601 New PJ 20 foot UL utility trailer		\$5,421.02		
149477	Paying Fund			Cash Account			Amount		
	506 - Vehicle/Equipment Replacement			506.11000 (Cash)			\$5,421.02		
	07/17/2025	Open			Accounts Payable	CALIFORNIA PEACE OFFICER'S ASSOCIATION	\$1,785.00		
	Invoice			Date	Description		Amount		
149478	461120			04/27/2025	DEPARTMENT MEMBERSHIP 7.1.25 - 6.30.26		\$1,785.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$1,785.00		
	07/17/2025	Open			Accounts Payable	CALIFORNIA POLICE CHIEFS ASSOCIATION INC	\$2,140.00		
149479	Invoice			Date	Description		Amount		
	11567			07/01/2025	7/1/25-6/30/26 CPCA DUES FOR 101-150 PERSONNEL		\$2,140.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$2,140.00		

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149477	07/17/2025	Open			Accounts Payable	Camilo Isaza DBA Opt Health Inc.	\$46,305.00		
	Invoice		Date	Description		Amount			
	007-25		06/25/2025	OPT HEALTH 4/30/25 - 12/31/25 MONTHLY MEMBERSHIPS		\$46,305.00			
	Paying Fund			Cash Account		Amount			
	266 - Police Services Grants			266.11000 (Cash)		\$46,305.00			
149478	07/17/2025	Open			Accounts Payable	CHAMPION INDUSTRIAL	\$20,358.50		
	Invoice		Date	Description		Amount			
	83548		05/27/2025	PSF service call; clogged VANs (13) on 3/27/25		\$2,792.12			
	83615		06/03/2025	City Hall; unit #8; Service Call on 4/24/2025		\$437.50			
	83806		06/17/2025	Service call; 5/28/2025; Senior Center - no AC		\$437.50			
	83747		06/12/2025	Senior Center; replace compressor - NW 7.5 RTU		\$6,263.00			
	83732		05/12/2025	Service Call; Pedretti; Swamp Cooler Leaking 5/12/2025		\$500.00			
	83839		06/19/2025	Service Call; WQC - add freon 5/29/2025		\$320.22			
	83928		06/24/2025	Service Call; WQC; Digestor in electrical room; no AC; 6/11/2025		\$811.67			
	83951		06/25/2025	Service Call; 2 electric & gas heaters; Mechanic Shop; 3/28/2025		\$3,982.47			
	83718		06/10/2025	SRWA - Champion Monthly PM/Scheduled Maintenance May 2025		\$4,626.52			
	83516		05/25/2025	SRWA - Champion Service Call 3.13.25		\$187.50			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$9,930.12			
	205 - Sports Facilities			205.11000 (Cash)		\$500.00			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,131.89			
	426 - Transit			426.11000 (Cash)		\$2,507.41			
	505 - Fleet			505.11000 (Cash)		\$1,475.06			
	950 - SRWA - JPA			950.11000 (Cash)		\$4,814.02			
149479	07/17/2025	Open			Accounts Payable	CHARTER COMMUNICATIONS	\$1,987.39		
	Invoice		Date	Description		Amount			
	170078401070125		07/01/2025	170078401 / D. LEWIS 2014 Independence Dr. Admin Internet		\$84.98			
	170074001070125		07/01/2025	170074001 / WQC 901 S Walnut Rd		\$109.99			
	170078701070125		07/01/2025	170078701 / L. MACHADO 4304 Arcadian Dr IT Internet		\$100.00			
	170075001070125		07/01/2025	170075001 / CITY HALL 156 S Broadway #116 City Wide Internet		\$1,049.00			
	170073601070125		07/01/2025	170073601 / PSF TV & INTERNET 244 N Broadway		\$643.42			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$728.40			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$54.99			
	420 - WATER			420.11000 (Cash)		\$55.00			
	501 - Information Technology			501.11000 (Cash)		\$1,149.00			
149480	07/17/2025	Open			Accounts Payable	CINCINNATI LIFE INS INC	\$459.74		
	Invoice		Date	Description		Amount			
	4010233570		07/11/2025	JUNE 2025 PREMIUMS		\$459.74			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$459.74			

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149481	07/17/2025	Open			Accounts Payable	CITY OF TURLOCK - CASH	\$114.68		
	Invoice		Date	Description		Amount			
	06-30-25 REPLIN		06/30/2025	FIN AR-REPLINISH PETTY CASH-06-30-25		\$114.68			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$114.68			
149482	07/17/2025	Open			Accounts Payable	CLARK PEST CONTROL OF STOCKTON, INC	\$18,793.00		
	Invoice		Date	Description		Amount			
	37401273		04/13/2025	PIGEON EXCLUSION AT TRANSIT		\$9,920.00			
	37725630		06/04/2025	SRWA Pest/Weed Control Services Monthly Weed June 2025		\$2,370.00			
	37628469		06/17/2025	SRWA Pest/Weed Control Services Monthly Pest June 2025		\$320.00			
	MW-06-25		06/30/2025	MONTHLY WEED CONTROL SERVICES - JUNE 2025		\$4,398.00			
	MP-06-25		06/30/2025	MONTHLY PEST CONTROL SERVICES - JUNE 2025		\$1,785.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$430.00			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$303.00			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$4,300.00			
	416 - Recycled Water Sales			416.11000 (Cash)		\$75.00			
	420 - WATER			420.11000 (Cash)		\$870.00			
	426 - Transit			426.11000 (Cash)		\$9,980.00			
	505 - Fleet			505.11000 (Cash)		\$145.00			
	950 - SRWA - JPA			950.11000 (Cash)		\$2,690.00			
149483	07/17/2025	Open			Accounts Payable	CRIME GUARD INC	\$6,120.00		
	Invoice		Date	Description		Amount			
	28239		07/01/2025	LIVE MONITORING; DONNELLY PARK; 6/01-6/30/2025		\$840.00			
	28238		07/01/2025	LIVE MONITORING; DENAIR PARK; 6/01-6/30/2025		\$840.00			
	28237		07/01/2025	LIVE MONITORING; CORP YARD; 6/01-6/30/2025		\$1,080.00			
	28235		07/01/2025	LIVE MONITORING; CENTRAL PARK; 6/01-6/30/2025		\$1,680.00			
	28234		07/01/2025	LIVE MONITORING; BROADWAY PARK; 6/01-6/30/2025		\$840.00			
	28236		07/01/2025	LIVE MONITORING; COLUMBIA PARK; 6/01-6/30/2025		\$840.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$6,120.00			
149484	07/17/2025	Open			Accounts Payable	CULLIGAN INC	\$234.50		
	Invoice		Date	Description		Amount			
	2385331		06/30/2025	ACCT #180900 De-ionized water for WQC Lab		\$234.50			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$234.50			
149485	07/17/2025	Open			Accounts Payable	CVCWA	\$7,500.00		
	Invoice		Date	Description		Amount			
	2526-37-G		06/30/2025	ASSOCIATION DUES JULY 2025 - JULY 2026		\$7,500.00			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$7,500.00			

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149486	07/17/2025	Open			Accounts Payable	DITTOS COPY CENTERS, INC	\$952.62		
	Invoice		Date	Description		Amount			
	221222		06/30/2025	2024 ANNUAL REPORT - 60 PAGE INCLUDING COVER BOOKLET		\$952.62			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$952.62			
149487	07/17/2025	Open			Accounts Payable	DOCUSCRIPT, LLC	\$601.44		
	Invoice		Date	Description		Amount			
	2891		06/30/2025	TRANSCRIPTION SERVICES FOR JUNE 2025		\$601.44			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$601.44			
149488	07/17/2025	Open			Accounts Payable	ENTERPRISE FM TRUST	\$4,804.20		
	Invoice		Date	Description		Amount			
	FBN5381877		07/03/2025	SRWA Enterprise Leased Vehicles - July 2025		\$4,804.20			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$4,804.20			
149489	07/17/2025	Open			Accounts Payable	FEDERAL EXPRESS	\$44.11		
	Invoice		Date	Description		Amount			
	8-920-59921		07/11/2025	SHIPPING CHARGES FOR 7/11/25		\$44.11			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$44.11			
149490	07/17/2025	Open			Accounts Payable	FIRST SHIELD SECURITY AND PATROL	\$36,837.64		
	Invoice		Date	Description		Amount			
	6372		06/30/2025	SRWA - Unarmed Security Services June 2025		\$10,080.00			
	6383		06/30/2025	Unarmed Security Services for City Hall-June 2025		\$227.64			
	6377		06/30/2025	Security Services for City Hall-Special Meetings June 2025		\$6,370.00			
	6374		06/30/2025	Unarmed Security Services for Transit Center 6/1/25- 6/30/25		\$20,160.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$6,597.64			
	426 - Transit			426.11000 (Cash)		\$20,160.00			
	950 - SRWA - JPA			950.11000 (Cash)		\$10,080.00			
149491	07/17/2025	Open			Accounts Payable	FRANCHISE TAX BOARD	\$90.87		
	Invoice		Date	Description		Amount			
	070525GONZALEZ		07/11/2025	07052025 PAYROLL WITHHOLDING		\$90.87			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$90.87			
149492	07/17/2025	Open			Accounts Payable	GARTON TRACTOR INC	\$124.11		
	Invoice		Date	Description		Amount			
	P6665001		06/30/2025	47382367 KIT		\$124.11			
	Paying Fund			Cash Account		Amount			
	246 - Landscape Assessment			246.11000 (Cash)		\$124.11			
149493	07/17/2025	Open			Accounts Payable	GDR ENGINEERING INC	\$7,000.00		
	Invoice		Date	Description		Amount			
	29224		04/30/2025	SR01, 25-020 Fire Station No. 33 Asphalt Repair- 4/30/25		\$7,000.00			

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149494	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$7,000.00		
	07/17/2025	Open			Accounts Payable	GEOANALYTICAL LAB INC	\$4,556.10		
	Invoice			Date	Description		Amount		
	L5F3002			06/30/2025	SRWA LABORATORY ANALYSIS SERVICES 6.30.25		\$45.00		
	L5F1709			06/17/2025	SRWA LABORATORY ANALYSIS SERVICES 6.17.25		\$314.00		
	L5F1008			06/10/2025	MONTHLY LABORATORY DILUTION WATER		\$44.00		
	L5F2407			06/24/2025	WEEKLY WASTEWATER SAMPLING AMMONIA		\$40.70		
	L5F1103			06/11/2025	WATER CHARACTERIZATION MONITORING		\$1,309.00		
	L5F1104			06/11/2025	WATER CHARACTERIZATION MONITORING		\$1,321.10		
	L5F1107			06/11/2025	WATER CHARACTERIZATION MONITORING		\$1,079.10		
	L5F3005			06/30/2025	SENTINEL PLAN		\$403.20		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$3,793.90		
	420 - WATER			420.11000 (Cash)			\$403.20		
149495	950 - SRWA - JPA			950.11000 (Cash)			\$359.00		
	07/17/2025	Open			Accounts Payable	GOLDSTAR PRODUCTS INC.	\$2,044.42		
	Invoice			Date	Description		Amount		
	0082222-IN			07/01/2025	SURVIVORS 5 GAL		\$2,044.42		
	Paying Fund			Cash Account			Amount		
149496	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$2,044.42		
	07/17/2025	Open			Accounts Payable	GOMES & SONS INC, JOE M	\$1,464.92		
	Invoice			Date	Description		Amount		
	92311			06/10/2025	DEEP WELL OIL		\$1,464.92		
	Paying Fund			Cash Account			Amount		
149497	420 - WATER			420.11000 (Cash)			\$1,464.92		
	07/17/2025	Open			Accounts Payable	GOMES PROPANE	\$192.57		
	Invoice			Date	Description		Amount		
	12914			06/02/2025	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT		\$45.54		
	12918			06/10/2025	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT		\$52.14		
	12925			06/23/2025	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT		\$65.00		
	12921			06/13/2025	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT		\$29.89		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			\$192.57		
149498	07/17/2025	Open			Accounts Payable	GRAINGER INC, W W	\$1,645.60		
	Invoice			Date	Description		Amount		
	9557922524			06/30/2025	CART 25 IN - WQC		\$1,645.60		
	Paying Fund			Cash Account			Amount		
149499	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$1,645.60		
	07/17/2025	Open			Accounts Payable	Guarantee Janitorial Service	\$6,441.56		
	Invoice			Date	Description		Amount		
	3082			06/30/2025	Bus Stop Cleaning and Waste Removal June 2025		\$6,441.56		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			\$6,441.56		

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149500	07/17/2025	Open			Accounts Payable	HARD DRIVE GRAPHICS	\$621.55		
	Invoice		Date	Description			Amount		
	38820		07/02/2025	EMBROIDERED PATCHES - SUPERVISOR/EXPLORER			\$621.55		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$270.04		
	266 - Police Services Grants			266.11000 (Cash)			\$351.51		
149501	07/17/2025	Open			Accounts Payable	HILMAR LUMBER INC	\$259.00		
	Invoice		Date	Description			Amount		
	E60688		06/30/2025	CR-CABLE 1/4 7X19 SS 250 RETRN			(\$627.91)		
	732106		06/23/2025	CABLE/ SPRYPAIN/GRND CONNECTOR/BOLT			\$739.81		
	732546		06/26/2025	EYE/ WIRE ROPE CR - CM MECHANIC TLSET			\$147.10		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$259.00		
149502	07/17/2025	Open			Accounts Payable	HORIZON DISTRIBUTORS INC	\$6,460.21		
	Invoice		Date	Description			Amount		
	1W217768		06/03/2025	TRIMMER & PRUNER			\$6,460.21		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			\$6,460.21		
149503	07/17/2025	Open			Accounts Payable	JORGENSEN & CO INC	\$980.30		
	Invoice		Date	Description			Amount		
	6200155		06/30/2025	CORP YARD & SHOPS - ANNUAL FIRE EXT MAINT (21)			\$980.30		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			\$980.30		
149504	07/17/2025	Open			Accounts Payable	KNIFE RIVER CONSTRUCTION	\$220,317.34		
	Invoice		Date	Description			Amount		
	Retention 18-67		06/30/2025	18-67 Water Main and Sewer Replacement 2023			\$220,317.34		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$220,317.34		
149505	07/17/2025	Open			Accounts Payable	LANGUAGE LINE SERVICES	\$9.00		
	Invoice		Date	Description			Amount		
	11654406		06/30/2025	Acct #9020101104 - Translation services for Police Department			\$9.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$9.00		
149506	07/17/2025	Open			Accounts Payable	Leist and Associates, William, Leist	\$11,596.00		
	Invoice		Date	Description			Amount		
	0000333		06/30/2025	Investigation Services 2025			\$11,596.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$11,596.00		
149507	07/17/2025	Open			Accounts Payable	LIBERTY DYNAMIC LLC	\$7,431.05		
	Invoice		Date	Description			Amount		
	INV-100019		06/30/2025	EDD LIVE INITIATOR AND RELOAD			\$7,431.05		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$7,431.05		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149508	07/17/2025	Open			Accounts Payable	MARTIN MARIETTA MATERIALS INC	\$250.95		
	Invoice		Date	Description			Amount		
	46287599		06/30/2025	ASPHALT			\$85.55		
	46242445		06/25/2025	ASPHALT			\$82.70		
	46273357		06/27/2025	ASPHALT			\$82.70		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			\$250.95		
149509	07/17/2025	Open			Accounts Payable	MGT IMPACT SOLUTIONS, LLC	\$12,500.00		
	Invoice		Date	Description			Amount		
	64354		06/30/2025	CITYWIDE COST ALLOCATION PLAN			\$12,500.00		
				ENGINEERING ICRP FY 24/25					
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$12,500.00		
149510	07/17/2025	Open			Accounts Payable	MISSION LINEN SUPPLY INC	\$45.00		
	Invoice		Date	Description			Amount		
	524210685		07/11/2025	Floor mats for Fair 2025 Booth			\$45.00		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			\$45.00		
149511	07/17/2025	Open			Accounts Payable	MME	\$586.08		
	Invoice		Date	Description			Amount		
	038546		07/10/2025	CATCH BASIN NOZZEL			\$586.08		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$586.08		
149512	07/17/2025	Open			Accounts Payable	Montrose Environmental Solutions, Inc.	\$2,970.20		
	Invoice		Date	Description			Amount		
	CINV-410782		06/30/2025	SRWA - Phase III Environmental Work for 2024-25			\$2,970.20		
				June 2025					
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			\$2,970.20		
149513	07/17/2025	Open			Accounts Payable	MWI VETERINARY SUPPLY CO DBA MWI ANIMAL HEALTH	\$476.18		
	Invoice		Date	Description			Amount		
	59908722		03/11/2025	RESCUE CONC 1 GAL			\$83.58		
	62084316		07/03/2025	CADAVER BAGS BLK 30X50			\$338.04		
	62084949		07/03/2025	GLV EXAM SM NIGHT ANGEL NITRIL/BLD STOP			\$54.56		
				PWD 16OZ					
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$476.18		
149514	07/17/2025	Open			Accounts Payable	NAPA AUTO PARTS	\$740.20		
	Invoice		Date	Description			Amount		
	840457		06/30/2025	filters			\$43.45		
	840465		06/30/2025	2606363 NCP CONTROL ARM AND BALL ()			\$114.37		
	840467		06/30/2025	4068 FIL CABIN AIR FILTER ()			\$56.64		
	840482		06/30/2025	IC633 ECH COIL ON PLUG COIL ()			\$471.23		
	840508		06/30/2025	G25170-2020 GAT HYD HOSE FITTINGS ()			\$355.29		
	840511		06/30/2025	527412 Power Brake Booster Hydraulic Credit for Orig			(\$186.41)		
				838206					

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	840550		07/01/2025	2606363	CONTROL ARM FRONT,	Credit for Orig	(\$114.37)		
				838051					
		Paying Fund			Cash Account		Amount		
		110 - General Fund		110.11000	(Cash)		\$527.87		
		217 - Streets - Gas Tax		217.11000	(Cash)		\$43.45		
		410 - WATER QUALITY CONTROL (WQC)		410.11000	(Cash)		\$355.29		
		426 - Transit		426.11000	(Cash)		(\$186.41)		
149515	07/17/2025	Open			Accounts Payable	NHA Advisors, LLC	\$12,825.00		
		Invoice	Date		Description		Amount		
	01722		06/25/2025		Continuing Disclosure Compliance & CDIAC Reports -		\$12,825.00		
					FY 23/24				
		Paying Fund			Cash Account		Amount		
		118 - Measure A		118.11000	(Cash)		\$500.00		
		410 - WATER QUALITY CONTROL (WQC)		410.11000	(Cash)		\$3,787.50		
		416 - Recycled Water Sales		416.11000	(Cash)		\$500.00		
		420 - WATER		420.11000	(Cash)		\$4,287.50		
		621 - Successor Agency - Non LMI		621.11000	(Cash)		\$3,250.00		
		950 - SRWA - JPA		950.11000	(Cash)		\$500.00		
149516	07/17/2025	Open			Accounts Payable	Northstar Chemical	\$8,476.94		
		Invoice	Date		Description		Amount		
	312941		06/18/2025		FERRIC CHLORIDE FOR WATER WELL #38		\$5,626.54		
	311450		05/22/2025		SODIUM HYDROXIDE FOR WELL 38		\$2,850.40		
		Paying Fund			Cash Account		Amount		
		420 - WATER		420.11000	(Cash)		\$8,476.94		
149517	07/17/2025	Open			Accounts Payable	OREILLY AUTO PARTS	\$1,022.64		
		Invoice	Date		Description		Amount		
	2800-156921		06/30/2025		MCA 5CB40486 CTRL ARM ASY		\$943.89		
	2800-156816		06/30/2025		MOT DG520 IGN COIL		\$78.75		
		Paying Fund			Cash Account		Amount		
		110 - General Fund		110.11000	(Cash)		\$1,022.64		
149518	07/17/2025	Open			Accounts Payable	P G & E	\$5,402.66		
		Invoice	Date		Description		Amount		
	FIRE#3 7/4/25		07/03/2025		2087893140-9 / 501 E Monte Vista Ave		\$63.28		
	CITY HALL 7/8/25		07/08/2025		3254375586-5 / 156 S Broadway		\$76.81		
	FIRE#1 7/8/25		07/08/2025		3159594551-5 / 540 Marshall St		\$182.86		
	SENIOR 7/8/25		07/08/2025		2890831960-2 / 1191 Cahill St		\$44.04		
	FIRE#2 7/9/25		07/09/2025		6182877164-4 / 791 S Walnut Rd		\$38.10		
	WLNT#E 7/9/25		07/09/2025		6141210500-1 / 701 S Walnut Rd E		\$8.92		
	WQC 7/9/25		07/09/2025		6349543820-0 / 901 S Walnut Rd		\$10.73		
	WQC 07/09/25		07/09/2025		6307877156-3 / 901 S Walnut Rd		\$4,977.92		
		Paying Fund			Cash Account		Amount		
		110 - General Fund		110.11000	(Cash)		\$405.09		
		217 - Streets - Gas Tax		217.11000	(Cash)		\$8.92		
		410 - WATER QUALITY CONTROL (WQC)		410.11000	(Cash)		\$4,988.65		
149519	07/17/2025	Open			Accounts Payable	PACIFIC CANVAS CO INC	\$108.88		
		Invoice	Date		Description		Amount		
	50133		05/14/2025		S HOOK - TARP STRAP		\$108.88		
		Paying Fund			Cash Account		Amount		

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	110 - General Fund			110.11000 (Cash)			\$108.88		
149520	07/17/2025	Open			Accounts Payable	Private Spring Water, LLC	\$1,245.68		
	Invoice		Date	Description		Amount			
	85358		07/02/2025	Branded Transit Water for Fair Shuttle 2025		\$1,245.68			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$1,245.68			
149521	07/17/2025	Open			Accounts Payable	PUMP PROS INC	\$179.86		
	Invoice		Date	Description		Amount			
	1817		07/07/2025	1" GALV UNION		\$179.86			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$179.86			
149522	07/17/2025	Open			Accounts Payable	REED INC, GEORGE	\$111.53		
	Invoice		Date	Description		Amount			
	100369554		06/30/2025	ASPHALT		\$111.53			
	Paying Fund			Cash Account		Amount			
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)		\$111.53			
149523	07/17/2025	Open			Accounts Payable	Rexel USA, Inc.	\$1,009.95		
	Invoice		Date	Description		Amount			
	S142731976.001		06/18/2025	REPLACEMENT CHLORINATION FEED PUMP		\$1,009.95			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,009.95			
149524	07/17/2025	Open			Accounts Payable	Rexel USA, Inc.	\$3,758.47		
	Invoice		Date	Description		Amount			
	6J0660		06/23/2025	CONDUIT 1/2N IN		\$18.87			
	6I09825		05/30/2025	PEDRETTI WIRE REPLACEMENT		\$2,230.56			
	6I09273		05/30/2025	PEDRETTI WIRE REPLACEMENT		\$998.48			
	6I191951		06/12/2025	WIRE FOR STREET LIGHT AT CHRISTOFFERSON AND CROWEL		\$510.56			
	Paying Fund			Cash Account		Amount			
	120 - Tourism			120.11000 (Cash)		\$3,229.04			
	216 - Streets - Local Transportation			216.11000 (Cash)		\$510.56			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$18.87			
149525	07/17/2025	Open			Accounts Payable	ROBBINS, BROWNING, GODWIN & MARCHINI LLP	\$2,671.00		
	Invoice		Date	Description		Amount			
	73562		05/31/2025	Special Counsel Legal Services 5-31-25		\$2,251.00			
	73752		06/30/2025	Special Counsel Legal Services - 6-30-25		\$420.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$2,671.00			
149526	07/17/2025	Open			Accounts Payable	ROBERTSON - BRYAN INC	\$6,345.25		
	Invoice		Date	Description		Amount			
	16980.5		05/31/2025	NPDES PERMIT COMPLIANCE SERVICES TASK 5 THROUGH 05/15/2025		\$1,148.75			
	16980.1		05/31/2025	NPDES PERMIT COMPLIANCE SERVICES TASK 1 THROUGH 05/15/2025		\$444.25			
	16980.4.1		05/31/2025	NPDES PERMIT COMPLIANCE SERVICES TASK 4 THROUGH 05/15/2025		\$2,712.50			

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	16980.4.2		05/31/2025		NPDES PERMIT COMPLIANCE SERVICES TASK 4 THROUGH 05/15/2025		\$1,495.50		
	16980.4.4		05/31/2025		NPDES PERMIT COMPLIANCE SERVICES TASK 4 THROUGH 05/15/2025		\$544.25		
	Paying Fund				Cash Account		Amount		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$6,345.25		
149527	07/17/2025	Open			Accounts Payable	ROSS-CAMPBELL INC		\$2,000.00	
	Invoice		Date		Description		Amount		
	25-3857-3		07/08/2025		SB 1383 Organics Outreach Campaign		\$2,000.00		
	Paying Fund				Cash Account		Amount		
	204 - SolidWaste/Recycle/PublicEducati				204.11000 (Cash)		\$2,000.00		
149528	07/17/2025	Open			Accounts Payable	SAN JOAQUIN VALLEY		\$2,700.00	
	Invoice		Date		Description		Amount		
	N170170		07/07/2025		SRWA - 25/26 Annual Permit for Facility ID #N10043		\$2,700.00		
	Paying Fund				Cash Account		Amount		
	950 - SRWA - JPA				950.11000 (Cash)		\$2,700.00		
149529	07/17/2025	Open			Accounts Payable	SEEGERS PRINTING INC		\$507.28	
	Invoice		Date		Description		Amount		
	0146105-IN		07/02/2025		Water Quality Report - CCR		\$507.28		
	Paying Fund				Cash Account		Amount		
	420 - WATER				420.11000 (Cash)		\$507.28		
149530	07/17/2025	Open			Accounts Payable	SHARPENING SHOP		\$2,131.80	
	Invoice		Date		Description		Amount		
	445445		06/24/2025		Pruners (2x) and misc. tool/supplies		\$2,131.80		
	Paying Fund				Cash Account		Amount		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$2,131.80		
149531	07/17/2025	Open			Accounts Payable	Simme LLC		\$845.00	
	Invoice		Date		Description		Amount		
	07/01/25		07/01/2025		Hardware for Simme-Seat Installation		\$845.00		
	Paying Fund				Cash Account		Amount		
	426 - Transit				426.11000 (Cash)		\$845.00		
149532	07/17/2025	Open			Accounts Payable	SOUTHERN TIRE MART		\$369.63	
	Invoice		Date		Description		Amount		
	7320018007		06/30/2025		ST90-728 tire install		\$369.63		
	Paying Fund				Cash Account		Amount		
	217 - Streets - Gas Tax				217.11000 (Cash)		\$369.63		
149533	07/17/2025	Open			Accounts Payable	STATE OF CALIFORNIA		\$793.00	
	Invoice		Date		Description		Amount		
	827158		06/30/2025		JUNE FINGERPRINTING 2025		\$793.00		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$793.00		
149534	07/17/2025	Open			Accounts Payable	STATE WATER RESOURCE CTNL		\$175.00	
	Invoice		Date		Description		Amount		
	56503		07/11/2025		D1 RENEWAL - MIKE SMITH		\$55.00		
	KIDDER - D3		07/11/2025		D3 CERTIFICATE		\$120.00		
	Paying Fund				Cash Account		Amount		
	420 - WATER				420.11000 (Cash)		\$175.00		

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149535	07/17/2025	Open			Accounts Payable	STERICYCLE INC	\$115.76		
	Invoice		Date	Description		Amount			
	8011222535		07/01/2025	ST#3 - STERI-SAFE MONTHLY TREATMENT		\$28.94			
	8011222533		07/01/2025	ST#4 - STERI-SAFE MONTHLY TREATMENT		\$28.94			
	8011222534		07/01/2025	ST#2 - STERI-SAFE MONTHLY TREATMENT		\$28.94			
	8011222536		07/01/2025	ST#1 - STERI-SAFE MONTHLY TREATMENT		\$28.94			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$115.76			
149536	07/17/2025	Open			Accounts Payable	STITCH QUEEN	\$1,099.89		
	Invoice		Date	Description		Amount			
	859		06/17/2025	SRWA Supplies - T-Shirts		\$1,099.89			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$1,099.89			
149537	07/17/2025	Open			Accounts Payable	STOMMEL INC DBA LEHR	\$489.09		
	Invoice		Date	Description		Amount			
	SI120792		06/30/2025	7160A ECCO, 7160 REFLEX SERIES BEACON-AMBER		\$402.68			
	SI120312		06/18/2025	ABSCANC Scanner Antenna		\$86.41			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$86.41			
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)		\$402.68			
149538	07/17/2025	Open			Accounts Payable	STORER TRANSIT SYSTEMS	\$1,077,424.92		
	Invoice		Date	Description		Amount			
	1010T		04/30/2025	Management and Operation of Turlock Transit Services April 2025		\$363,065.17			
	10029T		05/31/2025	Management and Operation of Turlock Transit Services May 2025		\$361,171.37			
	10058T		06/30/2025	Management and Operation of Turlock Transit Services June 2025		\$353,188.38			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$1,077,424.92			
149539	07/17/2025	Open			Accounts Payable	SUPPORT PAYMENT CLEARING	\$405.35		
	Invoice		Date	Description		Amount			
	070525BECCHETTI		07/11/2025	07052025 PAYROLL WITHHOLDING		\$405.35			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$405.35			
149540	07/17/2025	Open			Accounts Payable	T I D	\$375,345.82		
	Invoice		Date	Description		Amount			
	083201 - JUL 25		07/09/2025	ACC#0832010000 - JUL 2025		\$8,622.50			
	183201 - JUL 25		07/10/2025	ACC#1832010000 - JUL 2025		\$6,683.21			
	283201 - JUL 25		07/10/2025	ACC#2832010000 - JUL 2025		\$17,693.65			
	383201 - JUL 25		07/09/2025	ACC#3832010000 - JUL 2025		\$5,098.70			
	483201 - JUL 25		07/10/2025	ACC#4832010000 - JUL 2025		\$205,753.07			
	773201 - JUL 25		07/09/2025	ACC#7732010000 - JUL 2025		\$9,596.32			
	873201 - JUL 25		07/09/2025	ACC#8732010000 - JUL 2025		\$7,751.15			
	973201 - JUL 25		07/10/2025	ACC#9732010000 - JUL 2025		\$109,369.83			
	683201 - JUL 25		07/09/2025	ACC#6832010000 - JUL 2025		\$4,777.39			
	Paying Fund			Cash Account		Amount			

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149541	07/17/2025	Open			Accounts Payable	TITAN FENCE INC	\$7,890.37		
	Invoice		Date	Description		Amount			
	4120		04/17/2025	REMOVE AND REPLACE FENCE AT 1091 ENGLISH		\$7,890.37			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$7,890.37			
149542	07/17/2025	Open			Accounts Payable	TRIMAX MOWING SYSTEMS	\$1,287.17		
	Invoice		Date	Description		Amount			
	INV2028057		06/30/2025	411-160-842 Blade - Lazerbladez		\$1,287.17			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,287.17			
149543	07/17/2025	Open			Accounts Payable	TURLOCK CITY TOW INC	\$46.17		
	Invoice		Date	Description		Amount			
	139191		06/01/2025	UNIT 512 - FLAT TIRE		\$46.17			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$46.17			
149544	07/17/2025	Open			Accounts Payable	TURLOCK SCAVENGER CO INC	\$1,000,000.00		
	Invoice		Date	Description		Amount			
	JUL 2025 PAYMENT		07/01/2025	JUL 2025 PAYMENT		\$1,000,000.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,000,000.00			
149545	07/17/2025	Open			Accounts Payable	TURLOCK TRANSFER INC	\$286.50		
	Invoice		Date	Description		Amount			
	030806		06/30/2025	UHC REFUSE DISPOSAL JUNE 2025		\$286.50			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$286.50			
149546	07/17/2025	Open			Accounts Payable	UNITED PAVEMENT MAINTENANCE, INC.	\$622,877.27		
	Invoice		Date	Description		Amount			
	PP3/CP 23-067		05/31/2025	23-067 Roads Program for Construction CIP BP 1-May 2025		\$622,877.27			
	Paying Fund			Cash Account		Amount			
	218 - Measure L			218.11000 (Cash)		\$622,877.27			
149547	07/17/2025	Open			Accounts Payable	UNIVAR SOLUTIONS USA, LLC dba UNIVAR SOLUTIONS USA	\$23,582.14		
	Invoice		Date	Description		Amount			
	53129563		06/30/2025	WELL 22		\$409.52			
	53129561		06/30/2025	WELL 20		\$564.85			
	53129565		06/30/2025	SE STORAGE TANK		\$847.28			

City of Turlock

Payment Register

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	53129559		06/30/2025	SW STORAGE TANK			\$841.43		
	53129564		06/30/2025	NW STORAGE TANK			\$847.28		
	53134904		07/01/2025	WELL 32			\$357.38		
	53134903		07/01/2025	WELL 33			\$643.28		
	53134902		07/01/2025	WELL 37			\$1,072.13		
	53134901		07/01/2025	WELL 27			\$428.85		
	53145898		07/01/2025	UT - SODIUM HYPOCHLORITE / CHLORINE			\$321.64		
	53134905		07/01/2025	WELL 31			\$321.64		
	53129557		06/27/2025	SODIUM HYPOCHLORITE			\$16,926.86		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$16,926.86		
	420 - WATER			420.11000 (Cash)			\$6,655.28		
149548	07/17/2025	Open			Accounts Payable	US BANK	\$1,588,572.05		
	Invoice		Date	Description			Amount		
	2950974		07/11/2025	TURLOCK PUBLIC FINANCING AUTHORITY WATER			\$357,718.75		
				REV BONDS, SERIES 2017					
	2947129		07/07/2025	TUR. REDEVELOPMENT TAX ALLOCATION			\$1,228,253.30		
				REFUNDING BONDS, SERIES 2016					
	7797130		06/25/2025	Administrative Fees Turlock PFA Water Rev 2017			\$2,600.00		
				(6/1/25-5/31/26)					
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$360,318.75		
	621 - Successor Agency - Non LMI			621.11000 (Cash)			\$1,228,253.30		
149549	07/17/2025	Open			Accounts Payable	Vestis Group Inc DBA Vestis Services LLC	\$4,722.09		
	Invoice		Date	Description			Amount		
	6/30/25		06/30/2025	UNIFORM RENTAL & LAUNDRY SERVICES - JUNE 2025			\$4,722.09		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$1,362.74		
	205 - Sports Facilities			205.11000 (Cash)			\$146.51		
	217 - Streets - Gas Tax			217.11000 (Cash)			\$172.64		
	246 - Landscape Assessment			246.11000 (Cash)			\$257.54		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$1,500.63		
	420 - WATER			420.11000 (Cash)			\$267.34		
	426 - Transit			426.11000 (Cash)			\$121.28		
	450 - SRWA - Operations			450.11000 (Cash)			\$553.61		
	505 - Fleet			505.11000 (Cash)			\$339.80		
149550	07/17/2025	Open			Accounts Payable	VWR INTERNATIONAL INC	\$150.59		
	Invoice		Date	Description			Amount		
	8819373630		06/30/2025	TUBES CULT PK 50- LAB SUPPLIES			\$150.59		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$150.59		
149551	07/17/2025	Open			Accounts Payable	WEST PUBLISHING CORPORATION	\$293.03		
	Invoice		Date	Description			Amount		
	852162483		06/30/2025	ONLINE SOFTWARE SUBSCRIPTION FOR 6/1/25			\$293.03		
				6/30/25					
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$293.03		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149552	07/17/2025	Open			Accounts Payable	WEST YOST & ASSOCIATES INC.	\$6,598.75		
	Invoice		Date	Description		Amount			
	2063174A		05/31/2025	PROF. SVC FOR THROUGH 5/10-6/6/25		\$6,598.75			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$6,598.75			
149553	07/17/2025	Open			Accounts Payable	WINTON-IRELAND STROM AND GREEN INSURANCE	\$370.00		
	Invoice		Date	Description		Amount			
	1189639		06/23/2025	Add: V #s 900, 882, 7255 & 1409		\$286.00			
	1186984		06/13/2025	Increase Values on 3 Vehicles & Add POL25-1408		\$84.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$322.00			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$17.00			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$12.00			
	420 - WATER			420.11000 (Cash)		\$12.00			
	426 - Transit			426.11000 (Cash)		\$7.00			
149554	07/17/2025	Open			Accounts Payable	AMEZCUA, DIEGO	\$209.00		
	Invoice		Date	Description		Amount			
	711326		03/24/2025	REIMBURSEMENT FOR C1 EXAM		\$209.00			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$209.00			
149555	07/17/2025	Open			Accounts Payable	ARROYO, ELIAS	\$280.00		
	Invoice		Date	Description		Amount			
	TR 5152 PER DIEM		07/09/2025	LAW ENFORCEMENT ARMORER, 7/27/25 - 8/1/25, SUSANVILLE		\$280.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$280.00			
149556	07/17/2025	Open			Accounts Payable	ARROYO, JUAN	\$320.00		
	Invoice		Date	Description		Amount			
	TR 5163 PER DIEM		07/15/2025	SCHOOL RESOURCE OFFICER, 7/20/25-7/26/25, RIVERSIDE		\$320.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$320.00			
149557	07/17/2025	Open			Accounts Payable	BICKLE, SARA	\$94.00		
	Invoice		Date	Description		Amount			
	TR 5164 PER DIEM		07/15/2025	2025 NORTHERN CA POST SYMPOSIUM, 8/4/25- 8/5/25, SAN FRANCISCO		\$94.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$94.00			
149558	07/17/2025	Open			Accounts Payable	Bublak, Amy	\$2,129.78		
	Invoice		Date	Description		Amount			
	TR5158 Per Diem		06/18/2025	US Mayors Conference - 93rd Annual, 6/18-6/22/25 Tampa, FL		\$2,129.78			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$2,129.78			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149559	07/17/2025	Open			Accounts Payable	CONRAD, BRETT	\$280.00		
	Invoice		Date	Description			Amount		
	TR 5152 PER DIEM		07/09/2025	LAW ENFORCEMENT ARMORER, 7/27/25 - 8/1/25, SUSANVILLE			\$280.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$280.00		
149560	07/17/2025	Open			Accounts Payable	EDUARDO BEAS	\$8,258.80		
	Invoice		Date	Description			Amount		
	EP 25-038E		07/12/2025	EP 25-038E 350 N KILROY RD			\$8,258.80		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$8,258.80		
149561	07/17/2025	Open			Accounts Payable	ENCALADE JR., ANTHONY	\$98.00		
	Invoice		Date	Description			Amount		
	5416		02/26/2025	REIMBURSEMENT FOR ID APPLICATION FEE FOR CLASS B			\$98.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$98.00		
149562	07/17/2025	Open			Accounts Payable	ENCALADE JR., ANTHONY	\$45.00		
	Invoice		Date	Description			Amount		
	5401		07/01/2025	REIMBURSTMENT FOR DRIVERS TEST FEE FOR CLASS B			\$45.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$45.00		
149563	07/17/2025	Open			Accounts Payable	FasTrak Invoice Processing Department	\$8.00		
	Invoice		Date	Description			Amount		
	I712533936965		06/24/2025	Bridge Toll Invoice for V #1311			\$8.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$8.00		
149564	07/17/2025	Open			Accounts Payable	Fiez, Nichole	\$2,118.01		
	Invoice		Date	Description			Amount		
	TR5118 Per Diem		06/30/2025	TR5118-CMCA MMC200			\$2,118.01		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$2,118.01		
149565	07/17/2025	Open			Accounts Payable	FINCH, FRANK	\$150.00		
	Invoice		Date	Description			Amount		
	673195		05/19/2025	REIMBURSEMENT FOR SAC STATE WATER SYSTEM TRAINING			\$150.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$150.00		
149566	07/17/2025	Open			Accounts Payable	GOMEZ, GUSTAVO	\$300.00		
	Invoice		Date	Description			Amount		
	TR 5163 PER DIEM		07/15/2025	SCHOOL RESOURCE OFFICER, 7/20/25-7/26/25, RIVERSIDE			\$300.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$300.00		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149567	07/17/2025	Open			Accounts Payable	HIS TREE SERVICE	\$2,200.00		
	Invoice		Date	Description		Amount			
	EP 25-030E		07/11/2025	EP 25-030E IMPROVEMENT SECURITY REFUND		\$2,200.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$2,200.00			
149568	07/17/2025	Open			Accounts Payable	MELGOZA, JULIANA	\$120.00		
	Invoice		Date	Description		Amount			
	17892502		06/25/2025	KIDS LOVE SOCCER CAMP CANCELLATION		\$120.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$120.00			
149569	07/17/2025	Open			Accounts Payable	PIPPIN, LUCY	\$716.00		
	Invoice		Date	Description		Amount			
	17946295		06/30/2025	PLAY PROGRAM FAMILY CREDIT		\$716.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$716.00			
149570	07/17/2025	Open			Accounts Payable	RODRIGUEZ, MARIVEL	\$152.95		
	Invoice		Date	Description		Amount			
	DEMAND - TR 5143		07/08/2025	DEMAND - UBER AND AIRPORT PARKING		\$152.95			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$152.95			
149571	07/17/2025	Open			Accounts Payable	STAN. COUNTY LAW ENFORCEMENT EXECUTIVES' ASSOC, ATTN: CHIEF J. RAMAR	\$25.00		
	Invoice		Date	Description		Amount			
	109		05/01/2025	ANNUAL MEMBERSHIP TO STANISLAUS COUNTY LEX		\$25.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$25.00			
149572	07/17/2025	Open			Accounts Payable	VON KLEIST, JAIME	\$94.00		
	Invoice		Date	Description		Amount			
	TR 5164 PER DIEM		07/15/2025	2025 NORTHERN CA POST SYMPOSIUM, 8/4/25- 8/5/25, SAN FRANCISCO		\$94.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$94.00			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
Type Check Totals:					109 Transactions		\$5,286,258.14		
AP - Accounts Payable Totals									
<u>Checks</u>		<u>Status</u>		<u>Count</u>		<u>Transaction Amount</u>		<u>Reconciled Amount</u>	
		Open		106		\$5,272,456.71		\$0.00	
		Reconciled		0		\$0.00		\$0.00	
		Voided		3		\$13,801.43		\$0.00	
		Stopped		0		\$0.00		\$0.00	
		Total		109		\$5,286,258.14		\$0.00	
<u>All</u>		<u>Status</u>		<u>Count</u>		<u>Transaction Amount</u>		<u>Reconciled Amount</u>	
		Open		106		\$5,272,456.71		\$0.00	
		Reconciled		0		\$0.00		\$0.00	
		Voided		3		\$13,801.43		\$0.00	
		Stopped		0		\$0.00		\$0.00	
		Total		109		\$5,286,258.14		\$0.00	
<u>Checks</u>		<u>Status</u>		<u>Count</u>		<u>Transaction Amount</u>		<u>Reconciled Amount</u>	
		Open		106		\$5,272,456.71		\$0.00	
		Reconciled		0		\$0.00		\$0.00	
		Voided		3		\$13,801.43		\$0.00	
		Stopped		0		\$0.00		\$0.00	
		Total		109		\$5,286,258.14		\$0.00	
<u>All</u>		<u>Status</u>		<u>Count</u>		<u>Transaction Amount</u>		<u>Reconciled Amount</u>	
		Open		106		\$5,272,456.71		\$0.00	
		Reconciled		0		\$0.00		\$0.00	
		Voided		3		\$13,801.43		\$0.00	
		Stopped		0		\$0.00		\$0.00	
		Total		109		\$5,286,258.14		\$0.00	

Grand Totals:

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
<u>Check</u>									
149573	07/18/2025	Open			Accounts Payable	AT&T MOBILITY	\$4,011.48		
	Invoice		Date	Description		Amount			
	5677X06272025		06/30/2025	287262975677 / WQC/Utilities Phones/Data (06/19/25)		\$1,140.38			
	X06272025		06/19/2025	POLICE MAY 20 - JUN 19 2025		\$2,781.12			
	x06042025A		06/26/2025	UT - MIFI AND IPADS		\$89.98			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$2,781.12			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$605.42			
	420 - WATER			420.11000 (Cash)		\$624.94			
149574	07/18/2025	Open			Accounts Payable	BELNICK HOLDCO LLC DBA BELNICK RETAIL LLC	\$3,173.49		
	Invoice		Date	Description		Amount			
	Inv-18673002 (2)		06/20/2025	REPLACEMENT CHAIRS FOR SENIOR CENTER		\$3,173.49			
	Paying Fund			Cash Account		Amount			
	270 - Recreation Grants			270.11000 (Cash)		\$3,173.49			
149575	07/22/2025	Open			Utility Management Refund	ARREOLA PRECIADO, JOSE DE JESUS	\$199.75		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		193356-010	MOVE OUT CREDIT	07/21/2025	Refund			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$199.75			
149576	07/22/2025	Open			Utility Management Refund	CRAIN, ZACHERY	\$352.00		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		808067-003	MOVE OUT CREDIT	07/21/2025	Refund			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$352.00			
149577	07/24/2025	Open			Accounts Payable	ABS DIRECT INC	\$455.23		
	Invoice		Date	Description		Amount			
	139904		06/16/2025	UT DELINQ - JUNE 2025		\$455.23			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$151.74			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$151.74			
	420 - WATER			420.11000 (Cash)		\$151.75			
149578	07/24/2025	Open			Accounts Payable	ALLEGIANCE INDUSTRIAL SUPPLY, LLC	\$5,839.94		
	Invoice		Date	Description		Amount			
	INV7010		06/30/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$1,150.88			
	inv6800		06/18/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$184.66			
	inv6540-1		05/30/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$46.04			
	inv6963		06/23/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$620.14			
	inv6961		06/25/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$85.81			
	inv6838		06/20/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$41.28			
	INV6315		05/14/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$1,261.68			
	INV5958		04/17/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$327.18			
	inv6143		04/30/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$119.49			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	INV5957		04/17/2025	ALLEGIANCE - JANITORIAL SUPPLIES			\$162.94		
	INV7094		07/09/2025	ALLEGIANCE - JANITORIAL SUPPLIES			\$287.62		
	INV7066		07/03/2025	ALLEGIANCE - JANITORIAL SUPPLIES			\$85.77		
	INV7067		07/03/2025	ALLEGIANCE - JANITORIAL SUPPLIES			\$814.69		
	INV7086		07/07/2025	ALLEGIANCE - JANITORIAL SUPPLIES			\$195.53		
	INV7257		07/16/2025	ALLEGIANCE - JANITORIAL SUPPLIES			\$456.23		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$4,000.10		
	505 - Fleet			505.11000 (Cash)			\$1,839.84		
149579	07/24/2025	Open			Accounts Payable	AMERINATN'L COMM SERVICE	\$1,002.36		
	Invoice		Date	Description			Amount		
	LPM-25-001261		06/30/2025	Monthly Services June 2025			\$1,002.36		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			\$1,002.36		
149580	07/24/2025	Open			Accounts Payable	AssetWorks Inc	\$550.00		
	Invoice		Date	Description			Amount		
	SIN16207		06/30/2025	Drewelow IMPLEMENTATION June 2025			\$220.00		
	SIN016240		06/30/2025	Drewelow/Plummer IMPLEMENTATION 5/25-5/31 2025			\$330.00		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			\$209.00		
	505 - Fleet			505.11000 (Cash)			\$341.00		
149581	07/24/2025	Open			Accounts Payable	AT&T California, AT&T Wholesale, AT&T DataComm	\$214.00		
	Invoice		Date	Description			Amount		
	7/18/25		07/18/2025	Monthly Internet Service - 7/19/25-8/18/25			\$214.00		
	Paying Fund			Cash Account			Amount		
	501 - Information Technology			501.11000 (Cash)			\$214.00		
149582	07/24/2025	Open			Accounts Payable	AT&T/SBC	\$31.54		
	Invoice		Date	Description			Amount		
	PD 7/7/25		07/07/2025	Acct# 234 371-3447 543 0/ Police Dept			\$31.54		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$31.54		
149583	07/24/2025	Open			Accounts Payable	BLUETRITON BRANDS INC	\$325.47		
	Invoice		Date	Description			Amount		
	15G0033242330		06/07/2025	5 Gallon Nestle drinking water and plastic cups.			\$48.69		
	15G0033309543		06/07/2025	5 Gallon Nestle drinking water and plastic cups.			\$276.78		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$162.73		
	420 - WATER			420.11000 (Cash)			\$162.74		
149584	07/24/2025	Open			Accounts Payable	Brown Armstrong Accountancy Corporation	\$18,796.14		
	Invoice		Date	Description			Amount		
	281199		06/29/2025	2024 ACFR Audit - Basic F/S & MOIC			\$18,796.14		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$9,398.07		
	255 - CDBG			255.11000 (Cash)			\$469.90		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$2,819.42		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149585	420 - WATER			420.11000 (Cash)			\$2,819.42		
	426 - Transit			426.11000 (Cash)			\$2,819.43		
	621 - Successor Agency - Non LMI			621.11000 (Cash)			\$469.90		
	07/24/2025	Open			Accounts Payable	CDW LLC	\$6,311.76		
	Invoice		Date	Description		Amount			
149586	AE7HR4H		06/25/2025	PD- NetMotion 6/27/25 - 6/26/26			\$6,311.76		
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)			\$6,311.76		
	07/24/2025	Open			Accounts Payable	CHARTER COMMUNICATIONS	\$312.98		
	Invoice		Date	Description		Amount			
149587	170075101070725		07/07/2025	170075101 / CITY HALL (TV Service) 156 S Broadway #112			\$312.98		
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)			\$61.05		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$39.25		
	420 - WATER			420.11000 (Cash)			\$39.26		
149588	501 - Information Technology			501.11000 (Cash)			\$173.42		
	07/24/2025	Open			Accounts Payable	CINTAS FIRST AID AND SAFETY, CINTAS CORP NO 2	\$845.54		
	Invoice		Date	Description		Amount			
	5279390819		07/07/2025	First Aid & Safety Supplies Management			\$8.18		
	5278865008		07/02/2025	First Aid & Safety Supplies Management			\$253.39		
149589	5277455004		06/24/2025	First Aid & Safety Supplies Management			\$336.16		
	5277455005		06/24/2025	First Aid & Safety Supplies Management			\$213.13		
	5278613711		07/01/2025	SRWA Medical Supplies 7.01.25			\$34.68		
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)			\$810.86		
149590	450 - SRWA - Operations			450.11000 (Cash)			\$34.68		
	07/24/2025	Open			Accounts Payable	CITY OF CERES	\$602,951.66		
	Invoice		Date	Description		Amount			
	DR36-DR37		07/17/2025	SRWA STATE OF CA DRAW FUNDS 36-37			\$602,951.66		
	Paying Fund			Cash Account		Amount			
149591	950 - SRWA - JPA			950.11000 (Cash)			\$602,951.66		
	07/24/2025	Open			Accounts Payable	CITY OF TURLOCK - CASH	\$219.67		
	Invoice		Date	Description		Amount			
	06/30/25 REPLIN		06/30/2025	FIN AR-REPLINISH PETTY CASH-06-30-25			\$219.67		
	Paying Fund			Cash Account		Amount			
149592	110 - General Fund			110.11000 (Cash)			\$219.67		
	07/24/2025	Open			Accounts Payable	CITY OF TURLOCK - CASH	\$59.71		
	Invoice		Date	Description		Amount			
	07/18/25 REPLIN		07/18/2025	FIN AR-REPLINISH PETTY CASH-07-18-25			\$59.71		
	Paying Fund			Cash Account		Amount			
149593	110 - General Fund			110.11000 (Cash)			\$59.71		
	07/24/2025	Open			Accounts Payable	CodeLathe Technologies Inc. dba FileCloud	\$1,440.00		
	Invoice		Date	Description		Amount			
	FC-41744		05/23/2025	Filecloud Server Subscription 5/25/25-5/24/26			\$1,440.00		
	Paying Fund			Cash Account		Amount			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
							\$1,440.00		
149592	07/24/2025	Open			Accounts Payable	CURTIS & SONS INC, L N	\$695.09		
	Invoice		Date	Description		Amount			
	INV962237		06/25/2025	MEDIUM ATOM ACCESS HARNESS		\$695.09			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$695.09			
149593	07/24/2025	Open			Accounts Payable	DEPARTMENT OF MOTOR VEHICLES	\$27.00		
	Invoice		Date	Description		Amount			
	FR96-246 7/21/25		07/21/2025	DUPLICATE TITLE FOR FR96-246 VIN CA714969		\$27.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$27.00			
149594	07/24/2025	Open			Accounts Payable	ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	\$1,429.75		
	Invoice		Date	Description		Amount			
	900044442		06/23/2025	ArcGIS Staging License		\$1,429.75			
	Paying Fund			Cash Account		Amount			
	501 - Information Technology			501.11000 (Cash)		\$1,429.75			
149595	07/24/2025	Open			Accounts Payable	Everything Promo	\$5,645.50		
	Invoice		Date	Description		Amount			
	i028642		07/21/2025	2025 Fair Promo Items		\$5,645.50			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$5,645.50			
149596	07/24/2025	Open			Accounts Payable	FASTENAL COMPANY INC	\$942.56		
	Invoice		Date	Description		Amount			
	catur198263		06/23/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$249.60			
	CATUR196815		03/25/2025	TYP IA FG ADVSTEP 12		\$385.74			
	CATUR196631		03/14/2025	TYP IA FG ADVSTEP 10'		\$307.22			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$942.56			
149597	07/24/2025	Open			Accounts Payable	FEDERAL EXPRESS	\$82.35		
	Invoice		Date	Description		Amount			
	8-928-28739		07/18/2025	SHIPPING CHARGES FOR 7/18/25		\$82.35			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$82.35			
149598	07/24/2025	Open			Accounts Payable	Glitz Fine Clothing dba Glitz Fine Clothing LLC	\$1,750.00		
	Invoice		Date	Description		Amount			
	1st Payment-TBD		11/01/2024	1st Payment - Glitz Clothing - Bus. Dev. Program		\$1,750.00			
	Paying Fund			Cash Account		Amount			
	119 - American Rescue Plan Act			119.11000 (Cash)		\$1,750.00			
149599	07/24/2025	Open			Accounts Payable	Goldfarb & Lipman LLP	\$2,591.50		
	Invoice		Date	Description		Amount			
	485296		07/07/2025	Legal Services- Housing FY 2024-25-June 2025		\$2,591.50			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$657.00			
	255 - CDBG			255.11000 (Cash)		\$1,715.50			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149600	256 - Stanislaus Housing Consortium			256.11000 (Cash)			\$219.00		
	07/24/2025	Open			Accounts Payable	GOMES & SONS INC, JOE M	\$36,828.72		
	Invoice		Date	Description		Amount			
	93492		07/15/2025	CUST #24090 - Fuel Expense for 7/1/25 - 7/15/25			\$33,698.81		
	93363		07/09/2025	Fuel for Fire #3			\$1,403.97		
	93249		07/01/2025	Fuel for Fire #3			\$1,725.94		
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$19,950.37			
	205 - Sports Facilities			205.11000 (Cash)		\$474.73			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$2,817.91			
	246 - Landscape Assessment			246.11000 (Cash)		\$1,537.93			
	255 - CDBG			255.11000 (Cash)		\$47.71			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$3,875.23			
	420 - WATER			420.11000 (Cash)		\$2,714.35			
	426 - Transit			426.11000 (Cash)		\$5,094.82			
	450 - SRWA - Operations			450.11000 (Cash)		\$315.67			
149601	07/24/2025	Open			Accounts Payable	GRAINGER INC, W W	\$820.47		
	Invoice		Date	Description		Amount			
	9543370309		06/17/2025	SHIPPING & RECEIVING GENERAL SUPPLIES			\$472.42		
	9560866486		07/02/2025	SRWA Supplies - 12 ft Power Cord			\$42.65		
	9569247571		07/11/2025	SRWA Supplies - Filter Regulator			\$305.40		
	Paying Fund			Cash Account		Amount			
	270 - Recreation Grants			270.11000 (Cash)		\$472.42			
149602	450 - SRWA - Operations			450.11000 (Cash)		\$348.05			
	07/24/2025	Open			Accounts Payable	GREEN HORIZON INC	\$1,295.00		
	Invoice		Date	Description		Amount			
	46981		07/01/2025	Landscape Services-1827 Shadow Park Drive- June Services			\$130.00		
	46980		07/01/2025	Landscape Services-570 Jason Drive- June Services			\$100.00		
	46979		07/01/2025	Landscape Services-829-831 Vermont Ave- June Services			\$130.00		
	46984		07/01/2025	Landscape Services-573 Birchwood Way- June Services			\$165.00		
	46983		07/01/2025	Landscape Services-901 High Street- June Services			\$165.00		
	46982		07/01/2025	Landscape Services-2065 Cody Ct- June Services			\$165.00		
	47213		07/01/2025	Repairs: 1827 Shadow Park Drive			\$440.00		
	Paying Fund			Cash Account		Amount			
	255 - CDBG			255.11000 (Cash)		\$1,295.00			
149603	07/24/2025	Open			Accounts Payable	GREEN RUBBER - KENNEDY AG	\$983.70		
	Invoice		Date	Description		Amount			
	M-525554		07/02/2025	SRWA Supplies - Hose & Pipe Fittings			\$983.70		
	Paying Fund			Cash Account		Amount			
149604	450 - SRWA - Operations			450.11000 (Cash)		\$983.70			
	07/24/2025	Open			Accounts Payable	GS O3 Services, LLC	\$15,435.84		
	Invoice		Date	Description		Amount			
	1179-063025r1		06/30/2025	SRWA On Site Service & Calibration of Teledyne Ozone Analyzers			\$15,435.84		
	Paying Fund			Cash Account		Amount			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	950 - SRWA - JPA			950.11000 (Cash)			\$15,435.84		
149605	07/24/2025	Open			Accounts Payable	HD SUPPLY INC, DBA USABBLUEBOOK	\$1,137.86		
	Invoice		Date	Description		Amount			
	INV00763798		07/10/2025	SRWA supplies - Filter Judge Middle Extension		\$855.40			
	INV00764714		07/11/2025	SRWA supplies - Free Chlorine Reagent		\$282.46			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$1,137.86			
149606	07/24/2025	Open			Accounts Payable	JARVIS FAY LLP	\$3,218.00		
	Invoice		Date	Description		Amount			
	20496		06/30/2025	General Legal Advice - June 2025		\$115.50			
	20499		06/30/2025	SPECIAL COUNSEL SERVICES Sidewalk Repairs - June 2025		\$2,391.00			
	20498		06/30/2025	Water Rate Study - June 2025		\$487.50			
	20497		06/30/2025	SPECIAL COUNSEL SERVICES - WQC-Sewer- Operations - June 2025		\$224.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$2,506.50			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$224.00			
	420 - WATER			420.11000 (Cash)		\$487.50			
149607	07/24/2025	Open			Accounts Payable	LEGACY HEALTH ENDOWMENT	\$100,000.00		
	Invoice		Date	Description		Amount			
	PCC2025-4		07/09/2025	Person Centered Care Program		\$100,000.00			
	Paying Fund			Cash Account		Amount			
	119 - American Rescue Plan Act			119.11000 (Cash)		\$100,000.00			
149608	07/24/2025	Open			Accounts Payable	Lhoist North America of Arizona, Inc.	\$9,489.48		
	Invoice		Date	Description		Amount			
	1102513365		07/08/2025	SRWA SUPPLY AND DELIVERY OF Hydrated Lime 7.08.25		\$9,489.48			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$9,489.48			
149609	07/24/2025	Open			Accounts Payable	Linde Inc.	\$20,381.74		
	Invoice		Date	Description		Amount			
	50748118		07/02/2025	SRWA SUPPLY & DELIVERY OF LIQUID CARBON DIOXIDE 7.02.25		\$9,556.25			
	50834366		07/10/2025	SRWA SUPPLY & DELIVERY OF LIQUID OXYGEN 7.09.10		\$2,912.40			
	50904367		07/16/2025	SRWA SUPPLY & DELIVERY LIQUID CARBON DIOXIDE 7.15.25		\$7,913.09			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$20,381.74			
149610	07/24/2025	Open			Accounts Payable	Mark Thomas & Company, Inc.	\$74,138.64		
	Invoice		Date	Description		Amount			
	56189		06/30/2025	23-052 Mark Thomas Task Order No.2 for Roads-Geer June 2025		\$74,138.64			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		\$74,138.64			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149611	07/24/2025	Open			Accounts Payable	Massie Samii Hatch dba M. S. Hatch Consulting LLC	\$450.00		
	Invoice		Date	Description		Amount			
	09222025		07/14/2025	Alternate Prerequisite Course QSP 9/22-23, 2025 for Roy Davis		\$450.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$450.00			
149612	07/24/2025	Open			Accounts Payable	MES I ACQUISITION INC DBA MES SERVICE COMPANY LLC	\$2,543.08		
	Invoice		Date	Description		Amount			
	IN2279700		06/25/2025	SCBA REPAIRS		\$628.44			
	IN2288058		06/24/2025	FIREPRO 200/300		\$1,914.64			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$2,543.08			
149613	07/24/2025	Open			Accounts Payable	MICROBIZ SECURITY COMPANY	\$15,635.71		
	Invoice		Date	Description		Amount			
	75987		02/25/2025	Transit 360 Cameras		\$15,635.71			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$15,635.71			
149614	07/24/2025	Open			Accounts Payable	NAPA AUTO PARTS	\$148.74		
	Invoice		Date	Description		Amount			
	840095		06/23/2025	NOL TRAN FLU QT		\$148.74			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$148.74			
149615	07/24/2025	Open			Accounts Payable	OFFICIA IMAGING INC DBA MO-CAL OFFICE SOLUTIONS	\$3,387.23		
	Invoice		Date	Description		Amount			
	AR1284534		06/26/2025	PFM OVERAGE 7/1/24-6/30/25 (RICOH IMC2500)		\$120.39			
	AR1284536		06/26/2025	PD BACKGROUNDS - OVERAGE 7/1/24-6/30/25 (RICOH IMC300F)		\$18.05			
	AR1284690		06/26/2025	WQC ADMIN - OVERAGE 7/1/24-6/30/25 (TASKALFA 3253CI)		\$26.44			
	AR1285467		06/29/2025	PD RECORDS - OVERAGE 7/1/24-6/30/25 (TASKALFA 6002I)		\$42.71			
	AR1285479		06/29/2025	RECREATION - OVERAGE 7/1/24-6/30/25 (TASKALFA 5002I)		\$250.10			
	AR1289834		06/30/2025	FINANCE A/R - OVERAGE 7/1/24-6/30/25 (P7240CDN)		\$111.95			
	AR1284530		06/26/2025	ADMIN - OVERAGE 8/1/24-6/30/25 (RICOH IMC6010)		\$2,817.59			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$3,200.16			
	205 - Sports Facilities			205.11000 (Cash)		\$34.39			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$17.20			
	246 - Landscape Assessment			246.11000 (Cash)		\$17.20			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$80.96			
	420 - WATER			420.11000 (Cash)		\$37.32			
149616	07/24/2025	Open			Accounts Payable	ON THE SPOT DESIGN	\$27.16		
	Invoice		Date	Description		Amount			
	4065		07/02/2025	SRWA supplies - Influent Decal		\$27.16			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund				Cash Account		Amount		
	450 - SRWA - Operations				450.11000 (Cash)		\$27.16		
149617	07/24/2025	Open			Accounts Payable	Operational Technical Services, LLC	\$11,508.00		
	Invoice		Date		Description		Amount		
	4995		06/29/2025		SRWA - Senior Operator MC 6.23.25 - 6.29.25		\$11,508.00		
	Paying Fund				Cash Account		Amount		
	450 - SRWA - Operations				450.11000 (Cash)		\$11,508.00		
149618	07/24/2025	Open			Accounts Payable	P G & E	\$17,265.78		
	Invoice		Date		Description		Amount		
	701 WLNT 7/11/25		07/11/2025		6224543828-8 / 701 S Walnut Rd		\$106.17		
	CNG 7/11/25		07/11/2025		8466606707-3 / 901 S Walnut Rd CNG		\$992.27		
	WLNT#A 7/11/25		07/11/2025		3794250242-0 / 701 S Walnut Rd Ste A / CNG Slow Fill Station		\$11,937.24		
	FIRE#4 7/13/25		07/13/2025		7556584382-0 / 2820 N Walnut-Fire #4		\$49.78		
	PSF 7/11/25		07/11/2025		8391988340-1 / 244 N Broadway-PSF		\$3,543.45		
	TRANSIT2 7/11/25		07/11/2025		9448303839-7 / 1418 N Golden State Blvd Ste 2		\$16.15		
	TRANSIT1 7/11/25		07/11/2025		0913752739-7 / 1418 N Golden State Blvd Ste 1		\$8.38		
	COL POOL 7/11/25		07/11/2025		8183464653-1 / 595 Columbia St		\$612.34		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$4,205.57		
	426 - Transit				426.11000 (Cash)		\$11,961.77		
	505 - Fleet				505.11000 (Cash)		\$1,098.44		
149619	07/24/2025	Open			Accounts Payable	Ricoh USA, Inc.	\$6.34		
	Invoice		Date		Description		Amount		
	1103746052		06/24/2025		SRWA - Copy/Printer Machine Maint		\$6.34		
	Paying Fund				Cash Account		Amount		
	950 - SRWA - JPA				950.11000 (Cash)		\$6.34		
149620	07/24/2025	Open			Accounts Payable	ST FRANCIS ELECTRIC, LLC	\$15,857.50		
	Invoice		Date		Description		Amount		
	23044586		06/30/2025		JUNE RESPONSE		\$7,557.50		
	23044585		06/30/2025		OLIVE & CANAL CANAL 2070 ATC CONTROLLER		\$8,300.00		
	Paying Fund				Cash Account		Amount		
	216 - Streets - Local Transportation				216.11000 (Cash)		\$15,857.50		
149621	07/24/2025	Open			Accounts Payable	STITCH QUEEN	\$837.11		
	Invoice		Date		Description		Amount		
	858		06/17/2025		SRWA - Supplies - Hats		\$837.11		
	Paying Fund				Cash Account		Amount		
	450 - SRWA - Operations				450.11000 (Cash)		\$837.11		
149622	07/24/2025	Open			Accounts Payable	T I D	\$74.93		
	Invoice		Date		Description		Amount		
	070925 2065 Cody		07/09/2025		0978821449 2065 Cody Ct.		\$27.32		
	070925 570 Jason		07/09/2025		6276496923 570 Jason Dr.		\$22.63		
	070925 573 Birch		07/09/2025		0820987590 573 Birchwood Way		\$24.98		
	Paying Fund				Cash Account		Amount		
	255 - CDBG				255.11000 (Cash)		\$74.93		

City of Turlock

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149623	07/24/2025	Open			Accounts Payable	The Honey Do Guy	\$735.67		
	Invoice		Date	Description		Amount			
	556		07/11/2025	Repairs: 570 Jason Drive		\$735.67			
	Paying Fund			Cash Account		Amount			
	255 - CDBG			255.11000 (Cash)		\$735.67			
149624	07/24/2025	Open			Accounts Payable	Trillium Solutions, Inc.	\$6,820.00		
	Invoice		Date	Description		Amount			
	INVTR00664		07/21/2025	Annual Subscription 07/01/24 - 06/30/25		\$6,820.00			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$6,820.00			
149625	07/24/2025	Open			Accounts Payable	TURLOCK IRRIGATION DISTRICT	\$56,422.28		
	Invoice		Date	Description		Amount			
	40052		06/30/2025	SRWA - TID Commissioning Procedures & Normal Operations June 25		\$56,422.28			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		\$56,422.28			
149626	07/24/2025	Open			Accounts Payable	TURLOCK SCAVENGER CO INC	\$124.91		
	Invoice		Date	Description		Amount			
	0003039969		06/30/2025	SRWA 6 yd Bin Service July 2025		\$124.91			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		\$124.91			
149627	07/24/2025	Open			Accounts Payable	TURLOCK UNIFIED SCHOOL DISTICT	\$40.00		
	Invoice		Date	Description		Amount			
	8/13/25		07/23/2025	POOL - USE OF FACILITES PD & STAN. CO ON 8/13/25		\$40.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$40.00			
149628	07/24/2025	Open			Accounts Payable	UL LLC	\$2,375.00		
	Invoice		Date	Description		Amount			
	72020630668		06/26/2025	ANNUAL AERIAL INSPECTION		\$2,375.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$2,375.00			
149629	07/24/2025	Open			Accounts Payable	UMR	\$15.66		
	Invoice		Date	Description		Amount			
	TOSTA AUG 2025		07/01/2025	Retiree Health Premiums August 2025		\$15.66			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$15.66			
149630	07/24/2025	Open			Accounts Payable	UNIVAR SOLUTIONS USA, LLC dba UNIVAR SOLUTIONS USA	\$20,529.06		
	Invoice		Date	Description		Amount			
	53164809		07/14/2025	SRWA Supply & Del. Of Sodium Hydroxide 7.14.25		\$6,217.50			
	53154567		07/08/2025	SRWA SUPPLY AND DELIVERY OF SODIUM HYPOCHLORITE 7.08.25		\$14,311.56			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$20,529.06			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149631	07/24/2025	Open			Accounts Payable	VERIZON WIRELESS	\$5,642.94		
	Invoice		Date	Description		Amount			
	6117667585		07/03/2025	CM/CA/EDC/CC - Monthly Cell Phone & Devices Bill		\$390.97			
	6117667590		07/03/2025	972530635-00033 Transit Jun 04-Jul 03 2025		\$299.93			
	6117667588		07/03/2025	972530635-00030 WQC Jun 04-Jul 03 2025		\$494.13			
	6117667589		07/03/2025	972530635-00032 Electrical WQC Jun 04-Jul 03 2025		\$54.19			
	6117667592		07/03/2025	972530635-00037 Master Radio WQC Jun 04-Jul 03 2025		\$42.47			
	6117667583		07/03/2025	972530635-00023 Engineering Jun 04-Jul 03 2025		\$473.52			
	6117667586		07/03/2025	972530635-00028 Recreation Jun 04-Jul 03 2025		\$1,369.58			
	6117667587		07/03/2025	972530635-00029 Utilities Jun 04-Jul 03 2025		\$1,324.19			
	6117667591		07/03/2025	972530635-00036 Maintenance Jun 04-Jul 03 2025		\$712.79			
	6117667593		07/03/2025	972530635-00038 SRWA Monthly Service & Equipment		\$481.17			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,803.69			
	205 - Sports Facilities			205.11000 (Cash)		\$68.03			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$264.42			
	246 - Landscape Assessment			246.11000 (Cash)		\$318.39			
	270 - Recreation Grants			270.11000 (Cash)		\$454.71			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,187.50			
	420 - WATER			420.11000 (Cash)		\$725.48			
	426 - Transit			426.11000 (Cash)		\$299.93			
	450 - SRWA - Operations			450.11000 (Cash)		\$481.17			
	505 - Fleet			505.11000 (Cash)		\$39.62			
149632	07/24/2025	Open			Accounts Payable	WINTON-IRELAND STROM AND GREEN INSURANCE	\$226,752.03		
	Invoice		Date	Description		Amount			
	1183093		06/02/2025	WISG Bond - I. Moreno		\$125.00			
	1169582		04/22/2025	WISG Bond - N. Fiez		\$164.00			
	1169583		04/22/2025	WISG Bond - M. Abram		\$164.00			
	1192913		07/03/2025	Cyber Policy Renewal FY 25/26		\$43,382.03			
	1191115		07/01/2025	Abuse & Molestation Policy Renewal FY 25/26		\$20,636.00			
	1191116		07/01/2025	Airport Policy Renewal FY 25/26		\$5,600.00			
	1194135		07/10/2025	Excess Workers Comp. Policy Renewal FY 25/26		\$156,681.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$21,077.00			
	270 - Recreation Grants			270.11000 (Cash)		\$5,159.00			
	510 - Workers Compensation Ins			510.11000 (Cash)		\$156,681.00			
	512 - Casualty Insurance			512.11000 (Cash)		\$43,835.03			
149633	07/24/2025	Open			Accounts Payable	GIAMBELLUCA, JENNIFER	\$100.00		
	Invoice		Date	Description		Amount			
	R25-007489		07/16/2025	A/C REFUND		\$100.00			
	Paying Fund			Cash Account		Amount			
	203 - Animal Fee Forfeiture			203.11000 (Cash)		\$100.00			
149634	07/24/2025	Open			Accounts Payable	HIGAREDA, GERARDO	\$276.00		
	Invoice		Date	Description		Amount			
	TR 5168 PER DIEM		07/16/2025	2025 NATIONAL GANG VIOLENCE, 8/18/25-8/22/25, ANAHEIM		\$276.00			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund				Cash Account		Amount		
	201 - Asset Forfeiture				201.11000 (Cash)		\$276.00		
149635	07/24/2025	Open			Accounts Payable	HOLEMAN, RUSSELL	\$256.00		
	Invoice		Date	Description			Amount		
	TR 5169 PER DIEM		07/16/2025	FLOCK, 8/3/25-8/6/25, ATLANTA, GA			\$256.00		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$256.00		
149636	07/24/2025	Open			Accounts Payable	HOWSER, GARRETT	\$100.00		
	Invoice		Date	Description			Amount		
	R25-007419		07/16/2025	A/C REFUND			\$100.00		
	Paying Fund				Cash Account		Amount		
	203 - Animal Fee Forfeiture				203.11000 (Cash)		\$100.00		
149637	07/24/2025	Open			Accounts Payable	LEROY, RYAN	\$201.40		
	Invoice		Date	Description			Amount		
	H0100363400		06/25/2025	BOOT REIMBURSEMENT			\$201.40		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$201.40		
149638	07/24/2025	Open			Accounts Payable	LINDLEY, JORI	\$100.00		
	Invoice		Date	Description			Amount		
	R24-006977		07/16/2025	A/C REFUND			\$100.00		
	Paying Fund				Cash Account		Amount		
	203 - Animal Fee Forfeiture				203.11000 (Cash)		\$100.00		
149639	07/24/2025	Open			Accounts Payable	MEDEIROS, MICHAEL	\$50.00		
	Invoice		Date	Description			Amount		
	R25-007970		07/18/2025	A/C REFUND			\$50.00		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$50.00		
149640	07/24/2025	Open			Accounts Payable	MEDINA, OMAR	\$100.00		
	Invoice		Date	Description			Amount		
	TR 5165 PER DIEM		07/17/2025	HUMAN TRAFFICKING, 8/5/25-8/7/25, SACRAMENTO			\$100.00		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$100.00		
149641	07/24/2025	Open			Accounts Payable	NASCIMENTO, TONY	\$400.00		
	Invoice		Date	Description			Amount		
	EDU REIM FY24/25		01/22/2025	EDUCATION REIMBURSEMENT			\$400.00		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$400.00		
149642	07/24/2025	Open			Accounts Payable	NASCIMENTO, TONY	\$450.00		
	Invoice		Date	Description			Amount		
	1455-5035		02/18/2025	FIRE OFFICER 3C CLASS			\$450.00		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$450.00		
149643	07/24/2025	Open			Accounts Payable	NASCIMENTO, TONY	\$500.00		
	Invoice		Date	Description			Amount		
	1279-8039		03/18/2025	FIRE INSTRUCTION			\$500.00		
	Paying Fund				Cash Account		Amount		

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From Payment Date: 7/18/2025 - To Payment Date: 7/24/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	110 - General Fund			110.11000 (Cash)			\$500.00		
149644	07/24/2025	Open			Accounts Payable	NASCIMENTO, TONY	\$450.00		
	Invoice		Date	Description			Amount		
	1638-6098		04/07/2025	CHIEF FIRE OFFICER 3A			\$450.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$450.00		
149645	07/24/2025	Open			Accounts Payable	PACHECO, MIGUEL	\$192.00		
	Invoice		Date	Description			Amount		
	TR 5169 PER DIEM		07/16/2025	FLOCK, 8/3/25-8/6/25, ATLANTA, GA			\$192.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$192.00		
149646	07/24/2025	Open			Accounts Payable	ROUEL, POLET	\$60.00		
	Invoice		Date	Description			Amount		
	ONLINE 3/24/25		07/16/2025	A/C REFUND			\$60.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$60.00		
149647	07/24/2025	Open			Accounts Payable	RUIZ, LAURA	\$50.00		
	Invoice		Date	Description			Amount		
	R25-007658		07/16/2025	A/C REFUND			\$50.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$50.00		
149648	07/24/2025	Open			Accounts Payable	STANISLAUS CO. SHERIFF	\$1,800.00		
	Invoice		Date	Description			Amount		
	TUITION		07/21/2025	FTO, 8/4/25-8/7/25, EARROYO, MSIMBALENKO, JYOUNG, CLAWRENCE			\$1,800.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$1,800.00		
Type Check Totals:									
AP - Accounts Payable Totals									
							76 Transactions	\$1,316,270.45	
							Checks	Status	Count
							Transaction Amount		Reconciled Amount
							Open	76	\$1,316,270.45
							Reconciled	0	\$0.00
							Voided	0	\$0.00

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From Payment Date: 7/18/2025 - To Payment Date: 7/24/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
					Stopped	0	\$0.00	\$0.00	
					Total	76	\$1,316,270.45	\$0.00	
					All	Status	Count	Transaction Amount	Reconciled Amount
						Open	76	\$1,316,270.45	\$0.00
						Reconciled	0	\$0.00	\$0.00
						Voided	0	\$0.00	\$0.00
						Stopped	0	\$0.00	\$0.00
						Total	76	\$1,316,270.45	\$0.00
Grand Totals:									
					Checks	Status	Count	Transaction Amount	Reconciled Amount
						Open	76	\$1,316,270.45	\$0.00
						Reconciled	0	\$0.00	\$0.00
						Voided	0	\$0.00	\$0.00
						Stopped	0	\$0.00	\$0.00
						Total	76	\$1,316,270.45	\$0.00
					All	Status	Count	Transaction Amount	Reconciled Amount
						Open	76	\$1,316,270.45	\$0.00
						Reconciled	0	\$0.00	\$0.00
						Voided	0	\$0.00	\$0.00
						Stopped	0	\$0.00	\$0.00
						Total	76	\$1,316,270.45	\$0.00

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From Payment Date: 7/25/2025 - To Payment Date: 7/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
<u>Check</u>									
149649	07/25/2025	Open			Miscellaneous Billing Refund	CONTRERAS, DAVID	\$100.00		
	<u>Customer Type</u>		<u>Customer Number</u>		<u>Transaction Date</u>		<u>Transaction Type</u>		
	Animal Control				6917 07/25/2025		Payment Adjustment		
	<u>Paying Fund</u>		<u>Cash Account</u>				<u>Amount</u>		
	998 - Due to/from Cash Clearing		998.11000 (Cash)				\$100.00		
149650	07/30/2025	Open			Utility Management Refund	BESERRA, JAMES R	\$747.23		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>		<u>Transaction Date</u>		<u>Transaction Type</u>
	Single Family Res Metered		216275-001		CUSTOMER REQUEST		07/29/2025		Refund
	<u>Paying Fund</u>		<u>Cash Account</u>						<u>Amount</u>
	420 - WATER		420.11000 (Cash)						\$747.23
149651	07/30/2025	Open			Utility Management Refund	SINGH, HARWINDER	\$450.00		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>		<u>Transaction Date</u>		<u>Transaction Type</u>
	Single Family Res Flat		136816-004		MOVE OUT CREDIT		07/29/2025		Refund
	<u>Paying Fund</u>		<u>Cash Account</u>						<u>Amount</u>
	420 - WATER		420.11000 (Cash)						\$450.00
149652	07/30/2025	Open			Utility Management Refund	SUCCESS GROUP USA	\$329.51		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>		<u>Transaction Date</u>		<u>Transaction Type</u>
	Single Family Res Metered		155020-005		MOVE OUT CREDIT		07/29/2025		Refund
	<u>Paying Fund</u>		<u>Cash Account</u>						<u>Amount</u>
	420 - WATER		420.11000 (Cash)						\$329.51
149653	07/30/2025	Open			Accounts Payable	STANISLAUS COUNTY CLERK RECORDER	\$20.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	REC 1988-082756		07/29/2025		LIEN RELEASE FOR AGREEMENT W CON AGRA		\$20.00		
	<u>Paying Fund</u>		<u>Cash Account</u>				<u>Amount</u>		
	110 - General Fund		110.11000 (Cash)				\$20.00		
149654	07/31/2025	Open			Accounts Payable	ABS DIRECT INC	\$8,000.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	MP-20250728		07/28/2025		POSTAGE ADVANCE FOR AUG/SEPT 2025		\$8,000.00		
	<u>Paying Fund</u>		<u>Cash Account</u>				<u>Amount</u>		
	110 - General Fund		110.11000 (Cash)				\$8,000.00		
149655	07/31/2025	Open			Accounts Payable	AFLAC	\$3,812.62		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	500727		07/24/2025		INDIVIDUAL JULY 2025		\$3,812.62		
	<u>Paying Fund</u>		<u>Cash Account</u>				<u>Amount</u>		
	104 - Payroll Clearing Fund		104.11000 (Cash)				\$3,812.62		
149656	07/31/2025	Open			Accounts Payable	AIRGAS NCN	\$1,621.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	5517722897		06/30/2025		RENT CYL IND LARGE HELIUM		\$71.05		
	5517722693		06/30/2025		RENT CYL IND LARGE HELIUM/ACETYLENE/ARGON/ CARBON DIOXIDE/OXYGEN		\$1,549.95		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$516.65		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$587.70		
	420 - WATER			420.11000 (Cash)			\$516.65		
149657	07/31/2025	Open			Accounts Payable	ALEGRIA BALLROOM DANCE ACADEMY	\$1,250.00		
	Invoice		Date	Description			Amount		
	2nd Payment		07/22/2025	Buss. Dev. Program-Alegria Ballroom Dance Academy			\$1,250.00		
	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			\$1,250.00		
149658	07/31/2025	Open			Accounts Payable	ALLEGIANCE INDUSTRIAL SUPPLY, LLC	\$837.91		
	Invoice		Date	Description			Amount		
	INV7355		07/23/2025	ALLEGIANCE - JANITORIAL SUPPLIES			\$349.10		
	INV7356		07/24/2025	ALLEGIANCE - JANITORIAL SUPPLIES			\$488.81		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			\$837.91		
149659	07/31/2025	Open			Accounts Payable	AMERICAN MESSAGING	\$16.78		
	Invoice		Date	Description			Amount		
	R1061876ZH		08/01/2025	Acct #R1-061876 - Fire Department			\$16.78		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$16.78		
149660	07/31/2025	Open			Accounts Payable	Animal Damage Management, Inc	\$4,725.00		
	Invoice		Date	Description			Amount		
	405427		06/30/2025	GOPHER CONTROL - JUNE 2025			\$4,725.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$2,025.00		
	246 - Landscape Assessment			246.11000 (Cash)			\$2,700.00		
149661	07/31/2025	Open			Accounts Payable	AT&T / CALNET 3	\$6,736.06		
	Invoice		Date	Description			Amount		
	000023776912		07/13/2025	BAN #9391034901 (T1 LINE - 4-way split) 6/13/25-7/12/25			\$155.40		
	000023776770		07/13/2025	BAN #9391034847 /City-wide system 2096682612957 (6/13/25-7/12/25)			\$748.34		
	000023776766		07/13/2025	BAN #9391034842 / PSF Phones 2096323265 (6/13/25-7/12/25)			\$494.79		
	MULTI 7/13/25		07/13/2025	Multiple COT accounts paid on 7/31/25 (JUN-JUL 2025)			\$5,337.53		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$5,935.29		
	205 - Sports Facilities			205.11000 (Cash)			\$51.64		
	217 - Streets - Gas Tax			217.11000 (Cash)			\$6.26		
	246 - Landscape Assessment			246.11000 (Cash)			\$6.26		
	255 - CDBG			255.11000 (Cash)			\$15.58		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$223.99		
	420 - WATER			420.11000 (Cash)			\$86.22		
	426 - Transit			426.11000 (Cash)			\$163.32		
	501 - Information Technology			501.11000 (Cash)			\$156.34		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	505 - Fleet			505.11000 (Cash)			\$91.16		
149662	07/31/2025	Open			Accounts Payable	AT&T MOBILITY	\$3,123.43		
	Invoice		Date	Description		Amount			
	5470x07102025		06/30/2025	ADMIN/ENGINE PHONES JUN 03-JUL 02, 2025		\$981.49			
	4412X06272025		06/30/2025	FIRE AIR CARDS - JUN 2025		\$856.72			
	X07042025		06/26/2025	UT - MIFI AND IPADS		\$89.98			
	4173X06272025A		06/30/2025	287310834173 / SIM CARDS FOR WQC-SRWA-PARKS		\$1,195.24			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,838.21			
	205 - Sports Facilities			205.11000 (Cash)		\$87.06			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$996.72			
	420 - WATER			420.11000 (Cash)		\$89.98			
	450 - SRWA - Operations			450.11000 (Cash)		\$111.46			
149663	07/31/2025	Open			Accounts Payable	BADGER METER INC dba NATIONAL METER & AUTOMATION	\$63.00		
	Invoice		Date	Description		Amount			
	80203343		06/30/2025	ORION CELLULAR JUNE 2025		\$63.00			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$63.00			
149664	07/31/2025	Open			Accounts Payable	BARNES WELDING SUPPLY	\$52.69		
	Invoice		Date	Description		Amount			
	0091708599		06/30/2025	CYLINDER RENTAL INVOICE		\$52.69			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$52.69			
149665	07/31/2025	Open			Accounts Payable	BUREAU VERITAS NO AMERICA	\$115,240.85		
	Invoice		Date	Description		Amount			
	RI 25030177		07/09/2025	PLAN REVIEW SERVICES FOR ONSITE JUNE 2025		\$1,260.00			
	RI 25030968		07/21/2025	PLAN REVIEW SERVICES FOR BP#24-0575		\$540.00			
	RI 25024144		06/02/2025	PLAN REVIEW SERVICES FOR BP#25-0506		\$540.00			
	RI 25024893		06/10/2025	PLAN REVIEW SERVICES FOR BP#24-1501 REV 1		\$1,621.50			
	RI 25025417		06/17/2025	PLAN REVIEW SERVICES FOR BP#24-0555 REV 2		\$561.00			
	RI 25025525		06/18/2025	PLAN REVIEW SERVICES FOR BP#24-0304		\$5,785.00			
	RI 25029474		06/27/2025	PLAN REVIEW SERVICES FOR BP#24-1372		\$1,190.00			
	RI 25029475		06/27/2025	PLAN REVIEW SERVICES FOR BP#24-1445		\$11,667.50			
	RI 25029476		06/27/2025	PLAN REVIEW SERVICES FOR BP#24-1441		\$1,571.50			
	RI 25029477		06/27/2025	PLAN REVIEW SERVICES FOR BP#24-1524		\$980.00			
	RI 25029478		06/27/2025	PLAN REVIEW SERVICES FOR BP#25-0025		\$6,695.00			
	RI 25029479		06/27/2025	PLAN REVIEW SERVICES FOR BP#25-0082		\$1,400.00			
	RI 25029480		06/27/2025	PLAN REVIEW SERVICES FOR BP#25-0103		\$4,550.00			
	RI 25029481		06/27/2025	PLAN REVIEW SERVICES FOR BP#25-0115		\$11,375.00			
	RI 25029482		06/27/2025	PLAN REVIEW SERVICES FOR BP#24-0856		\$2,170.00			
	RI 25029483		06/27/2025	PLAN REVIEW SERVICES FOR BP#25-0214		\$3,500.00			
	RI 25029484		06/27/2025	PLAN REVIEW SERVICES FOR BP#25-0261		\$1,400.00			
	RI 25029485		06/27/2025	PLAN REVIEW SERVICES FOR BP#25-0382		\$1,578.06			
	RI 25029487		06/27/2025	PLAN REVIEW SERVICES FOR BP#25-0373		\$1,781.05			
	RI 25029488		06/27/2025	PLAN REVIEW SERVICES FOR BP#25-0424		\$630.00			
	RI 25029489		06/27/2025	PLAN REVIEW SERVICES FOR BP#25-0435		\$1,442.74			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	RI 25029490		06/27/2025		PLAN REVIEW SERVICES FOR BP#25-0468		\$4,200.00		
	RI 25029491		06/27/2025		PLAN REVIEW SERVICES FOR BP#25-0464		\$2,925.00		
	RI 25029492		06/27/2025		PLAN REVIEW SERVICES FOR BP#25-0334		\$4,745.00		
	RI 25029493		06/27/2025		PLAN REVIEW SERVICES FOR BP#25-0333		\$2,834.00		
	RI 25029494		06/27/2025		PLAN REVIEW SERVICES FOR BP#25-0332		\$4,849.00		
	RI 25029495		06/27/2025		PLAN REVIEW SERVICES FOR BP#25-0331		\$4,745.00		
	RI 25029497		06/27/2025		PLAN REVIEW SERVICES FOR BP#25-0330		\$2,834.00		
	RI 25029997		07/08/2025		PLAN REVIEW SERVICES FOR BP#25-0727		\$1,277.50		
	RI 25029998		07/08/2025		PLAN REVIEW SERVICES FOR BP#25-0518		\$1,071.00		
	RI 25029999		07/08/2025		PLAN REVIEW SERVICES FOR BP#25-0728		\$2,170.00		
	RI 25024442		06/04/2025		CBO SERVICES MAY 2025		\$10,048.00		
	RI 25030176		07/09/2025		CBO SERVICES JUNE 2025		\$11,304.00		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$115,240.85		
149666	07/31/2025	Open			Accounts Payable	CARNEGIE ARTS CENTER FOUNDATION	\$146.62		
	Invoice		Date		Description		Amount		
	04/26/2025		06/30/2025		2024 C.A.C Block Party Event Refund		\$146.62		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$146.62		
149667	07/31/2025	Open			Accounts Payable	CCME, Inc.	\$107,982.81		
	Invoice		Date		Description		Amount		
	6 CP 23-067 BP1		06/30/2025		23-067 CM for Roads Task Order No. 2 Bid Package 1 -June 2025		\$107,982.81		
	Paying Fund				Cash Account		Amount		
	115 - Measure A - Roads				115.11000 (Cash)		\$107,982.81		
149668	07/31/2025	Open			Accounts Payable	Center for Human Services	\$3,003.97		
	Invoice		Date		Description		Amount		
	Draw 4-10937		07/18/2025		Public Service-Center for Human Serv-Youth FY 2024- 25, Draw #4		\$3,003.97		
	Paying Fund				Cash Account		Amount		
	255 - CDBG				255.11000 (Cash)		\$3,003.97		
149669	07/31/2025	Open			Accounts Payable	CHARTER COMMUNICATIONS	\$313.73		
	Invoice		Date		Description		Amount		
	0006514071525		07/15/2025		Acct: 8413138990006514; JULY 2025 SERVICES; SC, MY & RB		\$313.73		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$313.73		
149670	07/31/2025	Open			Accounts Payable	CINTAS FIRST AID AND SAFETY, CINTAS CORP NO 2	\$576.63		
	Invoice		Date		Description		Amount		
	5282140905		07/22/2025		First Aid & Safety Supplies Management		\$410.75		
	5282140904		07/22/2025		First Aid & Safety Supplies Management		\$165.88		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$576.63		
149671	07/31/2025	Open			Accounts Payable	CITY OF MODESTO	\$38,015.17		
	Invoice		Date		Description		Amount		
	159988		06/30/2025		FLEET MAINTENANCE JUN 2025		\$38,015.17		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$38,015.17		
149672	07/31/2025	Open			Accounts Payable	Cloudburst Consulting Group, Inc.	\$775.00		
	Invoice		Date		Description		Amount		
	16942		01/31/2025		January 2025 Services		\$775.00		
	Paying Fund				Cash Account		Amount		
	256 - Stanislaus Housing Consortium				256.11000 (Cash)		\$775.00		
149673	07/31/2025	Open			Accounts Payable	CODE PUBLISHING COMPANY	\$860.00		
	Invoice		Date		Description		Amount		
	GC00131225		07/22/2025		Web Update Annual Fee & Updates		\$860.00		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$860.00		
149674	07/31/2025	Open			Accounts Payable	Confluence Engineering Group LLC	\$13,804.00		
	Invoice		Date		Description		Amount		
	32-0625TKWQ2		06/30/2025		PROF. SVC FOR THROUGH APRIL - JUNE 2025		\$13,804.00		
	Paying Fund				Cash Account		Amount		
	420 - WATER				420.11000 (Cash)		\$13,804.00		
149675	07/31/2025	Open			Accounts Payable	CULLIGAN INC	\$43.95		
	Invoice		Date		Description		Amount		
	Transit 6/30/25		05/27/2025		Water Softener Exchange Service for Transit 6/1/25-6/30/25		\$43.95		
	Paying Fund				Cash Account		Amount		
	426 - Transit				426.11000 (Cash)		\$43.95		
149676	07/31/2025	Open			Accounts Payable	DEPARTMENT OF MOTOR VEHICLES	\$54.00		
	Invoice		Date		Description		Amount		
	Vehicle 40435		07/22/2025		Duplicate Registration Card for vehicle 40435 LIC# 1136524		\$27.00		
	Lic Plate 265427		07/24/2025		Vehicle Replacement License Plate 265427		\$27.00		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$54.00		
149677	07/31/2025	Open			Accounts Payable	DON PEDRO PUMP INC	\$18,673.16		
	Invoice		Date		Description		Amount		
	31155		04/30/2025		PUMP REPAIRS		\$18,673.16		
	Paying Fund				Cash Account		Amount		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$18,673.16		
149678	07/31/2025	Open			Accounts Payable	ENGINEERED FIRE SYST INC	\$1,755.00		
	Invoice		Date		Description		Amount		
	22496		06/30/2025		PLAN CHECKING SERVICE - JUNE 2025		\$1,755.00		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$1,755.00		
149679	07/31/2025	Open			Accounts Payable	Esmeralda Gutierrez dba Taqueria La Primera	\$1,750.00		
	Invoice		Date		Description		Amount		
	2nd Payment TBD		07/22/2025		2nd Payment- Taqueria La Primera- Buss. Dev. Program		\$1,750.00		
	Paying Fund				Cash Account		Amount		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149680	119 - American Rescue Plan Act			119.11000 (Cash)			\$1,750.00		
	07/31/2025	Open			Accounts Payable	FEDERAL EXPRESS	\$174.96		
	Invoice		Date	Description		Amount			
	8-934-99640		07/25/2025	SHIPPING CHARGES FOR 7/25/25		\$174.96			
	Paying Fund			Cash Account		Amount			
149681	110 - General Fund			110.11000 (Cash)			\$174.96		
	07/31/2025	Open			Accounts Payable	FIRST AMERICAN TITLE COMPANY	\$8,387.00		
	Invoice		Date	Description		Amount			
	14507-145071342		11/19/2024	Escrow for Sale of Property- 901 High Street		\$3,622.00			
	14507-145071343		11/19/2024	Escrow for Sale of Property- 829-831 Vermont		\$4,765.00			
149682	255 - CDBG			255.11000 (Cash)			\$8,387.00		
	07/31/2025	Open			Accounts Payable	FRANCHISE TAX BOARD	\$90.87		
	Invoice		Date	Description		Amount			
	071925GONZALEZ		07/25/2025	071925 PAYROLL WITHHOLDING		\$90.87			
	Paying Fund			Cash Account		Amount			
149683	104 - Payroll Clearing Fund			104.11000 (Cash)			\$90.87		
	07/31/2025	Open			Accounts Payable	Genfare, LLC	\$6,539.50		
	Invoice		Date	Description		Amount			
	90211086		07/28/2025	Genfare Software Support Agreement 7/1/25-6/30/26		\$6,539.50			
	Paying Fund			Cash Account		Amount			
149684	426 - Transit			426.11000 (Cash)			\$6,539.50		
	07/31/2025	Open			Accounts Payable	GRADY COMPANY INC, KEN	\$819.49		
	Invoice		Date	Description		Amount			
	6277		07/17/2025	ATI BADGER SO3 SENSOR		\$819.49			
	Paying Fund			Cash Account		Amount			
149685	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$819.49		
	07/31/2025	Open			Accounts Payable	GRAINGER INC, W W	\$242.04		
	Invoice		Date	Description		Amount			
	9573410074		07/15/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$242.04			
	Paying Fund			Cash Account		Amount			
149686	505 - Fleet			505.11000 (Cash)			\$242.04		
	07/31/2025	Open			Accounts Payable	HAJOCA CORPORATION	\$41.20		
	Invoice		Date	Description		Amount			
	S014488406.001		06/26/2025	SUNNYVIEW BOOSTER PUMP REPLACEMENT		\$41.20			
	Paying Fund			Cash Account		Amount			
149687	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$41.20		
	07/31/2025	Open			Accounts Payable	Harris & Associates, Inc.	\$71.68		
	Invoice		Date	Description		Amount			
	68316		06/28/2025	Dissolution of Victoria Estates Assessment District- 6/28/25		\$71.68			
	Paying Fund			Cash Account		Amount			
	246 - Landscape Assessment			246.11000 (Cash)			\$71.68		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149688	07/31/2025	Open			Accounts Payable	HD SUPPLY INC, DBA USABBLUEBOOK	\$1,186.00		
	Invoice		Date	Description		Amount			
	INV00763511		07/10/2025	SRWA supplies - Filter Judge 8' Middle Extension		\$1,186.00			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$1,186.00			
149689	07/31/2025	Open			Accounts Payable	HILMAR LUMBER INC	\$4,555.44		
	Invoice		Date	Description		Amount			
	708689.1		02/19/2025	6"SCH80 GRAY PVC PIPE		\$2,229.46			
	708688.1		02/19/2025	6" SCH 80 GRAY PVC PIPE		\$2,229.46			
	732417		06/25/2025	SUPPLIES FOR LIGHT REPAIRS		\$96.52			
	Paying Fund			Cash Account		Amount			
	216 - Streets - Local Transportation			216.11000 (Cash)		\$96.52			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$4,458.92			
149690	07/31/2025	Open			Accounts Payable	HILMAR READY MIX	\$327.13		
	Invoice		Date	Description		Amount			
	13250		07/02/2025	PALMER & PIONEER		\$110.03			
	13226		06/17/2025	4579 CALLISTO		\$70.39			
	13243		06/27/2025	CONCRETE		\$146.71			
	Paying Fund			Cash Account		Amount			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$146.71			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$70.39			
	420 - WATER			420.11000 (Cash)		\$110.03			
149691	07/31/2025	Open			Accounts Payable	Imperial Bag & Paper Co., LLC DBA Imperial Dade	\$1,120.28		
	Invoice		Date	Description		Amount			
	38278386		07/09/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$457.47			
	38365004		07/17/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$662.81			
	Paying Fund			Cash Account		Amount			
	505 - Fleet			505.11000 (Cash)		\$1,120.28			
149692	07/31/2025	Open			Accounts Payable	ITRON INC	\$6,409.91		
	Invoice		Date	Description		Amount			
	711619		07/12/2025	HOSTING SERVICE 8/1 - 8/31/25		\$3,710.79			
	711509		07/12/2025	MAINTENANCE 8/1-10/31/25		\$2,699.12			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$6,409.91			
149693	07/31/2025	Open			Accounts Payable	JOAQUIN ROSE, INC dba B&B MFG CO/B&B FLUID POWER	\$1,750.00		
	Invoice		Date	Description		Amount			
	2nd Paymentn TBD		07/22/2025	2nd Payment-B&B Fluid Power-Buss. Dev. Program		\$1,750.00			
	Paying Fund			Cash Account		Amount			
	119 - American Rescue Plan Act			119.11000 (Cash)		\$1,750.00			
149694	07/31/2025	Open			Accounts Payable	MME	\$166.37		
	Invoice		Date	Description		Amount			
	038564		07/11/2025	LEADER HOSE SWIVEL		\$166.37			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$166.37			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149695	07/31/2025	Open			Accounts Payable	MODESTO IRRIGATION DISTRICT	\$12,613.30		
	Invoice		Date	Description		Amount			
	156422		06/30/2025	SRWA - Cost Sharing Tuolumne River Watershed		\$12,613.30			
	Paying Fund			Sanitary Survey					
	950 - SRWA - JPA			Cash Account		Amount			
				950.11000 (Cash)		\$12,613.30			
149696	07/31/2025	Open			Accounts Payable	MUNIQUEP LLC	\$1,096.22		
	Invoice		Date	Description		Amount			
	107850		07/16/2025	SRWA Supplies - Diaphragm Seal for Grundfos Pump		\$1,096.22			
	Paying Fund			Pressure Gauge					
	450 - SRWA - Operations			Cash Account		Amount			
				450.11000 (Cash)		\$1,096.22			
149697	07/31/2025	Open			Accounts Payable	MWI VETERINARY SUPPLY CO DBA MWI ANIMAL HEALTH	\$561.57		
	Invoice		Date	Description		Amount			
	62414807		07/23/2025	SYR 05CC & 03CC		\$130.35			
	62311643		07/16/2025	TZED INK 100MG C3N		\$235.37			
	62311641		07/16/2025	CATH IV 24X3/CATH ADAPT PLUG MALE		\$195.85			
	Paying Fund			SHORT/LACT RINGERS INJ/TAPE					
	110 - General Fund			Cash Account		Amount			
				110.11000 (Cash)		\$561.57			
149698	07/31/2025	Open			Accounts Payable	OLD REPUBLIC TITLE CO	\$500.00		
	Invoice		Date	Description		Amount			
	487070		07/21/2025	Condition of Title Guarantee for Kuo 2213 Dels Lane		\$500.00			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		\$500.00			
149699	07/31/2025	Open			Accounts Payable	PACE SUPPLY CORPORATION	\$10,773.52		
	Invoice		Date	Description		Amount			
	0510615881		07/16/2025	ULTRA FLEX CPLG FORD		\$4,559.36			
	0510609836		07/14/2025	BRONZE PLATE STRAINER		\$6,214.16			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$10,773.52			
149700	07/31/2025	Open			Accounts Payable	PROJECT SENTINEL INC	\$5,305.90		
	Invoice		Date	Description		Amount			
	Draw Quarter #3		05/29/2025	3rd Quarter, Public Service-Project Sentinel- FY 2024-25		\$5,305.90			
	Paying Fund			Cash Account		Amount			
	255 - CDBG			255.11000 (Cash)		\$5,305.90			
149701	07/31/2025	Open			Accounts Payable	PROVOST & PRITCHARD ENGINEERING GROUP INC	\$73,446.32		
	Invoice		Date	Description		Amount			
	118688		03/31/2025	SR02, 24-045 Well 36 GAC Treatment- 3/31/25		\$6,456.90			
	119594		04/30/2025	SR01, 23-046 Well 29 Chlorination-4/30/25		\$1,786.00			
	120495		05/31/2025	SR01, 23-046 Well 29 Chlorination-5/31/25		\$5,593.70			
	120808		05/31/2025	SR02, 24-045 Well 36 GAC Treatment-5/31/25		\$59,609.72			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$7,379.70			
	422 - Well Remediation			422.11000 (Cash)		\$66,066.62			

City of Turlock

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149702	07/31/2025	Open			Accounts Payable	REED INC, GEORGE	\$1,375.87		
	Invoice		Date	Description		Amount			
	100371144		07/16/2025	ASPHALT		\$199.45			
	100370978		07/15/2025	ASPHALT		\$107.86			
	100370850		07/14/2025	ASPHALT		\$100.54			
	100370716		07/11/2025	ASPHALT		\$113.36			
	100370561		07/10/2025	ASPHALT		\$117.02			
	100370407		07/09/2025	ASPHALT		\$102.37			
	100369981		07/03/2025	ASPHALT		\$113.36			
	100369853		07/02/2025	ASPHALT		\$102.37			
	100369701		07/01/2025	ASPHALT		\$103.28			
	100370246		07/08/2025	ASPHALT		\$107.86			
	100371303		07/17/2025	ASPHALT		\$106.03			
	100371609		07/21/2025	ASPHALT		\$102.37			
	Paying Fund			Cash Account		Amount			
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)		\$1,375.87			
149703	07/31/2025	Open			Accounts Payable	Reliable Termite Solutions	\$95.00		
	Invoice		Date	Description		Amount			
	64562		05/29/2025	2670 Brooks Ct		\$95.00			
	Paying Fund			Cash Account		Amount			
	255 - CDBG			255.11000 (Cash)		\$95.00			
149704	07/31/2025	Open			Accounts Payable	Ricoh USA, Inc.	\$126.70		
	Invoice		Date	Description		Amount			
	5071423074		05/18/2025	SRWA - Copy/Printer Machine Maint May 2025		\$126.70			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		\$126.70			
149705	07/31/2025	Open			Accounts Payable	ROCKWELL ENGINEERING AND EQUIPMENT CO	\$2,834.27		
	Invoice		Date	Description		Amount			
	170339		07/10/2025	VAUGHAN PUMP PARTS		\$2,834.27			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$2,834.27			
149706	07/31/2025	Open			Accounts Payable	ROMEO MEDICAL CLINIC	\$3,095.40		
	Invoice		Date	Description		Amount			
	June 2025		06/30/2025	Romeo Medical Services June 2025		\$2,676.00			
	June 2025 FIRE		06/30/2025	Romeo Medical Services June 2025 FIRE		\$419.40			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,636.40			
	246 - Landscape Assessment			246.11000 (Cash)		\$60.00			
	255 - CDBG			255.11000 (Cash)		\$110.00			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$578.00			
	501 - Information Technology			501.11000 (Cash)		\$235.00			
	505 - Fleet			505.11000 (Cash)		\$476.00			
149707	07/31/2025	Open			Accounts Payable	Sandis Civil Engineers Surveyors Planners	\$6,362.53		
	Invoice		Date	Description		Amount			
	2505216		05/31/2025	SR01, 22-035 Intersection Improv Countryside and Busine-5/31/25		\$5,290.03			

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	2505215		05/31/2025	22-035 Intersection Improv Countryside Dr and Business -5/31/25			\$1,072.50		
	Paying Fund			Cash Account			Amount		
	215 - Streets - Grant Funded Projects			215.11000 (Cash)			\$6,362.53		
149708	07/31/2025	Open			Accounts Payable	SHARPENING SHOP	\$4,895.84		
	Invoice		Date	Description			Amount		
	446068		07/07/2025	EDGER BLADES (100); AIR FILTERS (12); TIMMER LINE (12)			\$947.91		
	446993		07/22/2025	7 BLADE REEL			\$434.49		
	447110		07/24/2025	HAYAUCHI 3-EXT 21FT BLACK			\$1,911.76		
	447144		07/24/2025	MISC. SUPPLIES FOR STREETS			\$1,560.40		
	447111		07/24/2025	HARNES FOR BACKPACK BLOWER (2)			\$41.28		
	Paying Fund			Cash Account			Amount		
	205 - Sports Facilities			205.11000 (Cash)			\$434.49		
	217 - Streets - Gas Tax			217.11000 (Cash)			\$3,472.16		
	246 - Landscape Assessment			246.11000 (Cash)			\$947.91		
	426 - Transit			426.11000 (Cash)			\$41.28		
149709	07/31/2025	Open			Accounts Payable	Sloan Sakai Yeung & Wong LLP	\$2,229.50		
	Invoice		Date	Description			Amount		
	58458		05/31/2025	Sloan Sakai Services May 2025			\$646.00		
	58846		06/30/2025	Sloan Sakai Services June 2025			\$1,583.50		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$2,229.50		
149710	07/31/2025	Open			Accounts Payable	STALKER RADAR, APPLIED CONCEPTS INC	\$232.99		
	Invoice		Date	Description			Amount		
	459831		06/26/2025	BATTERY HANDLE ASSY, X-SERIES LIDAR/SII/PRO II			\$232.99		
	Paying Fund			Cash Account			Amount		
	206 - Traffic Safety			206.11000 (Cash)			\$232.99		
149711	07/31/2025	Open			Accounts Payable	STANISLAUS COUNCIL OF GOV	\$5,198.00		
	Invoice		Date	Description			Amount		
	459		07/01/2025	FY 2025/26 StanCOG dues			\$5,198.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$5,198.00		
149712	07/31/2025	Open			Accounts Payable	STANISLAUS COUNTY OFFICE OF EMERGENCY SERVICES	\$75.00		
	Invoice		Date	Description			Amount		
	8636		06/18/2025	WILD LAND TRAINING 2025			\$75.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$75.00		
149713	07/31/2025	Open			Accounts Payable	STATE OF CALIFORNIA	\$1,876.98		
	Invoice		Date	Description			Amount		
	826833		06/26/2025	QUARTERLY CLETS BILLING APRIL - JUNE 2025			\$1,876.98		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$1,876.98		

Payment Register

From Payment Date: 7/25/2025 - To Payment Date: 7/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149714	07/31/2025	Open			Accounts Payable	SUPER SEER CORPORATION	\$630.00		
	Invoice		Date	Description		Amount			
	80101		07/17/2025	ADVANT CARBON MODULAR HELMET - GALLISON		\$630.00			
	Paying Fund			Cash Account		Amount			
	206 - Traffic Safety			206.11000 (Cash)		\$630.00			
149715	07/31/2025	Open			Accounts Payable	SUPPORT PAYMENT CLEARING	\$405.35		
	Invoice		Date	Description		Amount			
	071925BECCHETTI		07/25/2025	071925 PAYROLL WITHHOLDING		\$405.35			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$405.35			
149716	07/31/2025	Open			Accounts Payable	T I D	\$55,106.54		
	Invoice		Date	Description		Amount			
	624170 - July 25		07/11/2025	ACC#6241700000 - July 2025		\$55,106.54			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		\$55,106.54			
149717	07/31/2025	Open			Accounts Payable	TAYLOR VETERINARY HOS INC	\$443.15		
	Invoice		Date	Description		Amount			
	3455530		06/09/2025	A041907		\$121.97			
	3455527		06/05/2025	A040806		\$321.18			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$443.15			
149718	07/31/2025	Open			Accounts Payable	The REDESIGN Group	\$26,956.78		
	Invoice		Date	Description		Amount			
	11318		06/30/2025	VMware vSphere		\$2,400.00			
	11320		06/30/2025	Walnut Server		\$24,556.78			
	Paying Fund			Cash Account		Amount			
	242 - Computer Replacement			242.11000 (Cash)		\$26,956.78			
149719	07/31/2025	Open			Accounts Payable	TURLOCK CITY TOW INC	\$333.45		
	Invoice		Date	Description		Amount			
	138416		07/06/2025	TRUCK 1403 - FLAT TIRE		\$46.17			
	140786		06/30/2025	UNIT 1415 - FLAT TIRE		\$287.28			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$333.45			
149720	07/31/2025	Open			Accounts Payable	TURLOCK JOURNAL	\$414.00		
	Invoice		Date	Description		Amount			
	399184		07/20/2025	LEGAL AD TJ#7-28 F2005 SEIZURE & NON- JUDICIAL FORFEITURE NOTICE		\$414.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$414.00			
149721	07/31/2025	Open			Accounts Payable	TURLOCK UMPIRE GROUP	\$4,878.00		
	Invoice		Date	Description		Amount			
	2025-06		07/23/2025	June 2025 Adult Softball Games		\$4,878.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$4,878.00			

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From Payment Date: 7/25/2025 - To Payment Date: 7/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149722	07/31/2025	Open			Accounts Payable	TURLOCK UNIFIED SCHOOL DISTRICT	\$2,522.50		
	Invoice		Date		Description	Amount			
	250361		07/23/2025		May THS Pool Use - Lifeguard Class	\$210.00			
	250362		07/23/2025		May PHS Pool Use - Lifeguard Class	\$210.00			
	250501		07/23/2025		June PHS Pool Use	\$832.50			
	240368		07/23/2025		THS June Pool Use - 2024	\$780.00			
	240488		07/23/2025		PHS June Pool Use - 2024	\$490.00			
	Paying Fund				Cash Account	Amount			
	110 - General Fund				110.11000 (Cash)	\$2,522.50			
149723	07/31/2025	Open			Accounts Payable	UNITED RENTAL INC	\$143.47		
	Invoice		Date		Description	Amount			
	250293352-001		07/28/2025		Air Circulating Fan for Fair Booth 2025	\$143.47			
	Paying Fund				Cash Account	Amount			
	426 - Transit				426.11000 (Cash)	\$143.47			
149724	07/31/2025	Open			Accounts Payable	UNIVAR SOLUTIONS USA, LLC dba UNIVAR SOLUTIONS USA	\$5,005.74		
	Invoice		Date		Description	Amount			
	53172628		07/17/2025		WELL 38	\$2,501.63			
	53157251		07/10/2025		CORP YARD	\$1,623.94			
	53157252		07/11/2025		SW STORAGE TANK	\$880.17			
	Paying Fund				Cash Account	Amount			
	420 - WATER				420.11000 (Cash)	\$5,005.74			
149725	07/31/2025	Open			Accounts Payable	Urban SDK, Inc	\$24,500.00		
	Invoice		Date		Description	Amount			
	1741		07/01/2025		Urban SDK, Inc. Software Subscription-7/1/25 - 6/30/26	\$24,500.00			
	Paying Fund				Cash Account	Amount			
	110 - General Fund				110.11000 (Cash)	\$24,500.00			
149726	07/31/2025	Open			Accounts Payable	VERIZON WIRELESS	\$4,736.53		
	Invoice		Date		Description	Amount			
	6117667581		07/15/2025		POLICE JUN 04 - JUL 3 2025	\$4,736.53			
	Paying Fund				Cash Account	Amount			
	110 - General Fund				110.11000 (Cash)	\$4,736.53			
149727	07/31/2025	Open			Accounts Payable	Viking Shred, LLC	\$566.00		
	Invoice		Date		Description	Amount			
	51156103		07/29/2025		CITY WIDE SHREDDING - JULY 2025	\$566.00			
	Paying Fund				Cash Account	Amount			
	110 - General Fund				110.11000 (Cash)	\$520.00			
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)	\$46.00			
149728	07/31/2025	Open			Accounts Payable	WEST YOST & ASSOCIATES INC.	\$18,948.00		
	Invoice		Date		Description	Amount			
	2063700		06/30/2025		SRWA - Program Mgmt Services for 2024-25 June 2025	\$18,948.00			
	Paying Fund				Cash Account	Amount			
	950 - SRWA - JPA				950.11000 (Cash)	\$18,948.00			

Payment Register

From Payment Date: 7/25/2025 - To Payment Date: 7/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149729	07/31/2025	Open			Accounts Payable	WESTERN VIEW MOBILE RANCH	\$651.90		
	Invoice		Date	Description		Amount			
	August 2025		07/14/2025	Mobile Rent Subsidy Program FY 2025-26- August 2025		\$651.90			
	Paying Fund			Cash Account		Amount			
	625 - Successor Agency - LMI			625.11000 (Cash)		\$651.90			
149730	07/31/2025	Open			Accounts Payable	WILLDAN FINANCIAL SVCS	\$1,680.00		
	Invoice		Date	Description		Amount			
	010-62729		07/23/2025	CFD Formation Services through 7/4/25		\$1,680.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,680.00			
149731	07/31/2025	Open			Accounts Payable	WINTON-IRELAND STROM AND GREEN INSURANCE	\$376,832.03		
	Invoice		Date	Description		Amount			
	1193299		07/08/2025	Employment Practice Policy Renewal FY 25/26		\$57,094.00			
	1193301		07/08/2025	Auto Policy Renewal FY 25/26		\$81,481.00			
	1193306		07/08/2025	Auto, Property, Crime, Equipment Policy Renewal FY 25/26		\$238,126.03			
	1196692		07/19/2025	WISG Bond - S. Borrego		\$131.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$90,440.03			
	205 - Sports Facilities			205.11000 (Cash)		\$945.00			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$6,467.00			
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)		\$509.00			
	246 - Landscape Assessment			246.11000 (Cash)		\$1,557.00			
	255 - CDBG			255.11000 (Cash)		\$4,018.00			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$158,130.00			
	420 - WATER			420.11000 (Cash)		\$17,278.00			
	426 - Transit			426.11000 (Cash)		\$31,269.00			
	450 - SRWA - Operations			450.11000 (Cash)		\$2,538.00			
	505 - Fleet			505.11000 (Cash)		\$3,775.00			
	512 - Casualty Insurance			512.11000 (Cash)		\$58,787.00			
	625 - Successor Agency - LMI			625.11000 (Cash)		\$1,119.00			
149732	07/31/2025	Open			Accounts Payable	World Oil, LLC	\$1,319.06		
	Invoice		Date	Description		Amount			
	I500-01242422		07/15/2025	HAZARDOUS LIQUID - 55 GL DRUM (2); 55 GAL C/T METAL DRUM (3)		\$725.97			
	I500-01242334		07/15/2025	HAZARDOUS LIQUID - 55 GL O/T TOP DRUM (RECON)		\$593.09			
	Paying Fund			Cash Account		Amount			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$1,319.06			
149733	07/31/2025	Open			Accounts Payable	CALIFORNIA POLICE TRAINING MANAGERS ASSOCIATION	\$100.00		
	Invoice		Date	Description		Amount			
	PINDERBITZEN		07/01/2025	2025-2026 MEMBERSHIP DUES - PAUL INDERBITZEN		\$100.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$100.00			

Payment Register

From Payment Date: 7/25/2025 - To Payment Date: 7/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
149734	07/31/2025	Open			Accounts Payable	GERHARDT, ASHLEY	\$310.00		
	Invoice		Date	Description		Amount			
	18137479		06/30/2025	ACCOUNT CREDIT REFUND (SUMMER CAMP 2024)		\$310.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$310.00			
149735	07/31/2025	Open			Accounts Payable	GIOVACCHINI, GINA	\$216.00		
	Invoice		Date	Description		Amount			
	TR 5166 PER DIEM		07/23/2025	CHIA, 8/12/25 - 8/15/25, LAS VEGAS, NV		\$216.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$216.00			
149736	07/31/2025	Open			Accounts Payable	GIOVACCHINI, GINA	\$354.00		
	Invoice		Date	Description		Amount			
	TR 5170 PER DIEM		07/23/2025	CACC, 8/3/25 - 8/8/25, DALLAS, TX		\$354.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$354.00			
149737	07/31/2025	Open			Accounts Payable	NASCIMENTO, TONY	\$350.00		
	Invoice		Date	Description		Amount			
	3004747		11/29/2024	WILDLAND BOOT REIMBURSEMENT		\$350.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$350.00			
149738	07/31/2025	Open			Accounts Payable	NAVARRO, FRANCISCO	\$216.00		
	Invoice		Date	Description		Amount			
	TR 5166 PER DIEM		07/23/2025	CHIA, 8/12/25 - 8/15/25, LAS VEGAS, NV		\$216.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$216.00			
149739	07/31/2025	Open			Accounts Payable	NAVARRO, FRANCISCO	\$354.00		
	Invoice		Date	Description		Amount			
	TR 5170 PER DIEM		07/23/2025	CACC, 8/3/25 - 8/8/25, DALLAS, TX		\$354.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$354.00			
149740	07/31/2025	Open			Accounts Payable	SANCHEZ, EMILY	\$220.00		
	Invoice		Date	Description		Amount			
	18130335		06/30/2025	ACCOUNT CREDIT REFUND (PLAY 2024/25)		\$220.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$220.00			
149741	07/31/2025	Open			Accounts Payable	SMITH, MICHAEL	\$224.00		
	Invoice		Date	Description		Amount			
	503714448		06/30/2025	REIMBURSEMENT FOR COLL GRADE 2 EXAM		\$224.00			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$224.00			

Type Check Totals:

AP - Accounts Payable Totals

93 Transactions

\$1,027,873.40

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	93	\$1,027,873.40	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00

Payment Register

From Payment Date: 7/25/2025 - To Payment Date: 7/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
					Total	93	\$1,027,873.40	\$0.00	
					All	Status	Count	Transaction Amount	Reconciled Amount
						Open	93	\$1,027,873.40	\$0.00
						Reconciled	0	\$0.00	\$0.00
						Voided	0	\$0.00	\$0.00
						Stopped	0	\$0.00	\$0.00
						Total	93	\$1,027,873.40	\$0.00
					Checks	Status	Count	Transaction Amount	Reconciled Amount
						Open	93	\$1,027,873.40	\$0.00
						Reconciled	0	\$0.00	\$0.00
						Voided	0	\$0.00	\$0.00
						Stopped	0	\$0.00	\$0.00
						Total	93	\$1,027,873.40	\$0.00
					All	Status	Count	Transaction Amount	Reconciled Amount
						Open	93	\$1,027,873.40	\$0.00
						Reconciled	0	\$0.00	\$0.00
						Voided	0	\$0.00	\$0.00
						Stopped	0	\$0.00	\$0.00
						Total	93	\$1,027,873.40	\$0.00

Grand Totals:

Payment Register

From Payment Date: 4/16/2025 - To Payment Date: 4/16/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
<u>EFT</u> 5964	04/16/2025	Open			Accounts Payable	CALIFORNIA DEPT OF TAX AND FEE ADMIN	\$20,688.00		
Invoice		Date		Description		Amount			
0048270376		04/16/2025		SALES TAX PURCHASE-OOS AND ONLINE VENDORS-2024 CALENDAR YEAR		\$20,688.00			
Paying Fund				Cash Account		Amount			
110 - General Fund				110.11000 (Cash)		\$3,314.68			
117 - Cannabis				117.11000 (Cash)		\$81.87			
203 - Animal Fee Forfeiture				203.11000 (Cash)		\$105.18			
204 - SolidWaste/Recycle/PublicEducati				204.11000 (Cash)		\$1.90			
205 - Sports Facilities				205.11000 (Cash)		\$11.00			
206 - Traffic Safety				206.11000 (Cash)		\$28.03			
217 - Streets - Gas Tax				217.11000 (Cash)		\$143.40			
240 - Small Equipment Replacement				240.11000 (Cash)		\$292.56			
242 - Computer Replacement				242.11000 (Cash)		\$18.89			
246 - Landscape Assessment				246.11000 (Cash)		\$359.66			
266 - Police Services Grants				266.11000 (Cash)		\$83.82			
410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$3,345.96			
420 - WATER				420.11000 (Cash)		\$622.36			
426 - Transit				426.11000 (Cash)		\$1,668.71			
450 - SRWA - Operations				450.11000 (Cash)		\$10,210.39			
505 - Fleet				505.11000 (Cash)		\$33.45			

Payment Register

From Payment Date: 4/16/2025 - To Payment Date: 4/16/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	506 - Vehicle/Equipment Replacement			506.11000 (Cash)			\$366.14		
Type EFT Totals:							\$20,688.00		
AP - Accounts Payable Totals									
1 Transactions									
EFTs									
	Open	1					\$20,688.00		\$0.00
	Reconciled	0					\$0.00		\$0.00
	Voided	0					\$0.00		\$0.00
	Total	1					\$20,688.00		\$0.00
All									
	Open	1					\$20,688.00		\$0.00
	Reconciled	0					\$0.00		\$0.00
	Voided	0					\$0.00		\$0.00
	Stopped	0					\$0.00		\$0.00
	Total	1					\$20,688.00		\$0.00
Grand Totals:									
EFTs									
	Open	1					\$20,688.00		\$0.00
	Reconciled	0					\$0.00		\$0.00
	Voided	0					\$0.00		\$0.00
	Total	1					\$20,688.00		\$0.00
All									
	Open	1					\$20,688.00		\$0.00
	Reconciled	0					\$0.00		\$0.00
	Voided	0					\$0.00		\$0.00
	Stopped	0					\$0.00		\$0.00
	Total	1					\$20,688.00		\$0.00

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From Payment Date: 5/1/2025 - To Payment Date: 5/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
<u>EFT</u>									
5946	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$97.09		
	Invoice		Date	Description		Amount			
	822718661		05/20/2025	PREMIUMS MAY 2025 - MANAGEMENT		\$97.09			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$97.09			
5947	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$15.33		
	Invoice		Date	Description		Amount			
	822718659		05/20/2025	PREMIUMS MAY 2025 - COBRA		\$15.33			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$15.33			
5948	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$909.58		
	Invoice		Date	Description		Amount			
	822718658		05/20/2025	PREMIUMS MAY 2025 - TCEA		\$909.58			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$909.58			
5949	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$15.33		
	Invoice		Date	Description		Amount			
	822706909		05/20/2025	PREMIUMS MAY 2025 - CITY OF TURLOCK		\$15.33			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$15.33			
5950	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$25.55		
	Invoice		Date	Description		Amount			
	822718663		05/20/2025	PREMIUMS MAY 2025 - EXECUTIVE TEAM		\$25.55			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$25.55			
5951	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$81.76		
	Invoice		Date	Description		Amount			
	822718666		05/20/2025	PREMIUMS MAY 2025 - RETIREES		\$81.76			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$81.76			
5952	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$30.66		
	Invoice		Date	Description		Amount			
	822718667		05/20/2025	PREMIUMS MAY 2025 - TMAPS		\$30.66			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$30.66			
5953	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$76.65		
	Invoice		Date	Description		Amount			
	822718664		05/20/2025	PREMIUMS MAY 2025 - CONFIDENTIAL		\$76.65			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$76.65			
5954	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$434.35		
	Invoice		Date	Description		Amount			
	822718668		05/20/2025	PREMIUMS MAY 2025 - TAPO		\$434.35			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$434.35			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5955	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$219.73		
	Invoice		Date	Description		Amount			
	822718670		05/20/2025	PREMIUMS MAY 2025 - FIRE		\$219.73			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$219.73			
5956	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$452.03		
	Invoice		Date	Description		Amount			
	822723783		05/21/2025	CLAIMS APRIL 2025 - MANAGEMENT		\$452.03			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$452.03			
5957	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$120.00		
	Invoice		Date	Description		Amount			
	822723791		05/21/2025	CLAIMS APRIL 2025 - CONFIDENTIAL		\$120.00			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$120.00			
5958	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$542.44		
	Invoice		Date	Description		Amount			
	822723793		05/21/2025	CLAIMS APRIL 2025 - FIRE		\$542.44			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$542.44			
5959	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$1,067.04		
	Invoice		Date	Description		Amount			
	822723794		05/21/2025	CLAIMS APRIL 2025 - TAPO		\$1,067.04			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$1,067.04			
5960	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$127.50		
	Invoice		Date	Description		Amount			
	822723798		05/21/2025	CLAIMS APRIL 2025 - TMAPS		\$127.50			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$127.50			
5961	05/21/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	\$2,378.89		
	Invoice		Date	Description		Amount			
	822723787		05/21/2025	CLAIMS APRIL 2025 - TCEA		\$2,378.89			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$2,378.89			
5962	05/27/2025	Open			Accounts Payable	US BANK-VISA	\$194,368.00		
	Invoice		Date	Description		Amount			
	5/22/2025X9452		05/27/2025	Procurement Card Charges - 5/22/25 Statement		\$194,368.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$194,368.00			
5963	05/09/2025	Open			Accounts Payable	CALIFORNIA DEPT OF TAX AND FEE ADMIN	\$71.65		
	Invoice		Date	Description		Amount			
	01/01/25-3/31/25		03/31/2025	JAN-MAR 2025 CNG FUEL TAX		\$71.65			
	Paying Fund			Cash Account		Amount			
	505 - Fleet			505.11000 (Cash)		\$71.65			
Type EFT Totals:					18 Transactions		\$201,033.58		

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From Payment Date: 5/1/2025 - To Payment Date: 5/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable Totals									
				EFTs	Status	Count	Transaction Amount	Reconciled Amount	
					Open	18	\$201,033.58	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Total	18	\$201,033.58	\$0.00	
				All	Status	Count	Transaction Amount	Reconciled Amount	
					Open	18	\$201,033.58	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	18	\$201,033.58	\$0.00	
Grand Totals:									
				EFTs	Status	Count	Transaction Amount	Reconciled Amount	
					Open	18	\$201,033.58	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Total	18	\$201,033.58	\$0.00	
				All	Status	Count	Transaction Amount	Reconciled Amount	
					Open	18	\$201,033.58	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	18	\$201,033.58	\$0.00	

City of Turlock

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
PR - Payroll Account									
<u>EFT</u>									
157597	03/14/2025	Open			Accounts Payable	CalPERS	\$351,419.31		
	Invoice		Date	Description		Amount			
	3/1/25PR		03/14/2025	3/1/25PR-CALPERS		\$351,419.31			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$351,420.69			
	110 - General Fund			110.11000 (Cash)		(\$1.38)			
157598	03/24/2025	Open			Accounts Payable	CalPERS	\$349,927.48		
	Invoice		Date	Description		Amount			
	3/15/25PR		03/24/2025	3/15/25PR-CALPERS		\$349,927.48			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$349,927.48			
157599	03/05/2025	Open			Accounts Payable	CalPERS	\$500.00		
	Invoice		Date	Description		Amount			
	100000017820077		03/05/2025	ADMIN FEE - ARREARS-EMPLOYER PAID-K		\$500.00			
				VANPATTEN					
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$500.00			
157600	03/05/2025	Open			Accounts Payable	CalPERS	\$5,981.79		
	Invoice		Date	Description		Amount			
	100000017820094		03/05/2025	ARREARS CONTRIBUTIONS-K VANPATTEN		\$5,981.79			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$5,981.79			
157601	03/05/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	\$7,886.09		
	Invoice		Date	Description		Amount			
	BE006473174		03/05/2025	DELTA DENTAL CLAIMS FOR 2/21/25-2/27/25		\$7,886.09			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$7,886.09			
157602	03/05/2025	Open			Accounts Payable	UMR	\$478.35		
	Invoice		Date	Description		Amount			
	MAR 25 CUSTODIAL		03/05/2025	UMR MARCH 2025 CUSTODIAL AND BANKING FEE		\$478.35			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$478.35			
157603	03/05/2025	Open			Accounts Payable	UMR	\$40,504.03		
	Invoice		Date	Description		Amount			
	2/25/25-3/3/25		03/05/2025	UMR CLAIMS FOR 2/25/25-3/3/25		\$40,504.03			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$40,504.03			
157604	03/05/2025	Open			Accounts Payable	UMR	\$157,734.19		
	Invoice		Date	Description		Amount			
	MAR 25 PREM		03/05/2025	UMR MARCH 2025 HEALTH PREMIUMS		\$157,734.19			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$157,734.19			
157605	03/07/2025	Open			Accounts Payable	CA SDU	\$2,080.58		
	Invoice		Date	Description		Amount			
	3/1/25PR		03/07/2025	3/1/25PR-CHILD SUPPORT PAYMENT		\$2,080.58			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$2,080.58		
157606	03/07/2025	Open			Accounts Payable	GOLDEN ONE CREDIT UNION	\$3,947.00		
	Invoice		Date		Description		Amount		
	3/1/25PR		03/07/2025		3/1/25PR-GOLDEN 1 CU		\$3,947.00		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$3,947.00		
157607	03/11/2025	Open			Accounts Payable	ICMA-RC	\$114,090.85		
	Invoice		Date		Description		Amount		
	3/1/25PR		03/11/2025		3/1/25PR-ICMA		\$114,090.85		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$114,090.85		
157608	03/07/2025	Open			Accounts Payable	INTERNAL REVENUE SERVICE	\$235,989.19		
	Invoice		Date		Description		Amount		
	3/1/25PR		03/07/2025		3/1/25PR-FEDERAL TAXES		\$235,989.19		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$235,989.19		
157609	03/07/2025	Open			Accounts Payable	STATE OF CALIFORNIA - PR TAXES	\$70,957.93		
	Invoice		Date		Description		Amount		
	3/1/25PR		03/07/2025		3/1/25PR-STATE TAXES		\$70,957.93		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$70,957.93		
157610	03/07/2025	Open			Accounts Payable	T A P O	\$6,197.26		
	Invoice		Date		Description		Amount		
	3/1/25PR		03/07/2025		3/1/25PR-TAPO DUES		\$6,197.26		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$6,197.26		
157611	03/07/2025	Open			Accounts Payable	T C E A	\$3,159.00		
	Invoice		Date		Description		Amount		
	3/1/25PR		03/07/2025		3/1/25PR-TCEA DUES		\$3,159.00		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$3,159.00		
157612	03/11/2025	Open			Accounts Payable	TFRA	\$9,858.26		
	Invoice		Date		Description		Amount		
	3/1/25PR-RHS		03/11/2025		3/1/25PR-TFRA RHS DUES		\$9,858.26		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$9,858.26		
157613	03/07/2025	Open			Accounts Payable	TMAPS	\$200.00		
	Invoice		Date		Description		Amount		
	3/1/25PR		03/07/2025		3/1/25PR-TMAPS DUES		\$200.00		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$200.00		
157614	03/11/2025	Open			Accounts Payable	T A P O	\$17,117.36		
	Invoice		Date		Description		Amount		
	3/1/25PR-RHS		03/11/2025		3/1/25PR-TAPO RHS DUES		\$17,117.36		
	Paying Fund				Cash Account		Amount		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
157615	104 - Payroll Clearing Fund			104.11000 (Cash)			\$17,117.36		
	03/07/2025	Open			Accounts Payable	T C E A	\$78.00		
	Invoice		Date	Description			Amount		
	3/1/25PR-BENEVOL		03/07/2025	3/1/25PR-TCEA BENEVOLENCE DUES			\$78.00		
157616	104 - Payroll Clearing Fund			104.11000 (Cash)			\$78.00		
	03/12/2025	Open			Accounts Payable	CalPERS	\$200.00		
	Invoice		Date	Description			Amount		
	100000017849403		03/12/2025	Retired Annuitant Late Fee-S Perez			\$200.00		
157617	110 - General Fund			110.11000 (Cash)			\$200.00		
	03/12/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	\$9,710.86		
	Invoice		Date	Description			Amount		
	BE006483032		03/12/2025	DELTA DENTAL CLAIMS FOR 2/28/25-3/6/25			\$9,710.86		
157618	511 - Health Care			511.11000 (Cash)			\$9,710.86		
	03/12/2025	Open			Accounts Payable	UMR	\$176,072.78		
	Invoice		Date	Description			Amount		
	3/4/25-3/10/25		03/12/2025	UMR CLAIMS FOR 3/4/25-3/10/25			\$176,072.78		
157619	511 - Health Care			511.11000 (Cash)			\$176,072.78		
	03/14/2025	Open			Accounts Payable	CalPERS	\$19,917.89		
	Invoice		Date	Description			Amount		
	3/1/25PR-RETRO		03/14/2025	3/1/25PR-CALPERS-PD-TMAPS RETRO			\$19,917.89		
157620	104 - Payroll Clearing Fund			104.11000 (Cash)			\$19,917.48		
	03/14/2025	Open			Accounts Payable	CalPERS	\$2,911.25		
	Invoice		Date	Description			Amount		
	3/1/25PR-RETRO-2		03/14/2025	3/1/25PR-CALPERS-FIRE-TMAPS RETRO			\$2,911.25		
157621	110 - General Fund			110.11000 (Cash)			\$0.41		
	03/19/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	\$5,859.82		
	Invoice		Date	Description			Amount		
	BE006487619		03/19/2025	DELTA DENTAL CLAIMS FOR 3/7/25-3/13/25			\$5,859.82		
157622	511 - Health Care			511.11000 (Cash)			\$5,859.82		
	03/19/2025	Open			Accounts Payable	UMR	\$129,838.07		
	Invoice		Date	Description			Amount		
	3/11/25-3/17/25		03/19/2025	UMR CLAIMS FOR 3/11/25-3/17/25			\$129,838.07		
157623	511 - Health Care			511.11000 (Cash)			\$129,838.07		
	03/21/2025	Open			Accounts Payable	CA SDU	\$1,982.28		
	Invoice		Date	Description			Amount		
	3/15/25PR		03/21/2025	3/15/25PR-CHILD SUPPORT PAYMENT			\$1,982.28		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$1,982.28		
157624	03/21/2025	Open			Accounts Payable	GOLDEN ONE CREDIT UNION	\$3,947.00		
	Invoice		Date		Description		Amount		
	3/15/25PR		03/21/2025		3/15/25PR-GOLDEN 1 CU		\$3,947.00		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$3,947.00		
157625	03/24/2025	Open			Accounts Payable	ICMA-RC	\$107,579.31		
	Invoice		Date		Description		Amount		
	3/15/25PR		03/24/2025		3/15/25PR-ICMA		\$107,579.31		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$107,579.31		
157626	03/21/2025	Open			Accounts Payable	INTERNAL REVENUE SERVICE	\$233,339.07		
	Invoice		Date		Description		Amount		
	3/15/25PR		03/21/2025		3/15/25PR-FEDERAL TAXES		\$233,339.07		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$233,339.07		
157627	03/21/2025	Open			Accounts Payable	STATE OF CALIFORNIA - PR TAXES	\$70,772.83		
	Invoice		Date		Description		Amount		
	3/15/25PR		03/21/2025		3/15/25PR-STATE TAXES		\$70,772.83		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$70,772.83		
157628	03/21/2025	Open			Accounts Payable	T A P O	\$6,137.26		
	Invoice		Date		Description		Amount		
	3/15/25PR		03/21/2025		3/15/25PR-TAPO DUES		\$6,137.26		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$6,137.26		
157629	03/21/2025	Open			Accounts Payable	T C E A	\$3,138.75		
	Invoice		Date		Description		Amount		
	3/15/25PR		03/21/2025		3/15/25PR-TCEA DUES		\$3,138.75		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$3,138.75		
157630	03/21/2025	Open			Accounts Payable	TFRA	\$5,878.32		
	Invoice		Date		Description		Amount		
	3/15/25PR		03/21/2025		3/15/25PR-TFRA DUES		\$5,878.32		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$5,878.32		
157631	03/21/2025	Open			Accounts Payable	TURLOCK CITY FIRE INC	\$405.00		
	Invoice		Date		Description		Amount		
	3/15/25PR		03/21/2025		3/15/25PR-FIRE INC DUES		\$405.00		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$405.00		
157632	03/21/2025	Open			Accounts Payable	TURLOCK HEALTH & FITNESS CENTER, INC, DBA BRENDA ATHLETIC	\$130.00		
	Invoice		Date		Description		Amount		
	3/15/25PR		03/21/2025		3/15/25PR-TURLOCK HEALTH CLUB		\$130.00		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$130.00		
157633	03/24/2025	Open			Accounts Payable	T A P O	\$17,117.36		
	Invoice		Date		Description		Amount		
	3/15/25PR-RHS		03/24/2025		3/15/25PR-TAPO RHS DUES		\$17,117.36		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$17,117.36		
157634	03/21/2025	Open			Accounts Payable	T C E A	\$77.50		
	Invoice		Date		Description		Amount		
	3/15/25PR-BENEVO		03/21/2025		3/15/25PR-TCEA BENEVOLENCE DUES		\$77.50		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$77.50		
157635	03/24/2025	Open			Accounts Payable	TFRA	\$9,700.26		
	Invoice		Date		Description		Amount		
	3/15/25PR-RHS		03/24/2025		3/15/15PR-TFRA RHS DUES		\$9,700.26		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$9,700.26		
157636	03/24/2025	Open			Accounts Payable	UMR	(\$130.64)		
	Invoice		Date		Description		Amount		
	FEB25 OSR REFUND		03/24/2025		FEBRUARY 2025 OSR REFUND		(\$130.64)		
	Paying Fund				Cash Account		Amount		
	511 - Health Care				511.11000 (Cash)		(\$130.64)		
157637	03/24/2025	Open			Accounts Payable	UMR	(\$2,159.76)		
	Invoice		Date		Description		Amount		
	FEB25 COBRA REF		03/24/2025		UMR FEBRUARY COBRA REFUND		(\$2,159.76)		
	Paying Fund				Cash Account		Amount		
	511 - Health Care				511.11000 (Cash)		(\$2,159.76)		
157638	03/24/2025	Open			Accounts Payable	UMR	(\$22,371.76)		
	Invoice		Date		Description		Amount		
	FEB25 RET REF		03/24/2025		UMR FEBRUARY 2025 RETIREE REFUND		(\$22,371.76)		
	Paying Fund				Cash Account		Amount		
	511 - Health Care				511.11000 (Cash)		(\$22,371.76)		
157639	03/25/2025	Open			Accounts Payable	SUN LIFE ASSURANCE COMPANY OF CANADA	\$21,531.29		
	Invoice		Date		Description		Amount		
	APR 2025		03/25/2025		LTD AND LIFE INSURANCE - APRIL 2025		\$21,531.29		
	Paying Fund				Cash Account		Amount		
	104 - Payroll Clearing Fund				104.11000 (Cash)		\$21,531.29		
157640	03/26/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	\$8,951.11		
	Invoice		Date		Description		Amount		
	BE006504339		03/26/2025		DELTA DENTAL CLAIMS FOR 3/14/25-3/20/25		\$8,951.11		
	Paying Fund				Cash Account		Amount		
	511 - Health Care				511.11000 (Cash)		\$8,951.11		
157641	03/26/2025	Open			Accounts Payable	UMR	\$94,283.99		
	Invoice		Date		Description		Amount		
	3/18/25-3/24/25		03/26/2025		UMR CLAIMS FOR 3/18/25-3/24/25		\$94,283.99		
	Paying Fund				Cash Account		Amount		

Payment Register

From Payment Date: 3/1/2025 - To Payment Date: 3/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	511 - Health Care			511.11000 (Cash)			\$94,283.99		
157642	03/03/2025	Open			Accounts Payable	CalPERS	\$25,353.27		
	Invoice		Date	Description			Amount		
	1/18/25PR-RETRO		03/03/2025	1/18/25PR-CALPERS-TCEA RETRO (MISC PEPRA)			\$25,353.27		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			\$25,352.18		
	110 - General Fund			110.11000 (Cash)			\$1.09		
157643	03/03/2025	Open			Accounts Payable	CalPERS	\$11,926.16		
	Invoice		Date	Description			Amount		
	1/18/25PR-RETRO2		03/03/2025	1/18/25PR-CALPERS-TCEA RETRO (MISC CLASSIC)			\$11,926.16		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			\$11,925.87		
	110 - General Fund			110.11000 (Cash)			\$0.29		
157644	03/24/2025	Open			Accounts Payable	CalPERS	\$335.74		
	Invoice		Date	Description			Amount		
	3/15/25PR-ADJ		03/24/2025	3/15/25PR-CALPERS-RETRO EXEC & ADMIN ADJ			\$335.74		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			\$335.74		
157645	03/17/2025	Open			Accounts Payable	CalPERS	\$39,102.27		
	Invoice		Date	Description			Amount		
	12/7/24PR-HOL		03/17/2025	12/7/24PR-CALPERS-PD HOLIDAY CASH OUTS (PEPRA)			\$39,102.27		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			\$39,210.34		
	110 - General Fund			110.11000 (Cash)			(\$93.91)		
	118 - Measure A			118.11000 (Cash)			(\$14.16)		
157646	03/17/2025	Open			Accounts Payable	CalPERS	\$24,737.94		
	Invoice		Date	Description			Amount		
	12/7/24PR-HOL2		03/17/2025	12/7/24PR-CALPERS-PD HOLIDAY CASH OUTS (CLASSIC)			\$24,737.94		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			\$24,779.03		
	110 - General Fund			110.11000 (Cash)			(\$33.88)		
	118 - Measure A			118.11000 (Cash)			(\$7.21)		
157647	03/17/2025	Open			Accounts Payable	CalPERS	\$334.98		
	Invoice		Date	Description			Amount		
	12/7/25PR-RUIZ		03/17/2025	12/7/25PR-CALPERS-I RUIZ			\$334.98		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			\$334.46		
	110 - General Fund			110.11000 (Cash)			\$0.52		
157648	03/26/2025	Open			Accounts Payable	CalPERS	\$0.09		
	Invoice		Date	Description			Amount		
	9/14/24PR-CONF		03/26/2025	9/14/24PR-CALPERS-CONFIDENTIAL RETRO-MISC PEPRA			\$0.09		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$0.09		

Payment Register

From Payment Date: 3/1/2025 - To Payment Date: 3/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
157649	03/31/2025	Open			Accounts Payable	Optum Bank, Inc.	\$22,469.56		
	Invoice		Date	Description		Amount			
	3/1/25PR		03/07/2025	3/1/25PR-HSA EE & ER		\$11,234.78			
	3/15/25PR		03/21/2025	3/15/25PR-HSA EE & ER		\$11,234.78			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$22,469.56			

Type EFT Totals:

PR - Payroll Account Totals

53 Transactions

\$2,407,186.52

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	53	\$2,407,186.52	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	53	\$2,407,186.52	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	53	\$2,407,186.52	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	53	\$2,407,186.52	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	53	\$2,407,186.52	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	53	\$2,407,186.52	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	53	\$2,407,186.52	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	53	\$2,407,186.52	\$0.00

Payment Register

From Payment Date: 4/1/2025 - To Payment Date: 4/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
PR - Payroll Account									
<u>EFT</u>									
158221	04/07/2025	Open			Accounts Payable	CalPERS	\$355,786.34		
	Invoice		Date	Description			Amount		
	3/29/25PR		04/07/2025	3/29/25PR-CALPERS			\$355,786.34		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			\$355,786.53		
	110 - General Fund			110.11000 (Cash)			(\$0.19)		
158222	04/23/2025	Open			Accounts Payable	CalPERS	\$354,959.11		
	Invoice		Date	Description			Amount		
	4/12/25PR		04/23/2025	4/12/25PR-CALPERS			\$354,959.11		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			\$354,959.11		
158223	04/02/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	\$5,137.67		
	Invoice		Date	Description			Amount		
	BE006512993		04/02/2025	DELTA DENTAL CLAIMS FOR 3/21/25-3/27/25			\$5,137.67		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			\$5,137.67		
158224	04/02/2025	Open			Accounts Payable	UMR	\$52,228.60		
	Invoice		Date	Description			Amount		
	3/25/25-3/31/25		04/02/2025	UMR CLAIMS FOR 3/25/25-3/31/25			\$52,228.60		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			\$52,228.60		
158225	04/07/2025	Open			Accounts Payable	CalPERS	\$196.39		
	Invoice		Date	Description			Amount		
	3/29/25PR-MGMT		04/07/2025	3/29/25PR-CALPERS-MGMT RETRO ADJ (PD PEPRA)			\$196.39		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			\$196.39		
158226	04/07/2025	Open			Accounts Payable	CalPERS	\$41.83		
	Invoice		Date	Description			Amount		
	3/29/25PR-MGMT2		04/07/2025	3/29/25PR-CALPERS-MGMT RETRO ADJ (MISC PEPRA)			\$41.83		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			\$42.04		
	110 - General Fund			110.11000 (Cash)			(\$0.21)		
158227	04/04/2025	Open			Accounts Payable	CA SDU	\$1,982.28		
	Invoice		Date	Description			Amount		
	3/29/25PR		04/04/2025	3/29/25PR-CHILD SUPPORT PAYMENT			\$1,982.28		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			\$1,982.28		
158228	04/04/2025	Open			Accounts Payable	GOLDEN ONE CREDIT UNION	\$3,947.00		
	Invoice		Date	Description			Amount		
	3/29/25PR		04/04/2025	3/29/25PR-GOLDEN 1 CU			\$3,947.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			\$3,947.00		

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From Payment Date: 4/1/2025 - To Payment Date: 4/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158229	04/04/2025	Open			Accounts Payable	INTERNAL REVENUE SERVICE	\$243,451.52		
	Invoice		Date	Description		Amount			
	3/29/25PR		04/04/2025	3/29/25PR-FEDERAL TAXES		\$243,451.52			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$243,451.52			
158230	04/04/2025	Open			Accounts Payable	STATE OF CALIFORNIA - PR TAXES	\$73,395.68		
	Invoice		Date	Description		Amount			
	3/29/25PR		04/04/2025	3/29/25PR-STATE TAXES		\$73,395.68			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$73,395.68			
158231	04/04/2025	Open			Accounts Payable	T A P O	\$6,393.13		
	Invoice		Date	Description		Amount			
	3/29/25PR		04/04/2025	3/29/25PR-TAPO DUES		\$6,393.13			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$6,393.13			
158232	04/04/2025	Open			Accounts Payable	T C E A	\$3,118.50		
	Invoice		Date	Description		Amount			
	3/29/25PR		04/04/2025	3/29/25PR-TCEA DUES		\$3,118.50			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$3,118.50			
158233	04/08/2025	Open			Accounts Payable	TFRA	\$10,097.58		
	Invoice		Date	Description		Amount			
	3/29/25PR-RHS		04/08/2025	3/29/25PR-TFRA RHS DUES		\$10,097.58			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$10,097.58			
158234	04/04/2025	Open			Accounts Payable	TMAPS	\$200.00		
	Invoice		Date	Description		Amount			
	3/29/25PR		04/04/2025	3/29/25PR-TMAPS DUES		\$200.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$200.00			
158235	04/04/2025	Open			Accounts Payable	T C E A	\$77.00		
	Invoice		Date	Description		Amount			
	3/29/25PR-BENEVO		04/04/2025	3/29/25PR-TCEA BENEVOLENCE DUES		\$77.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$77.00			
158236	04/08/2025	Open			Accounts Payable	T A P O	\$17,342.26		
	Invoice		Date	Description		Amount			
	3/29/25PR-RHS		04/08/2025	3/29/25PR-TAPO RHS DUES		\$17,342.26			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$17,342.26			
158237	04/07/2025	Open			Accounts Payable	ICMA-RC	\$106,573.31		
	Invoice		Date	Description		Amount			
	3/29/25PR		04/07/2025	3/29/25PR-ICMA		\$106,573.31			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$106,573.31			

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From Payment Date: 4/1/2025 - To Payment Date: 4/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158238	04/07/2025	Open			Accounts Payable	UMR	\$412.55		
	Invoice		Date	Description		Amount			
	APR 25 CUSTODIAL		04/07/2025	UMR APRIL 2025 CUSTODIAL AND BANKING FEE		\$412.55			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$412.55			
158239	04/07/2025	Open			Accounts Payable	UMR	\$158,777.96		
	Invoice		Date	Description		Amount			
	APR 25 PREM		04/07/2025	UMR APRIL 2025 HEALTH PREMIUMS		\$158,777.96			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$158,777.96			
158240	04/09/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	\$4,871.67		
	Invoice		Date	Description		Amount			
	BE006522963		04/09/2025	DELTA DENTAL CLAIMS FOR 3/28/25-4/3/25		\$4,871.67			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$4,871.67			
158241	04/09/2025	Open			Accounts Payable	UMR	\$128,763.91		
	Invoice		Date	Description		Amount			
	4/1/25-4/7/25		04/09/2025	UMR CLAIMS FOR 4/1/25-4/7/25		\$128,763.91			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$128,763.91			
158242	04/16/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	\$7,946.06		
	Invoice		Date	Description		Amount			
	BE006526045		04/16/2025	DELTA DENTAL CLAIMS FOR 4/4/25-4/10/25		\$7,946.06			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$7,946.06			
158243	04/16/2025	Open			Accounts Payable	UMR	\$169,480.32		
	Invoice		Date	Description		Amount			
	4/8/25-4/14/25		04/16/2025	UMR CLAIMS FOR 4/8/25-4/14/25		\$169,480.32			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$169,480.32			
158244	04/18/2025	Open			Accounts Payable	CA SDU	\$1,959.21		
	Invoice		Date	Description		Amount			
	4/12/25PR		04/18/2025	4/12/25PR-CHILD SUPPORT PAYMENT		\$1,959.21			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$1,959.21			
158245	04/18/2025	Open			Accounts Payable	GOLDEN ONE CREDIT UNION	\$3,947.00		
	Invoice		Date	Description		Amount			
	4/12/25PR		04/18/2025	4/12/25PR-GOLDEN 1 CU		\$3,947.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$3,947.00			
158246	04/22/2025	Open			Accounts Payable	ICMA-RC	\$107,431.59		
	Invoice		Date	Description		Amount			
	4/12/25PR		04/22/2025	4/12/25PR-ICMA		\$107,431.59			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$107,431.59			

Payment Register

From Payment Date: 4/1/2025 - To Payment Date: 4/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158247	04/18/2025	Open			Accounts Payable	INTERNAL REVENUE SERVICE	\$260,456.04		
	Invoice		Date	Description		Amount			
	4/12/25PR		04/18/2025	4/12/25PR-FEDERAL TAXES		\$260,456.04			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$260,456.04			
158248	04/18/2025	Open			Accounts Payable	STATE OF CALIFORNIA - PR TAXES	\$77,779.70		
	Invoice		Date	Description		Amount			
	4/12/25PR		04/18/2025	4/12/25PR-STATE TAXES		\$77,779.70			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$77,779.70			
158249	04/18/2025	Open			Accounts Payable	T A P O	\$6,333.13		
	Invoice		Date	Description		Amount			
	4/12/25PR		04/18/2025	4/12/25PR-TAPO DUES		\$6,333.13			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$6,333.13			
158250	04/18/2025	Open			Accounts Payable	T C E A	\$3,118.50		
	Invoice		Date	Description		Amount			
	4/12/25PR		04/18/2025	4/12/25PR-TCEA DUES		\$3,118.50			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$3,118.50			
158251	04/18/2025	Open			Accounts Payable	TFRA	\$5,878.32		
	Invoice		Date	Description		Amount			
	4/12/25PR		04/18/2025	4/12/25PR-TFRA DUES		\$5,878.32			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$5,878.32			
158252	04/18/2025	Open			Accounts Payable	TURLOCK CITY FIRE INC	\$405.00		
	Invoice		Date	Description		Amount			
	4/12/25PR		04/18/2025	4/12/25PR-FIRE INC DUES		\$405.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$405.00			
158253	04/18/2025	Open			Accounts Payable	TURLOCK HEALTH & FITNESS CENTER, INC, DBA BRENDA ATHLETIC	\$130.00		
	Invoice		Date	Description		Amount			
	4/12/25PR		04/18/2025	4/12/25PR-TURLOCK HEALTH CLUB		\$130.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$130.00			
158254	04/22/2025	Open			Accounts Payable	T A P O	\$17,355.73		
	Invoice		Date	Description		Amount			
	4/12/25PR-RHS		04/22/2025	4/12/25PR-TAPO RHS DUES		\$17,355.73			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$17,355.73			
158255	04/18/2025	Open			Accounts Payable	T C E A	\$77.00		
	Invoice		Date	Description		Amount			
	4/12/25PR-BENEVO		04/18/2025	4/12/25PR-TCEA BENEVOLENCE DUES		\$77.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$77.00			

Payment Register

From Payment Date: 4/1/2025 - To Payment Date: 4/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158256	04/22/2025	Open			Accounts Payable	TFRA	\$17,654.58		
	Invoice		Date	Description		Amount			
	4/12/25PR-RHS		04/22/2025	4/12/25PR-TFRA RHS DUES		\$17,654.58			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$17,654.58			
158257	04/21/2025	Open			Accounts Payable	UMR	(\$4,354.28)		
	Invoice		Date	Description		Amount			
	MAR25 COBRA REF		04/21/2025	UMR MARCH COBRA REFUND		(\$4,354.28)			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		(\$4,354.28)			
158258	04/21/2025	Open			Accounts Payable	UMR	(\$17,995.02)		
	Invoice		Date	Description		Amount			
	MAR25 RET REF		04/21/2025	UMR MARCH 2025 RETIREE REFUND		(\$17,995.02)			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		(\$17,995.02)			
158259	04/24/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	\$6,008.47		
	Invoice		Date	Description		Amount			
	BE006531094		04/24/2025	DELTA DENTAL CLAIMS FOR 4/11/25-4/17/25		\$6,008.47			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$6,008.47			
158260	04/24/2025	Open			Accounts Payable	UMR	\$76,729.83		
	Invoice		Date	Description		Amount			
	4/15/25-4/21/25		04/24/2025	UMR CLAIMS FOR 4/15/25-4/21/25		\$76,729.83			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$76,729.83			
158261	04/30/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	\$9,219.71		
	Invoice		Date	Description		Amount			
	BE006552892		04/30/2025	DELTA DENTAL CLAIMS FOR 4/18/25-4/24/25		\$9,219.71			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$9,219.71			
158262	04/30/2025	Open			Accounts Payable	ICMA-RC	\$792.43		
	Invoice		Date	Description		Amount			
	4/8/25PR		04/30/2025	4/8/25PR-ICMA-SICK LEAVE CONV-R WILSON		\$792.43			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$792.43			
158263	04/30/2025	Open			Accounts Payable	UMR	\$78,488.19		
	Invoice		Date	Description		Amount			
	4/22/25-4/28/25		04/30/2025	UMR CLAIMS FOR 4/22/25-4/28/25		\$78,488.19			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$78,488.19			
158264	04/30/2025	Open			Accounts Payable	SUN LIFE ASSURANCE COMPANY OF CANADA	\$20,071.95		
	Invoice		Date	Description		Amount			
	MAY 2025		04/30/2025	LTD AND LIFE INSURANCE - MAY 2025		\$20,071.95			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$20,071.95			

Payment Register

From Payment Date: 4/1/2025 - To Payment Date: 4/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158265	04/11/2025	Open			Accounts Payable	EMPLOYMENT DEVELOP DEPT	\$7,035.00		
	Invoice		Date	Description		Amount			
	L0853795280		04/11/2025	UNEMPLOYMENT CHARGES FOR 1/1/25-3/31/25		\$7,035.00			
	Paying Fund			Cash Account		Amount			
	512 - Casualty Insurance			512.11000 (Cash)		\$7,035.00			
158266	04/24/2025	Open			Accounts Payable	CalPERS	\$22,489.08		
	Invoice		Date	Description		Amount			
	4/12/25PR-FIRE		04/24/2025	4/12/25PR-CALPERS-FIRE PEPRA RETRO ADJUSTMENT		\$22,489.08			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$22,490.69			
	110 - General Fund			110.11000 (Cash)		(\$1.61)			
158267	04/24/2025	Open			Accounts Payable	CalPERS	\$27,587.01		
	Invoice		Date	Description		Amount			
	4/12/25PR-FIRE 2		04/24/2025	4/12/25PR-CALPERS-FIRE CLASSIC RETRO ADJUSTMENT		\$27,587.01			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$27,587.16			
	110 - General Fund			110.11000 (Cash)		(\$0.15)			
158268	04/30/2025	Open			Accounts Payable	Optum Bank, Inc.	\$22,709.14		
	Invoice		Date	Description		Amount			
	3/29/25PR		04/04/2025	3/29/25PR-HSA EE & ER		\$11,234.78			
	4/12/25PR		04/18/2025	4/12/25PR-HSA EE & ER		\$11,474.36			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$22,709.14			

Type EFT Totals:

PR - Payroll Account Totals

48 Transactions

\$2,456,487.98

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	48	\$2,456,487.98	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	48	\$2,456,487.98	\$0.00
All	Status	Count	Transaction Amount	Reconciled Amount
	Open	48	\$2,456,487.98	\$0.00
	Reconciled	0	\$0.00	\$0.00

Payment Register

From Payment Date: 4/1/2025 - To Payment Date: 4/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	48	\$2,456,487.98	\$0.00	
Grand Totals:									
					EFTs	Status	Count	Transaction Amount	Reconciled Amount
						Open	48	\$2,456,487.98	\$0.00
						Reconciled	0	\$0.00	\$0.00
						Voided	0	\$0.00	\$0.00
						Total	48	\$2,456,487.98	\$0.00
					All	Status	Count	Transaction Amount	Reconciled Amount
						Open	48	\$2,456,487.98	\$0.00
						Reconciled	0	\$0.00	\$0.00
						Voided	0	\$0.00	\$0.00
						Stopped	0	\$0.00	\$0.00
						Total	48	\$2,456,487.98	\$0.00



INVESTMENT AND CASH REPORT FOR JUNE 30, 2025

CURRENT INVESTMENT AND CASH BALANCE

The City's cash and investments as of JUNE 30, 2025 totaled the following:

Invested Cash	\$ 312,507,171.67
Demand Deposits	\$ 16,036,061.62
(excludes outstanding items)	
Total Cash and Investments	<u>\$ 328,543,233.29</u>

See the attached *Schedule of Investments* for detail regarding individual investments.

In compliance with the California Government Code, The City of Turlock has adequate resources to meet its expenditure requirements for the next six months.

COMPLIANCE WITH INVESTMENT POLICY

As of JUNE 30, 2025, the investment portfolio was in compliance with all elements of the City's Investment Policy.

Prepared by: Jamie Gomes, Accountant III

Jamie Gomes
Signature

07/21/2025
Date Signed

Reviewed and approved as to accuracy by: Michael Abram, City Treasurer

Michael Abram
Signature

07/22/2025
Date Signed

Updated: July 21, 2025

CITY OF TURLOCK

Schedule of Investments - As of June 30, 2025

INVESTMENT DETAIL									
	Cost	Par	Coupon Rate	YIELD	Purchase Date	Maturity Date	Market	When Interest Paid	
Local Agency Investment Fund (LAIF)	\$ 10,041,053.85	\$ 10,041,053.85	n/a	4.269%	n/a	n/a	\$ 10,041,053.85	Quarterly	
Total LAIF	10,041,053.85	10,041,053.85					10,041,053.85		
California Asset Management Program (CAMP)	57,600,396.92	57,600,396.92	n/a	4.400%	n/a	n/a	\$ 57,600,396.92	Monthly	
Total CAMP	57,600,396.92	57,600,396.92					57,600,396.92		
DEMAND DEPOSITS:									
West America Bank Daily Receipts (unreconciled)	15,775,782.92	15,775,782.92	n/a	n/a	n/a	n/a	15,775,782.92	monthly	
Petty Cash	7,880.00	7,880.00	n/a	n/a	n/a	n/a	7,880.00	n/a	
Charles Schwab	252,398.70	252,398.70	n/a	3.936%	n/a	n/a	252,398.70	n/a	
Total Demand Deposits	16,036,061.62	16,036,061.62					16,036,061.62		
CERTIFICATES OF DEPOSIT:									
East Boston Savings Bank	249,000.00	249,000.00	n/a	0.500%	8/14/20	8/14/25	247,846.38	Monthly	
Enterprise Bank/PA	249,000.00	249,000.00	n/a	0.500%	8/14/20	8/14/25	247,846.38	Monthly	
Pony Express Bank	249,000.00	249,000.00	n/a	0.450%	8/14/20	8/14/25	247,830.95	Monthly	
First Carolina Bank	249,000.00	249,000.00	n/a	0.450%	8/20/20	8/20/25	247,673.33	Monthly	
Oak Valley Community Bank	2,138,739.78	2,138,739.78	n/a	3.560%	9/21/24	9/21/25	2,136,739.78	Maturity	
Oak Valley Community Bank	3,172,918.77	3,172,918.77	n/a	3.560%	9/21/24	9/21/25	3,172,918.77	Maturity	
Valley Natl Bk Wayne	245,000.00	245,000.00	n/a	4.600%	4/21/24	4/21/27	246,866.41	Monthly	
Owen County St Bk Spencer Ind	248,000.00	248,000.00	n/a	5.100%	10/31/23	10/29/27	253,609.76	Monthly	
JPMorgan Chase Bank	249,000.00	250,000.00	4.400%	4.488%	3/3/25	1/16/30	248,735.75	Jan & July	
Total Certificates of Deposit	7,049,656.55	7,050,658.55					7,052,067.51		
MONEY MARKET AND MUTUAL FUNDS									
WestAmerica Bank-MM	10,654,958.07	10,654,958.07	n/a	4.000%	10/23/23	open	10,654,958.07	monthly	
US Bank	31,632,883.81	31,632,883.81	n/a	3.810%	1/31/25	open	31,632,883.81	monthly	
	42,287,841.88	42,287,841.88					42,287,841.88		
U.S. TREASURIES:									
US Treasury Note	MATURED	MATURED	2.875%	5.008%	11/13/23	6/15/25	MATURED		Jun & Dec
US Treasury Note	MATURED	MATURED	0.250%	0.685%	6/30/21	6/30/25	MATURED		Jun & Dec
US Treasury Note	1,963,750.00	2,000,000.00	0.250%	0.701%	6/30/21	7/31/25	1,993,203.00	Jan & July	
US Treasury Note	1,961,171.88	2,000,000.00	0.250%	0.724%	6/30/21	8/31/25	1,985,859.20	Feb & Aug	
US Treasury Note	1,969,531.25	2,000,000.00	4.250%	5.042%	10/3/23	10/15/25	1,999,296.80	Apr & Oct	
US Treasury Note	1,955,000.00	2,000,000.00	0.375%	0.947%	11/10/21	11/30/25	1,967,734.20	May & Nov	
US Treasury Note	1,898,750.00	2,000,000.00	2.625%	5.086%	10/19/23	12/31/25	1,984,218.60	Jun & Dec	
US Treasury Note	1,977,734.38	2,000,000.00	0.750%	1.010%	11/10/21	3/31/26	1,950,625.00	March & Sept	
US Treasury Note	1,791,406.25	2,000,000.00	0.750%	3.602%	6/16/22	5/31/26	1,940,781.20	May & Nov	
US Treasury Note	978,398.44	1,000,000.00	4.125%	5.001%	10/19/23	6/15/26	3,003,398.40	Jun & Dec	
US Treasury Note	1,997,656.25	2,000,000.00	4.125%	4.176%	2/6/24	6/15/26		Jun & Dec	
US Treasury Note	970,781.25	1,000,000.00	0.875%	1.564%	2/3/22	6/30/26	969,492.10	Jun & Dec	
US Treasury Note	1,982,187.50	2,000,000.00	4.500%	4.843%	10/3/23	7/15/26	2,010,390.60	Jan & July	
US Treasury Note	1,918,750.00	2,000,000.00	0.625%	1.565%	2/3/22	7/31/26	1,929,296.80	Jan & July	
US Treasury Note	1,845,000.00	2,000,000.00	1.625%	3.590%	6/16/22	9/30/26	1,944,765.60	March & Sept	
US Treasury Note	2,018,664.38	2,000,000.00	4.625%	4.021%	3/3/25	10/15/26	2,017,890.60	Apr & Oct	
US Treasury Note	1,788,671.88	2,000,000.00	1.125%	4.068%	11/29/22	10/31/26	1,928,593.60	Apr & Oct	
US Treasury Note	897,343.75	1,000,000.00	1.500%	4.924%	10/19/23	1/31/27	964,570.30	Jan & July	

CITY OF TURLOCK

Schedule of Investments - As of June 30, 2025

INVESTMENT DETAIL		Cost	Par	Coupon Rate	YIELD	Purchase Date	Maturity Date	Market	When Interest Paid
US Treasury Note		1,858,750.00	2,000,000.00	2.500%	4.717%	10/3/23	3/31/27	1,957,187.40	March & Sept
US Treasury Note		1,859,687.50	2,000,000.00	2.625%	4.735%	10/3/23	5/31/27	1,958,671.80	May & Nov
US Treasury Note		1,964,375.00	2,000,000.00	3.250%	3.691%	2/3/23	6/30/27	1,981,875.00	Jun & Dec
US Treasury Note		962,187.50	1,000,000.00	2.750%	3.671%	2/3/23	7/31/27	980,468.70	Jan & July
US Treasury Bond		2,223,125.00	2,000,000.00	6.375%	3.680%	2/3/23	8/15/27	2,103,984.20	Feb & Aug
US Treasury Note		2,004,687.50	2,000,000.00	4.125%	4.062%	7/25/23	9/30/27	2,018,046.80	March & Sept
US Treasury Note		2,005,312.50	2,000,000.00	4.125%	4.055%	7/25/23	10/31/27	2,018,203.00	Apr & Oct
US Treasury Note		954,531.25	1,000,000.00	3.500%	4.672%	10/3/23	1/31/28	994,960.90	Jan & July
US Treasury Note		1,947,500.00	2,000,000.00	4.000%	4.665%	10/3/23	2/29/28	2,014,921.80	Feb & Aug
US Treasury Note		1,714,062.50	2,000,000.00	1.250%	4.863%	10/19/23	3/31/28	1,872,734.20	March & Sept
US Treasury Note		1,959,375.00	2,000,000.00	3.500%	4.026%	2/6/24	4/30/28	1,989,140.60	Apr & Oct
US Treasury Note		1,968,906.25	2,000,000.00	3.625%	4.020%	2/6/24	5/31/28	1,995,703.00	May & Nov
US Treasury Note		1,704,687.50	2,000,000.00	1.250%	4.860%	10/19/23	5/31/28	1,865,781.20	May & Nov
US Treasury Note		1,703,437.50	2,000,000.00	1.000%	4.528%	11/13/23	7/31/28	3,687,500.00	Jan & July
US Treasury Note		1,755,078.13	2,000,000.00	1.000%	4.012%	2/6/24	7/31/28		Jan & July
US Treasury Note		1,761,250.00	2,000,000.00	1.125%	4.014%	2/6/24	8/31/28	1,846,718.60	Feb & Aug
US Treasury Note		2,008,125.00	2,000,000.00	4.375%	4.272%	3/28/24	8/31/28	2,039,375.00	Feb & Aug
US Treasury Note		2,014,375.00	2,000,000.00	4.625%	4.440%	5/28/24	9/30/28	2,055,625.00	March & Sept
US Treasury Note		2,050,000.00	2,000,000.00	4.875%	4.269%	3/28/24	10/31/28	2,072,031.20	Apr & Oct
US Treasury Note		1,905,625.00	2,000,000.00	3.125%	4.256%	3/28/24	11/15/28	1,962,500.00	May & Nov
US Treasury Note		501,366.72	500,000.00	4.375%	4.294%	2/5/25	11/30/28	510,468.75	May & Nov
US Treasury Note		1,754,062.50	2,000,000.00	1.375%	4.257%	3/28/24	12/31/28	1,847,656.20	Jun & Dec
US Treasury Note		1,965,000.00	2,000,000.00	4.000%	4.417%	5/28/24	1/31/29	2,018,125.00	Jan & July
US Treasury Note		1,848,437.50	2,000,000.00	2.625%	4.422%	5/28/24	2/15/29	3,851,562.40	Feb & Aug
US Treasury Note		1,863,984.38	2,000,000.00	2.625%	4.250%	6/20/24	2/15/29		Feb & Aug
US Treasury Note		1,834,687.50	2,000,000.00	2.375%	4.320%	7/3/24	3/31/29	1,905,625.00	Feb & Aug
US Treasury Note		1,975,000.00	2,000,000.00	4.125%	4.413%	5/28/24	3/31/29	2,027,343.60	March & Sept
US Treasury Note		1,997,343.75	2,000,000.00	4.250%	4.280%	7/3/24	6/30/29	2,037,500.00	Jun & Dec
US Treasury Note		1,973,281.26	2,000,000.00	4.000%	4.332%	2/10/25	7/31/29	2,018,750.00	Jan & July
US Treasury Note		1,900,011.30	2,000,000.00	3.125%	4.348%	2/10/25	8/31/29	1,951,875.00	Feb & Aug
US Treasury Note		3,947,343.75	4,000,000.00	3.625%	3.968%	6/23/25	8/31/29	3,980,624.80	Feb & Aug
US Treasury Note		1,956,560.00	2,000,000.00	3.875%	4.400%	2/19/25	9/30/29	2,009,375.00	March & Sept
US Treasury Note		6,029,296.86	6,000,000.00	4.125%	4.003%	5/30/25	10/31/29	6,086,718.60	Apr & Oct
US Treasury Note		1,970,500.00	2,000,000.00	4.000%	4.348%	2/10/25	10/31/29	2,018,906.20	Apr & Oct
US Treasury Note		1,958,940.00	2,000,000.00	3.875%	4.352%	2/10/25	11/30/29	2,008,750.00	May & Nov
US Treasury Note		1,947,109.38	2,000,000.00	3.875%	4.473%	1/8/25	12/31/29	4,017,187.20	Jun & Dec
US Treasury Note		1,934,760.00	2,000,000.00	3.875%	4.618%	1/14/25	12/31/29		Jun & Dec
US Treasury Note		1,963,111.78	2,000,000.00	3.500%	3.929%	5/5/25	1/31/30	5,930,625.00	Jan & July
US Treasury Note		3,897,880.00	4,000,000.00	3.500%	4.109%	6/9/25	1/31/30	1,985,625.00	March & Sept
US Treasury Note		1,974,920.00	2,000,000.00	3.625%	3.908%	5/7/25	3/31/30	5,923,125.00	Apr & Oct
US Treasury Note		5,856,562.50	6,000,000.00	3.500%	4.040%	5/30/25	4/30/30	1,995,625.00	May & Nov
US Treasury Note		1,964,977.56	2,000,000.00	3.750%	4.139%	5/22/25	5/31/30		May & Nov
US Treasury Note		1,991,718.76	2,000,000.00	3.750%	3.842%	6/30/25	6/30/30	1,995,000.00	
Total U.S. Treasuries		119,246,750.84	123,500,000.00					122,126,012.15	

U.S. AGENCY SECURITIES:

FNMA (Fannie Mae)
FFCB (Federal Farm Credit Bank)

MATURED	MATURED	
1,994,838.20	2,000,000.00	0.500% 4.124% 2/3/23 6/17/25 MATURED 2,000,426.00 June & Dec Jan & July
		4.875% 5.030% 11/13/23 7/28/25

CITY OF TURLOCK

Schedule of Investments - As of June 30, 2025

INVESTMENT DETAIL										When Interest Paid	
	Cost	Par	Coupon Rate	YIELD	Purchase Date	Maturity Date	Market				
FNMA (Fannie Mae)	1,895,214.00	2,000,000.00	37.500%	5.000%	6/20/24	8/25/25	1,987,730.00	Feb & Aug			
FHLB (Federal Home Loan Bank)	2,062,460.00	2,000,000.00	1.750%	0.920%	11/10/21	9/12/25	1,989,248.00	March & Sept			
FHLB (Federal Home Loan Bank)	1,994,600.00	2,000,000.00	4.875%	5.022%	11/13/23	9/12/25	2,001,300.00	March & Sept			
FFCB (Federal Farm Credit Bank)	1,992,294.00	2,000,000.00	1.440%	1.540%	2/3/22	1/27/26	1,968,442.00	Jan & July			
FFCB (Federal Farm Credit Bank)	2,000,000.00	2,000,000.00	1.560%	1.560%	2/3/22	2/3/26	1,969,252.00	Feb & Aug			
FFCB (Federal Farm Credit Bank)	1,988,990.00	2,000,000.00	4.875%	5.112%	10/19/23	4/20/26	2,010,760.00	Apr & Oct			
FFCB (Federal Farm Credit Bank)	1,987,672.00	2,000,000.00	4.375%	4.700%	6/20/24	6/23/26	2,006,682.00	June & Dec			
FFCB (Federal Farm Credit Bank)	957,212.00	1,000,000.00	0.600%	1.580%	2/3/22	8/18/26	962,751.00	Feb & Aug			
FFCB (Federal Farm Credit Bank)	1,004,300.00	1,000,000.00	4.875%	4.664%	7/3/24	8/28/26	1,010,003.00	Feb & Aug			
FFCB (Federal Farm Credit Bank)	2,344,629.43	2,358,000.00	4.750%	4.960%	10/3/23	9/1/26	2,378,052.43	March & Sept			
FFCB (Federal Farm Credit Bank)	2,977,740.00	3,000,000.00	3.625%	3.841%	2/3/23	10/26/26	2,978,247.00	Apr & Oct			
FHLB (Federal Home Loan Bank)	1,047,690.00	1,000,000.00	2.625%	1.600%	2/3/22	12/1/26	981,531.00	June & Dec			
FHLB (Federal Home Loan Bank)	983,617.00	1,000,000.00	1.250%	1.600%	2/3/22	12/21/26	962,269.00	June & Dec			
TVA (Tennessee Valley Authority)	1,907,880.00	2,000,000.00	2.875%	4.300%	7/25/23	2/1/27	1,969,286.00	Feb & Aug			
FFCB (Federal Farm Credit Bank)	2,003,580.00	2,000,000.00	4.500%	4.435%	3/28/24	3/26/27	2,021,618.00	March & Sept			
FFCB (Federal Farm Credit Bank)	1,903,352.00	2,000,000.00	2.875%	4.282%	7/25/23	4/26/27	1,966,428.00	Apr & Oct			
FFCB (Federal Farm Credit Bank)	1,999,930.00	2,000,000.00	4.500%	4.500%	6/20/24	5/20/27	2,024,188.00	May & Nov			
FHLB (Federal Home Loan Bank)	1,995,276.00	2,000,000.00	4.125%	4.190%	7/25/23	6/1/27	2,011,394.00	June & Dec			
FHLB (Federal Home Loan Bank)	500,050.00	500,000.00	4.500%	4.494%	3/3/25	7/30/27	999,404.00	Jan & July			
FHLB (Federal Home Loan Bank)	500,050.00	500,000.00	4.500%	4.494%	3/3/25	7/30/27		Jan & July			
FFCB (Federal Farm Credit Bank)	1,996,124.00	2,000,000.00	4.625%	4.679%	11/15/23	11/15/27	2,038,232.00	May & Nov			
FHLB (Federal Home Loan Bank)	1,818,046.00	2,000,000.00	2.500%	4.956%	10/19/23	12/10/27	1,941,562.00	June & Dec			
FHLB (Federal Home Loan Bank)	1,986,000.00	2,000,000.00	4.250%	4.471%	7/3/24	12/10/27	2,022,472.00	June & Dec			
FHLB (Federal Home Loan Bank)	1,878,638.00	2,000,000.00	3.250%	4.708%	10/3/23	6/9/28	3,944,420.00	June & Dec			
FHLB (Federal Home Loan Bank)	1,916,302.00	2,000,000.00	3.250%	4.420%	7/3/24	6/9/28		June & Dec			
FFCB (Federal Farm Credit Bank)	500,225.00	500,000.00	4.830%	4.818%	3/3/25	11/6/28	499,837.50	May & Nov			
FFCB (Federal Farm Credit Bank)	2,005,680.00	2,000,000.00	4.625%	4.561%	11/13/23	11/13/28	2,053,308.00	May & Nov			
FFCB (Federal Farm Credit Bank)	500,125.00	500,000.00	4.690%	4.682%	3/3/25	2/13/29	1,501,824.00	Feb & Aug			
FFCB (Federal Farm Credit Bank)	500,125.00	500,000.00	4.690%	4.682%	3/3/25	2/13/29		Feb & Aug			
FFCB (Federal Farm Credit Bank)	500,125.00	500,000.00	4.690%	4.682%	3/3/25	2/13/29		Feb & Aug			
FFCB (Federal Farm Credit Bank)	2,026,700.00	2,000,000.00	4.750%	4.444%	5/28/24	4/30/29	2,068,346.00	Apr & Oct			
FFCB (Federal Farm Credit Bank)	2,026,700.00	2,000,000.00	4.750%	4.439%	5/28/24	5/15/29	4,355,308.00	May & Nov			
FNMA (Fannie Mae)	2,174,240.00	2,000,000.00	6.250%	4.261%	6/20/24	5/15/29		May & Nov			
FNMA (Fannie Mae)	2,031,170.00	2,000,000.00	4.625%	4.271%	6/20/24	6/8/29	2,060,346.00	June & Dec			
FHLB (Federal Home Loan Bank)	499,875.00	500,000.00	4.920%	4.926%	5/30/25	11/27/29	500,317.00	May & Nov			
FFCB (Federal Farm Credit Bank)	501,320.00	500,000.00	4.750%	4.688%	3/3/25	1/28/30	501,290.50	Jan & July			
FHLB (Federal Home Loan Bank)	2,002,750.00	2,000,000.00	4.900%	4.865%	5/30/25	2/11/30	2,000,884.00	Feb & Aug			
FHLB (Federal Home Loan Bank)	501,425.00	500,000.00	4.950%	4.865%	3/3/25	2/26/30	500,568.00	Feb & Aug			
Total U.S. Agencies	61,539,944.63	61,858,000.00					62,187,726.43				

CORPORATE NOTES/BONDS

Microsoft Corp	1,930,730.00	2,000,000.00	3.300%	4.210%	11/29/22	2/6/27	1,980,114.00	Feb & Aug			
Apple Inc	1,905,342.00	2,000,000.00	3.000%	4.100%	2/3/23	11/13/27	1,960,648.00	May & Nov			
Stanford University	483,500.00	500,000.00	3.089%	3.975%	4/7/25	5/1/29	480,126.50	May & Nov			
Walmart Inc	480,800.00	500,000.00	3.250%	4.225%	3/3/25	7/8/29	466,383.00	Jan & July			
Apple Inc	457,305.00	500,000.00	2.200%	4.298%	3/3/25	9/11/29	927,433.00	March & Sept			
Apple Inc	462,565.00	500,000.00	2.200%	4.064%	4/7/25	9/11/29		March & Sept			
Johnson & Johnson	203,038.00	200,000.00	4.700%	4.358%	3/3/25	3/1/30	1,535,850.00	March & Sept			

CITY OF TURLOCK

Schedule of Investments - As of June 30, 2025

INVESTMENT DETAIL	Cost	Par	Coupon Rate	YIELD	Purchase Date	Maturity Date	Market	When Interest Paid
Johnson & Johnson	507,245.00	500,000.00	4.700%	4.368%	3/3/25	3/1/30		March & Sept
Johnson & Johnson	304,375.00	300,000.00	4.700%	4.358%	3/3/25	3/1/30		March & Sept
Johnson & Johnson	512,700.00	500,000.00	4.700%	4.121%	4/7/25	3/1/30		March & Sept
Berkshire Hathaway	445,150.00	500,000.00	1.850%	4.333%	3/28/25	3/12/30	904,895.00	March & Sept
Berkshire Hathaway	450,355.00	500,000.00	1.850%	4.094%	4/7/25	3/12/30		March & Sept
President & Fellows	2,044,490.00	2,000,000.00	4.887%	4.374%	5/7/25	3/15/30	2,054,262.00	March & Sept
Visa Inc.	450,190.00	500,000.00	2.050%	4.368%	6/23/25	4/15/30	455,161.00	Apr & Oct
Yale University	1,738,810.00	2,000,000.00	1.482%	4.422%	4/15/25	4/15/30	1,769,508.00	
Walmart Inc.	500,840.00	500,000.00	4.350%	4.311%	5/30/25	4/28/30	505,861.50	Apr & Oct
BlackRock, Inc.	457,665.00	500,000.00	2.400%	4.355%	6/24/25	4/30/30	920,240.00	Apr & Oct
BlackRock, Inc.	459,625.00	500,000.00	2.400%	4.266%	6/30/25	4/30/30		Apr & Oct
Chevron	452,255.00	500,000.00	2.236%	4.432%	6/23/25	5/1/30	456,700.50	May & Nov
Alphabet Inc	494,545.00	500,000.00	4.000%	4.245%	5/30/25	5/15/30	499,945.50	May & Nov
Total Corporate Notes/Bonds	14,741,525.00	15,500,000.00					14,937,128.00	
TOTAL INVESTMENTS	\$ 312,507,171.67	\$ 317,837,951.20					\$ 316,232,226.74	
TOTAL INVESTMENTS AND DEMAND DEPOSITS	328,543,233.29	333,874,012.82					332,268,288.36	

Note: Market values are as stated by Charles Schwab Investment statements.

City Council Meeting Minutes



July 22, 2025

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

1. **CALL TO ORDER**

2. **SALUTE TO THE FLAG**

3. **ROLL CALL AND DECLARATION OF CONFLICTS**

Present: Councilmembers Cassandra Abram, Kevin Bixel, Erika Phillips, Vice Mayor
Rebecka Monez and Mayor Amy Bublak
Absent: None

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
8E & 8F	None	None	None	8E & 8F

4. **APPROVAL OF AGENDA AS POSTED OR AMENDED**

Motion: Approval of Agenda as Posted, motioned by Councilmember Bixel, seconded by Vice Mayor Monez and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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

- A. Presentation: Treasurer's Report (Abram)
Treasurer Abram presented the Treasurer's Report.
- B. Proclamation: National Night Out 2025 (Bublak)
Mayor Bublak presented the proclamation to Crime Prevention Specialist Suffecool.
- C. Briefing: Charter City (Petrulakis)
City Attorney Petrulakis provided a comprehensive overview of charter cities.

6. **PUBLIC PARTICIPATION**

Mayor Bublak opened public comment and the following members of the public spoke:

Milt Triewailer
Linda White
Scott Siegal
John Sarraille
Ann Strahm
Cathy Doo
Julie Fox
Rob Bridegroom

**CITY OF TURLOCK
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Bob Puffer
Name not offered
Justin Farkas

With no further comments, Mayor Bublak closed public comment.

7. CITY MANAGER REPORTS/UPDATES

Interim City Manager Susan Borrego offered city-wide department updates with regard to work efforts underway. Director Fisher was called upon to offer an update on the After-School Education and Safety Program (ASES), Providing Leisure Activities for Youth Program (PLAY), as well as the Expanded Learning Opportunities Program (ELOP), which the City of Turlock works in conjunction with the Turlock Unified School District to facilitate.

8. CONSENT CALENDAR

Mayor Bublak opened the Consent Calendar to public comment, and with none, Mayor Bublak closed public comment.

Councilmember Abram stated she has a conflict for Consent items 8E & 8F as she owns property in Assessment District Legends Four and Legends North Three.

Mayor Bublak stated she has a conflict for Consent items 8E & 8F as she owns property in Assessment District Traditions Five.

Action: Motion by Vice Mayor Monez, seconded by Councilmember Bixel, to adopt the Consent Calendar as amended by pulling items 8E & 8F for separate consideration and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- A. Motion: Accepting the Weekly demands of June 27, 2025 through July 3, 2025 in the amount of \$1,983,425.86, July 4, 2025 through July 10, 2025 in the amount of \$2,080,514.66
- B. Motion: Accepting the Minutes of the July 8, 2025 Regular City Council Meeting and the amended minutes of the June 10, 2025 Regular City Council Meeting.
- C. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda
- D. Motion: Approving a Memorandum of Understanding (MOU) between the Stanislaus County Office of Education and the City of Turlock, authorizing the acceptance of an allocation of funds and execution of a grant MOU to implement the After School Education and Safety (ASES) Program for the 2025-2026 school year (Vargas)
- E. Resolution: Initiating proceedings for the annual levy of assessments for existing Landscaping and Lighting Assessment Districts (Exhibit A) and Street Maintenance Benefit Assessment Areas (Exhibit B) in the City of Turlock for Fiscal Year 2025-2026 (Morris)

Item pulled for separate consideration due to the stated conflicts for Councilmember Abram and Mayor Bublak.

Councilmember Abram and Mayor Bublak recused themselves from the dais.

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Vice Mayor Monez opened consent item 8E for public comment, and with none, closed public comment.

Motion: by Councilmember Bixel, seconded by Councilmember Phillips, to adopt Consent item 8E and carried 3/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
-	Yes	Yes	Yes	-

Action: Approved Resolution 2025-146

- F. Resolution: Declaring the City Council's intention for the levy and collection of assessments, preliminarily approving the Engineer's Report, and appointing a time and place for a public hearing for the existing Landscaping and Lighting Assessment Districts and Street Maintenance Benefit Assessment Areas (Exhibit A) in the City of Turlock for Fiscal Year 2025-2026 (Morris)

Item pulled for separate consideration due to the stated conflicts for Councilmember Abram and Mayor Bublak.

Councilmember Abram and Mayor Bublak recused themselves from the dais.

Vice Mayor Monez opened consent item 8F for public comment, and with none, closed public comment.

Motion: by Councilmember Bixel, seconded by Councilmember Phillips, to adopt Consent item 8F and carried 3/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
-	Yes	Yes	Yes	-

Action: Approved Resolution 2025-137

Following the vote, Councilmember Abram returned to the dais.

- G. Resolution: Affirming Community Events and Activities Grants awards totaling \$53,000 funded by Fund 120 "Tourism" in Fiscal Year 2025 - 2026 and directing the Parks, Arts, & Recreation Commission to evaluate eligible Community Events and Activities Grant applications that did not receive full funding, and further directing the City Manager or Interim City Manager to apportion the allocation of any remaining grant funds on a future City Council agenda (Crivelli)
Action: Approved Resolution 2025-138

- H. Resolution: Approving Amendment No. 5 for Task Order No. 5 under the terms of the Master

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Agreement (City Contract No. 2023-110) with Provost & Pritchard Engineering Group, Inc. dba Provost & Pritchard Consulting Group (Clovis, California office) for Engineering Design Services for the City of Turlock's Roads Initiative Program in the amount of \$151,155.00 to be funded by Fund 218 "Measure L" under City Project No. 25-040 "Provost & Pritchard Task Order No. 5 for Roads Program CIP Projects," and authorizing staff to proceed with advertising for construction of said City Project upon completion of bid documents (Pezeshk)
Action: Approved Resolution 2025-139

- I. Resolution: Approving the appropriation of funds from fund 119 "American Rescue Plan Act" (ARPA) to account 119-10-188.51015_001 Network Firewall/Cyber Solutions in an amount not to exceed \$350,000 for cybersecurity enhancements and upgrades (Showalter)
Action: Approved Resolution 2025-140

- J. Motion: Accepting the improvements and authorizing the City Engineer to file a Notice of Completion for "Balisha Ranch" Subdivision, Project No. 21-020 (Morris)

9. FINAL READINGS

- A. Ordinance: Second and Final Reading Repealing and Replacing Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 5-17 (Vendors) with a new Chapter 5-17 (Itinerant Vendors) to remove outdated street and sidewalk vending regulations and adopt a regulatory framework for itinerant (door-to-door) vendors only (Petrulakis)

Vice Mayor Monez opened public comment and the following members of the public spoke:

Milt Trieweiler

With no further comments, Vice Mayor Monez closed public comment.

Mayor Bublak returned to the dais at 7:04 PM.

Motion: Approval of aforementioned item, motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Approved Ordinance 1332-CS

10. PUBLIC HEARINGS

11. ACTION ITEMS

- A. Resolution: Approving the updated five-year Capital Improvement Program (CIP) for the City of Turlock for Fiscal Years 2025-26 through 2029-30 (Fremming)

Civil Engineer Fremming presented the item.

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Mayor Bublak opened public comment and the following members of the public spoke:

Milt Triewailer
Zach Gottlieb
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

Motion: Approval of the aforementioned item, motioned by Vice Mayor Monez, seconded by Councilmember Abram, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Approved Resolution No. 2025-141

- B. Resolution: Authorizing the Interim City Manager to enter into an agreement with California State University Fresno Foundation to offer Parent University virtual training classes at no-cost to Turlock residents, in the amount of not to exceed \$7,000 for one (1) year, with options to renew for one (1) additional year, at \$7,000 per year (Sims)

Economic Development Director Sims presented the item with Miguel Presciado from Fresno State Parent University.

Mayor Bublak opened public comment and the following members of the public spoke:

Milt Triewailer
Bob Puffer

With no further comments, Mayor Bublak closed public comment.

Vice Mayor Monez initiated a motion to amend the resolution to remove the option to renew for one (1) additional year.

Motion: Approval of aforementioned item, motioned by Vice Mayor Monez, seconded by Councilmember Abram, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Approved Resolution 2025-143

- C. Resolution: Approving an agreement between the City of Turlock and Matrix Design Group, Inc. of Colorado Springs, Colorado in the amount of \$206,526 and a contingency amount of \$20,653 (10%) to be funded by account number 301-50-523.43298 "Capital Improvements"

**CITY OF TURLOCK
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for RFP 25-002 to update the City's Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan (Loehr)

Risk Management Director Loehr presented the item.

Mayor Bublak opened public comment and the following members of the public spoke:

Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

Motion: Approval of aforementioned item, motioned by Councilmember Abram, seconded by Vice Mayor Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Approved Resolution No. 2025-142

- D. Motion: Authorize the Interim City Manager to execute the response to the Stanislaus County Civil Grand Jury Case No. 25-085C report findings and recommendations; and authorize the release of the Department of Housing and Urban Development monitoring report dated July 31, 2024, to the public (Borrego)

Interim City Manager Borrego presented the item.

Mayor Bublak opened the item for public comment, and with none, Mayor Bublak closed public comment.

Motion: Approval of the aforementioned item, motioned by Councilmember Bixel, seconded by Vice Mayor Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Approved Motion

- E. Resolution: Approving agreement between the City of Turlock and the State of California Office of Emergency Services for the no-cost exchange transfer of an existing Type 1 Fire Engine to a new Type 1 Fire Engine, including associated equipment, to be temporarily housed and maintained by the City, and authorizing the City Manager or designee to execute the agreement (Harcksen)

Fire Division Chief Harcksen presented the item.

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Mayor Bublak opened public comment and the following members of the public spoke:

Bob Puffer

With no further comments, Mayor Bublak closed public comment.

Motion: Approval of the aforementioned item, motioned by Councilmember Bixel, seconded by Vice Mayor Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Approved Resolution 2025-144

- F. Resolution: Approving agreement between the City of Turlock and the State of California Office of Emergency Services for the no-cost transfer of a Type 6 Fire Engine, including associated equipment, to be temporarily housed and maintained by the City, and authorizing the City Manager or designee to execute the agreement (Harcksen)

Fire Division Chief Harcksen presented the item.

Mayor Bublak opened public comment and the following members of the public spoke:

Bob Puffer

With no further comments, Mayor Bublak closed public comment.

Motion: Approval of the aforementioned item, motioned by Vice Mayor Monez, seconded by Councilmember Abram, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Approved Resolution 2025-145

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Councilmember Abram requested a detailed conversation about the future of the armory building. In addition, Councilmember Abram presented a current pedestrian safety issue in her district on Christofferson Parkway and McKenna Drive. She expressed her appreciation to Director Fisher and City Engineer Morris for their efforts in identifying a solution. Councilmember Abram is interested in a temporary solution in the meantime as the area is a heavily frequented zone by the surrounding community.

Vice Mayor Monez requested to pull the previous environmental reports for the armory in support of the future conversation requested by Councilmember Abram.

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Mayor Bublak clarified the meaning of democracy. Mayor also advised that council meetings are for business purposes only. In addition, Mayor advised she attended the US Conference of Mayors and Google event with Deputy Fire Chief Evans where they were able learn about innovative A.I. technology that is designed for municipalities. In closing, Mayor requested an update in regard to the senior center building as well as the cameras in the parks.

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

None

15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 8:15 PM.

Respectfully Submitted

Christina Cabada, City Clerk Trainee

City Council Staff Report

August 12, 2025



From: Nichole Fiez, City Clerk
Prepared by: Nichole Fiez, City Clerk
Agendized by: Susan E. Borrego, Interim City Manager

1. ACTION RECOMMENDED:

That the City Council waive the reading of the title and text of all ordinances included in the agenda.

2. DISCUSSION OF ISSUE:

The City of Turlock is a general law city formed under the laws of the State of California. With respect to the adoption of ordinances, the City adheres to the requirements set forth in the Government Code. In accordance with Government Code Section 34934, the title of each ordinance is included on the published agenda and a copy of the full ordinance has been available to the public online on the City's website and will be available in print at the meeting prior to the introduction or passage of the ordinance. Unless required, the full reading of the title and text of all ordinances is waived.

3. BASIS OF RECOMMENDATION:

None

4. FISCAL IMPACT / BUDGET AMENDMENT:

None

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

None

8. ALTERNATIVES:

None

9. ATTACHMENTS:

None

City Council Staff Report

August 12, 2025



From: Jason Hedden, Police Chief
Prepared by: Amanda Fortado, Support Operations Manager
Agendized by: Susan E. Borrego, Interim City Manager

1. ACTION RECOMMENDED:

Authorizing an agreement between the City of Turlock and Peregrine for data point integration software, in an annual amount not to exceed ninety-eight thousand dollars (\$98,000) with two one-year extensions for the total contract funding not to exceed two-hundred ninety-four dollars (\$294,000) for the period of August 18, 2025 through August 17, 2028, where funding has been budgeted in Fund 116 "Special Public Safety"

2. DISCUSSION OF ISSUE:

The Police Department has made tremendous progress in using technology as an investigative tool to enhance operational efficiency. The addition of Peregrine software to our investigative and analytical toolkit will significantly enhance operational efficiency across the department. Peregrine streamlines the process of researching and cross-referencing information from multiple sources, allowing analysts and officers to access critical data faster and more accurately. By automating and centralizing research tasks that would otherwise take hours, Peregrine reduces manual workload and enables personnel to focus on actionable intelligence and case development. This increased efficiency not only improves investigative outcomes but also supports officer safety and informed decision-making in the field. Investing in Peregrine is a strategic move toward modernizing our investigative capabilities and maximizing the effectiveness of both sworn and professional staff. Peregrine enhances interdepartmental collaboration by providing a centralized platform where information can be securely shared across divisions. This improves communication, reduces duplication of effort, and ensures that staff have access to accurate, up-to-date data. Peregrine software is currently used by the Modesto Police Department, Stanislaus County Sheriff's Department, and a number of neighboring allied agencies.

The Police Department has identified funding for Peregrine in fund 116-20-225.44010_003, Special Public Safety Computer Software.

3. BASIS OF RECOMMENDATION:

City Council authorization is required to execute agreements.

4. FISCAL IMPACT / BUDGET AMENDMENT:

Peregrine has been budgeted for in Fiscal Year 2025-2026, in Fund 116 "Special Public Safety" account 116-20-225.44010_003 Special Public Safety Computer Software in an amount of ninety-eight thousand dollars (\$98,000).

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment” and therefore is not considered a project.

8. ALTERNATIVES:

City Council could choose to not approve this agreement, however, this is not recommended as this is a useful investigative tool for the Department and funding has been identified.

9. ATTACHMENTS:

1. Resolution
2. Peregrine Agreement/Order Form

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF AUTHORIZING AN	}	RESOLUTION NO. 2025-
AGREEMENT BETWEEN THE CITY OF	}	
TURLOCK AND PEREGRINE, IN AN ANNUAL	}	
AMOUNT NOT TO 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"	}	

WHEREAS, the City of Turlock Police Department has made tremendous progress in using technology as an investigative tool to enhance operational efficiency; and

WHEREAS, Peregrine streamlines the process of researching and cross-referencing information from multiple sources, allowing analysts and officers to access critical data faster and more accurately; and

WHEREAS, this increased efficiency not only improves investigative outcomes but also supports officer safety and informed decision-making in the field; and

WHEREAS, the Police Department has identified funding for Peregrine in account 116-20-225.44010_003, Special Public Safety Computer Software.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby authorize 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."

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of
Stanislaus, State of California



PEREGRINE CUSTOMER ORDER FORM & SCOPE OF SERVICES

Customer Information	
Customer Name: Turlock Police Department	Contact: Chief Jason Hedden
Address: 244 N Broadway St, Turlock, CA 95380	Phone: 209-668-5550
Email: jhedden@turlock.ca.us	Fax: N/A

Peregrine Services
Effective Date: August 18, 2025
Initial Term: From the Effective Date through August 17, 2028 (" <u>Initial Term</u> ").
Service Fee: The following fee schedule is available to the Customer if Order Form is signed on or before August 15, 2025. Unless otherwise terminated as set forth in the Terms and Conditions, Customer shall pay Peregrine a service fee of \$98,000 annually for the Term as follows: a. \$98,000 within 30 days of the Effective Date b. \$98,000 within 30 days of August 18, 2026 c. \$98,000 within 30 days of August 18, 2027
Users: Customer may allow an unlimited number of employees of the Turlock Police Department to access and use the Service.
Onboarding and Training Services: Peregrine will provide Customer with an introductory training session that provides an overview of the Service, background on accessible data sources as of the Effective Date and an introduction to the analytic capabilities of the Service. Peregrine will provide additional training, including refresher sessions and advanced training modules, from time to time upon mutual agreement of the parties.
Professional Services: The initial Customer Data sources and systems that Peregrine will integrate with the Service for Customer are: TriTech CAD, TriTech RMS, Legacy Data (AS-400 Mainframe), Axon BWC, Epic IO ALPR, and Intellisite ALPR. The fee schedule above includes support for up to 75 million annual LPR reads and a 30-day retention of LPR detections. The Customer is responsible for any third-party API or data access fees. Any additional data integrations or new functionality shall be subject to mutual written agreement of the parties, including with respect to fees. All additional data integration services or new functionality and corresponding fees will be set forth in a statement of work. For clarity, Peregrine will provide any other Professional Services and additional data integration services in accordance with Section 2.2 of the Terms and Conditions.

Peregrine services are provided subject to the terms set forth above on this Order Form together with the attached terms and conditions (the “**Terms and Conditions**,” and together with this Order Form, the “**Agreement**”). Any capitalized term used in this Order Form but not defined herein shall have the meaning ascribed to it in the Terms and Conditions. By signing this Order Form, Peregrine and Customer each agree to the terms and conditions set forth in this Agreement. In the event of any conflict between this Order Form and the Terms and Conditions, the terms of this Order Form shall govern to the extent of such conflict. This Order Form may be executed in counterparts (which may be delivered by electronic mail of .pdf files), each of which counterparts, when so executed and delivered, shall be deemed to be an original, and all of which counterparts, taken together, shall constitute one and the same instrument.

Peregrine**CITY OF TURLOCK, a California
municipal corporation**

By: _____

Print Name: Nicholas NooneTitle: President and CEO

Date _____

By: _____

Susan E. Borrego, Interim City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____

Jason Hedden, Chief of Police

APPROVED AS TO FORM:

By: _____

George A. Petrulakis, City Attorney

ATTEST:

By: _____

Nichole Fiez, City Clerk

Peregrine Customer Terms and Conditions

These Peregrine Customer Terms and Conditions govern the provision of the services described on the attached Order Form (“**Order Form**”) by Peregrine Technologies, Inc. (“**Peregrine**”) to Turlock Police Department (“**Customer**”). By executing an Order Form with Peregrine, Customer agrees to be bound by these Terms and Conditions.

1. Definitions.

“**Aggregated Data**” has the meaning specified in Section 6.1.

“**CJIS Security Policy**” means the FBI CJIS Security Policy document as published by the FBI CJIS Information Security Officer, currently located at <https://www.fbi.gov/services/cjis/cjis-security-policy-resource-center>.

“**Client-Side Software**” means any software in source or object code form that Peregrine makes available for use in connection with the Service, including Peregrine’s mobile application(s).

“**Criminal Justice Information Services Division**” or “**CJIS**” means the FBI division responsible for the collection, warehousing, and timely dissemination of relevant criminal justice information to the FBI and to qualified law enforcement, criminal justice, civilian, academic, employment and licensing agencies.

“**Customer Data**” means any of Customer’s data, information, documents or electronic files that are provided to Peregrine via the Service or otherwise in connection with this Agreement, including any databases Customer procures from third party vendors for Peregrine’s integration with the Service; provided that, for purposes of clarity, Customer Data as defined herein does not include Aggregated Data.

“**Documentation**” means the materials supplied by Peregrine hereunder, in any media, including any and all installer’s, operator’s and user’s manuals, training materials, guides, functional or technical specifications or other materials for use in conjunction with the Service.

“**Personal Information**” means any information that, individually or in combination, does or can identify a specific individual or by or from which a specific individual may be identified, contacted, or located, including without limitation all data considered “personal data”, “personally identifiable information”, or something similar under applicable laws, rules, or regulations relating to data privacy.

“**Professional Services**” has the meaning specified in Section 2.2.

“**Service**” means Peregrine’s proprietary platform that assists Users with criminal investigations and police leadership decision making, consisting of a hosted web-based interface and the Client-Side Software. For purposes of this Agreement, the Service is exclusive of Professional Services that may be rendered upon mutual agreement of the parties in accordance with Section 2.2.

“**SOW**” has the meaning specified in Section 2.2.

“**Third Party Data**” means any third party databases that Peregrine licenses from third party vendors and makes accessible via the Service. For clarity, Third Party Data does not include any Customer Data.

“**Third Party Products**” means any third-party products provided with, integrated with, or incorporated into the Service, including Third Party Data.

“**Users**” means the individuals authorized by Customer to use the Service in accordance with the terms in the Order Form (including number and type of individuals who may access the Service) and that have been supplied user identifications and passwords by Peregrine.

2. Provision of the Service and Additional Services.

2.1. Service. During the Term and subject to the terms and conditions of this Agreement, including payment of the fees set forth on the Order Form, Customer may: (a) access and use the Service for up to the number of Users set forth in the Order Form, (b) download and reproduce the applicable Documentation solely for internal use in association with the Service, and (c) download, install, and use any Client-Side Software in support of Customer’s

use of the Service, in each case on a nonexclusive, non-transferable, and non-sublicensable basis and solely for Customer's internal business purposes. Peregrine shall provide Customer with authentication credentials for individual Users upon written request from authorized personnel of Customer, (ii) onboarding and training services as set forth in the Order Form ("**Onboarding and Training Services**"), and (iii) telephone and standard technical support to Customer during normal business hours ("**Technical Support**"). Except as set forth herein, Peregrine shall, at its sole cost and expense, provide all facilities and equipment that may be necessary for Peregrine to perform the Services.

2.2. Professional Services. Except as set forth in the Order Form, in the event that Customer requests that Peregrine perform data integration, configuration or implementation services regarding the Service, including integration of Customer Data or Third Party Data and creation of specific modifications to the Service (but excluding any Onboarding and Training Services), Peregrine will discuss the scope and fees for such services and, if agreed, such work will be performed pursuant to a statement of work executed by the parties and referencing this Agreement that describe such scope and fees (an "**SOW**," and such services, the "**Professional Services**"). Any fees associated with the Professional Services shall be set forth in the applicable SOW and Customer shall pay such fees in accordance with Section 4.2 below. To the extent the Professional Services result in any software code or other tangible work product ("**Work Product**"), all such Work Product will remain owned solely and exclusively by Peregrine and may be used by Customer solely in connection with Customer's authorized use of the Service under this Agreement. Customer shall permit Peregrine access to Customer's offices and any other facilities necessary for Peregrine to provide the Professional Services.

2.3. Access and Policies. Customer will permit Peregrine access to Customer's offices and any other facilities necessary for Peregrine to provide the Service, Onboarding and Training Services, Technical Support, and any Professional Services. Peregrine agrees to, and cause its personnel to, abide by Customer's facilities access and use policies as provided by Customer to Peregrine in writing in advance of any on-site visits. Customer will also permit and enable Peregrine to have offsite access to Customer Data and the Customer's production platform for the Service in order to provide the Service, Technical Support and Professional Services. Peregrine agrees to comply with the CJIS Security Policy in connection with its access to Customer Data, including CJIS-defined policies for remote access.

2.4. Compliance with Applicable Laws. Each party and its agents shall comply with all laws applicable to the performance or receipt, as applicable, of the Service hereunder.

2.5. Licenses and Permits. Peregrine and its employees, agents, and any subcontractors have, and will maintain at their sole cost and expense, all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. In addition to the foregoing, Peregrine and any subcontractors shall obtain and maintain during the term of this Agreement valid business licenses from Customer as required by law.

2.6. Nondiscrimination and Equal Opportunity. Peregrine shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, genetic information, marital status, sex, sexual orientation, gender or gender identity, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Peregrine under this Agreement. Peregrine shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Peregrine thereby.

2.7. Suspension. Notwithstanding anything to the contrary in this Agreement, Peregrine may temporarily suspend Customer's and any User's access to any portion or all of the Service if: (a) Peregrine reasonably determines that (i) there is a threat or attack on the Service; (ii) Customer's or any User's use of the Service disrupts or poses a security risk to the Service or to any other customer or vendor of Peregrine; (iii) Customer, or any User, is using the Service for fraudulent or illegal activities; (iv) subject to applicable law, Customer has ceased to continue its business in the ordinary course, made an assignment for the benefit of creditors or similar disposition of its assets, or become the subject of any bankruptcy, reorganization, liquidation, dissolution, or similar proceeding; (v) Peregrine's

provision of the Service to Customer or any User is prohibited by applicable law; or (vi) any Customer Data submitted, posted, or otherwise transmitted by or on behalf of Customer or an User through the Service may infringe or otherwise violate any third party's intellectual property or other rights; (b) any vendor of Peregrine has suspended or terminated Peregrine's access to or use of any Third Party Products required to enable Customer to access the Service; or (c) if Customer fails to pay any undisputed fees when due (any such suspension described in subclauses (a), (b), or (c), a "**Service Suspension**"). Peregrine shall use commercially reasonable efforts to provide written notice of any Service Suspension to Customer and to provide updates regarding resumption of access to the Service following any Service Suspension. Peregrine shall use commercially reasonable efforts to resume providing access to the Service as soon as reasonably possible after the event giving rise to the Service Suspension is cured. Peregrine will have no liability for any damage, liabilities, losses (including any loss of data or profits), or any other consequences that Customer or any User may incur as a result of a Service Suspension.

2.8. Third Party Products. Peregrine may from time to time make Third Party Products available to Customer or Peregrine may allow for certain Third Party Products to be integrated with the Service. For purposes of this Agreement, such Third Party Products are subject to their own terms and conditions. Peregrine is not responsible for the operation of any Third Party Products and makes no representations or warranties of any kind with respect to Third Party Products or their respective providers. If Customer does not agree to abide by the applicable terms for any such Third Party Products, then Customer should not install or use such Third Party Products. By authorizing Peregrine to transmit Customer Data from Third Party Products into the Service, Customer represents and warrants to Peregrine that it has all right, power, and authority to provide such authorization.

2.9. Open Source Components. Certain aspects of the Service, such as the Client-Side Software, may contain or be distributed with open source software code or libraries ("**Open Source Components**"). Peregrine will provide a list of Open Source Components for a particular version of any distributed portion of the Service, such as the Client-Side Software, on Customer's request. To the extent required by the license applicable to such Open Source Components: (a) Peregrine will use reasonable efforts to deliver to Customer any notices or other materials (such as source code); and (b) the terms of such licenses will apply to such Open Source Components in lieu of the terms of this Agreement. To the extent the terms of such licenses prohibit any of the restrictions in this Agreement with respect to any particular Open Source Component, such restrictions will not apply to such Open Source Component. To the extent the terms of such licenses require Peregrine to make an offer to provide source code or related information in connection with the Open Source Component, such offer is hereby made. For purposes of clarity, Open Source Components are Third Party Products.

3. Customer Responsibilities.

3.1. Generally. Customer is responsible for all activities that occur under User accounts. Customer also shall: (a) ensure it has all rights necessary for Peregrine to integrate the Customer Data with the Service; (b) have sole responsibility for the accuracy, quality, integrity, legality, reliability, and appropriateness of all Customer Data; (c) prevent unauthorized access to, or use of, the Service, and notify Peregrine immediately of any unauthorized access or use; (d) ensure each User has its own unique account on the Service and that Users do not share their account credentials with one another or any third party; and (e) comply with all applicable laws in using the Service. Customer agrees to provide its Users with the applications necessary to run the Service as set forth in the Documentation.

3.2. Use Restrictions. Customer shall not use the Service for any purposes beyond the scope of access granted under this Agreement. Without limiting the generality of the foregoing, Customer shall not, and shall ensure Users do not: (a) license, sublicense, sell, resell, rent, lease, transfer, assign, distribute, time share or otherwise commercially exploit or make the Service available to any third party; (b) send spam or otherwise duplicative or unsolicited messages via the Service; (c) send or store infringing or unlawful material; (d) send or store material containing software viruses, worms, Trojan horses or other harmful computer code, files, scripts, agents or programs; (e) interfere with or disrupt the integrity or performance of the Service or the data contained therein; (f) attempt to gain unauthorized access to the Service or its related systems or networks; (g) copy, modify, or create derivative works based upon the Service or any component thereof; (h) reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to any software component of the Service or any component thereof; (i) use the Service in any manner or for any purpose that infringes, misappropriates, or otherwise violates any intellectual property or other right of any third party or that violates any applicable law; (j)

access or use the Service for purposes of competitive analysis of Peregrine or the Service, the development, provision, or use of a competing service or product, or any other purpose that is to Peregrine's detriment or commercial disadvantage; or (k) input, upload, transmit, or otherwise provide to or through the Service any information or materials, including Customer Data, that are unlawful or injurious in any way

3.3. CJIS Requirements. Customer certifies that it and its Users will comply with the following CJIS requirements: (a) Customer agrees to use training, policy and procedures to ensure Users use proper handling, processing, storing and communication protocols for Customer Data and any Third Party Data; (b) Customer agrees to protect the Service and any Third Party Data by monitoring and auditing staff user activity to ensure that it is only within the purview of system application development, system maintenance and the support roles assigned; (c) Customer will only provide access to the Service and any Third Party Data through Customer-managed role-based access and applied sharing rules configured by Customer; (d) Customer agrees to create and retain activity transaction logs to enable auditing by Peregrine staff, CJIS and any Third Party Data owners; (e) Customer agrees to perform independent employment background screening for its staff at Customer's own expense; and (f) Customer agrees to reinforce staff policies for creating User accounts with only one Customer domain email address for each User, with exceptions only as granted in writing by Peregrine.

3.4. Operation Restrictions. Under certain circumstances, it may be dangerous to operate a moving vehicle while attempting to operate a laptop, mobile device or other touch screen and any of their applications. Customer agrees that the Users will be instructed to only utilize the interface for the Service at times when it is safe to do so. Peregrine is not liable for any accident caused by a result of distraction such as from viewing the screen while operating a moving vehicle.

3.5. Customer Logo. Peregrine may use Customer's name and logo in Peregrine's lists of customers provided that such use will comply with any standard trademark guidelines provided by Customer to Peregrine.

3.6. Feedback. If Customer or any of its employees or contractors sends or transmits any communications or materials to Peregrine by mail, email, telephone, or otherwise, suggesting or recommending changes to the Service, including without limitation, new features or functionality relating thereto, or any comments, questions, suggestions, or the like ("**Feedback**"), Peregrine is free to use such Feedback irrespective of any other obligation or limitation between the parties governing such Feedback.

4. Fees & Payment.

4.1. Fees. Customer shall pay the fees for the Service as specified in the Order Form and in any SOWs. All fees are non-refundable except to the extent otherwise expressly set forth in this Agreement.

4.2. Payment Terms. Except as set forth on the Order Form, Customer shall pay all fees within thirty (30) days of Peregrine issuing an invoice.

4.3. Taxes. Peregrine's fees do not include any local, state, federal or foreign taxes, levies or duties of any nature ("**Taxes**"). Customer is responsible for paying all Taxes, excluding only taxes based on Peregrine's income. If Peregrine has the legal obligation to pay or collect Taxes for which Customer is responsible under this section, the appropriate amount shall be invoiced to and paid by Customer unless Customer provides Peregrine with a valid tax exemption certificate authorized by the appropriate taxing authority.

5. Proprietary Rights. The "**Peregrine Technology**" means (a) the Peregrine name, the Peregrine logo, and other trademarks and service marks; (b) audio and visual information, documents, software and other works of authorship, including training materials; (c) other technology included in the Service, including Client-Side Software, graphical user interfaces, workflows, products, processes, algorithms, know-how and other trade secrets, techniques, designs, inventions and other tangible or intangible technical material or information provided by Peregrine under this Agreement; and (d) the work product or other results of Professional Services. Peregrine owns and shall retain all rights in the Peregrine Technology. Other than as expressly set forth in Section 2.1 above, no license or other rights in or to the Peregrine Technology or related intellectual property rights are granted to Customer or Users, and all such licenses and rights are hereby expressly reserved to Peregrine. For clarity, "**Peregrine Technology**" does not include Customer Data.

6. Data Access, Sharing and Security.

6.1. Customer Data. Peregrine may access, reproduce, and use Customer Data to provide the Service, including to provide Technical Support, Onboarding and Training Services and any Professional Services. Customer agrees that Peregrine may generate technical logs, data and insights about Customer's usage of the Service (e.g., frequency of logins) ("**Peregrine Insights**") and may use the Customer Data in aggregated and anonymized form that does not individually identify any person or entity, including Customer or its Users ("**Aggregated Data**") for Peregrine's internal business purposes and to operate and improve Peregrine's proprietary software and services, and that Peregrine shall own the Peregrine Insights and the Aggregated Data. Peregrine shall destroy Peregrine Insights and Aggregated Data on termination of this Agreement. Peregrine may choose to terminate the provision of any Customer Data via the Service if the provision of such data may be harmful to the Service, as determined by Peregrine in its reasonable discretion.

6.2. CJIS Security Policy. Peregrine has implemented procedures to allow for adherence to the CJIS Security Policy. The hosting facility for the Service uses access control technologies that meet or exceed CJIS requirements. In addition, Peregrine has installed and configured solid network intrusion prevention appliances for adherence to the CJIS Security Policy.

6.3. Third Party Data. Any Third Party Data that Peregrine may provide via the Service is governed by the third party owner's retention policy. Peregrine does not provide any warranties with respect to any Third Party Data and Peregrine may choose to terminate the provision of any Third Party Data via the Service if Peregrine's applicable rights to such Third Party Data terminate or the provision of such data may be harmful to the Service, as determined by Peregrine in its reasonable discretion.

6.4. Processing of Personal Information. Peregrine's rights and obligations with respect to Personal information it collects directly from individuals are set forth in Peregrine's Privacy Policy <<https://peregrine.io/privacy-policy/>>. Personal Information included within Customer Data and processed by Peregrine on behalf of Customer is governed by this Agreement.

6.5. Sensitive Information; Marking Requirements. To the extent Customer provides Customer Data that Customer considers to be sensitive, proprietary, restricted, or otherwise requiring sensitive treatment ("**Sensitive Information**"), Customer is solely responsible for providing appropriate markings to designate the applicable Customer Data as Sensitive Information. Customer shall provide Peregrine with documentation and/or instructions in writing with sufficient detail for Peregrine to identify and distinguish content that is Sensitive Information within other provided Customer Data. Customer shall (a) mark Sensitive Information on its face, (b) make the appropriate designations for Sensitive Information in document metadata, (c) provide Peregrine with a table or other list of Sensitive Information that contains sufficient detail to identify the Sensitive Information; or (d) identify Sensitive Information to Peregrine in some other mutually agreed upon method. Peregrine shall not be responsible for failure to designate Sensitive Information with specific access control status based on Customer failure to provide sufficient information to identify Sensitive Information.

7. Confidentiality.

7.1. Definition of Confidential Information. The term "**Confidential Information**" means all confidential and proprietary information of a party ("**Disclosing Party**") disclosed to the other party ("**Receiving Party**"), whether orally or in writing, that is designated as confidential or that reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure, including Customer Data, any Third Party Data, the Service, the Documentation, the Peregrine Technology, business and marketing plans, technology and technical information, product designs, and business processes.

7.2. Confidentiality. The Receiving Party shall not disclose or use any Confidential Information of the Disclosing Party except to perform its obligations or exercise its rights under this Agreement, except with the Disclosing Party's prior written permission on a case-by-case basis. Each party agrees to protect the confidentiality of the Confidential Information of the other party in the same manner that it protects the confidentiality of its own proprietary and confidential information of like kind, but in no event with less than reasonable care. If the Receiving Party is compelled by law or a government authority to disclose Confidential Information of the Disclosing Party, it shall

provide the Disclosing Party with prior notice of such compelled disclosure (to the extent practicable and legally permitted) and reasonable assistance, at Disclosing Party's cost, if the Disclosing Party wishes to contest the disclosure.

7.3. Exceptions. The parties' obligations in Section 7.2 shall not apply to any information that: (a) is or becomes publicly available without breach of any obligation owed to the Disclosing Party; (b) was known to the Receiving Party prior to its disclosure by the Disclosing Party without breach of any obligation owed to the Disclosing Party; (c) was independently developed by the Receiving Party without breach of any obligation owed to the Disclosing Party; or (d) is received from a third party without breach of any obligation owed to the Disclosing Party.

7.4. Public Records Acts. Peregrine acknowledges that Customer is a public entity and may be governed by applicable laws, rules, or regulations relating to public records (each a "**Public Records Act**"). Nothing in this Section 7 shall prevent Customer from disclosing Confidential Information for purposes of complying with an applicable Public Records Act to the extent legally required.

7.5. Remedies. If the Receiving Party discloses or uses (or threatens to disclose or use) any Confidential Information of the Disclosing Party in breach of this Section 7, the Disclosing Party shall have the right, in addition to any other remedies available to it, to seek injunctive relief to enjoin such acts, it being specifically acknowledged by the parties that such unauthorized disclosure or use may cause irreparable harm to the Disclosing Party for which any other available remedies are inadequate.

8. Warranties & Disclaimers.

8.1. Warranties. Each party represents and warrants that it has the legal power and authority to enter into this Agreement. Peregrine represents and warrants that (i) it will provide the Service in a professional manner consistent with the standards observed by a competent practitioner of the profession in which Peregrine is engaged, and (ii) the Service will perform in accordance with and otherwise substantially conform to its associated documentation.

8.2. Disclaimer. EXCEPT AS EXPRESSLY PROVIDED IN SECTION 8.1, PEREGRINE MAKES NO WARRANTY OF ANY KIND, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE WITH RESPECT TO THE SERVICE, THE PEREGRINE TECHNOLOGY, ANY THIRD PARTY DATA AND ANY OTHER PRODUCTS OR SERVICES PROVIDED UNDER THIS AGREEMENT. PEREGRINE HEREBY SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE OR NON-INFRINGEMENT, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW.

9. Indemnification.

9.1. Indemnification by Peregrine. Peregrine shall at its expense shall defend Customer and its officers, directors, officials, agents, volunteers and employees ("**Customer Indemnified Parties**") against any claim made or brought against any Customer Indemnified Party by a third party alleging that the Service as provided to Customer and when used in accordance with this Agreement infringes any intellectual property rights of a third party (each, a "**Customer Claim**"), and shall indemnify and hold Customer Indemnified Parties harmless from and against any and all liability, loss, damage, claims, expenses, and costs, including without limitation, attorney's fees, awarded by a court or agreed to by Peregrine in a settlement with respect to such Customer Claim; provided, that Customer (a) promptly gives written notice of the Customer Claim to Peregrine; (b) gives Peregrine sole control of the defense and settlement of the Customer Claim (provided that Peregrine may not agree to any settlement that imposes any liability or obligation on Customer without Customer's prior written consent, such consent not to be unreasonably withheld, conditioned, or delayed); and (c) provides to Peregrine, at Peregrine's cost, all reasonable assistance in the defense and settlement of the Customer Claim. Peregrine shall have no obligation under this Section 9.1 or otherwise regarding claims that arise from or relate to (i) Customer's use of the Service other than as contemplated by this Agreement, (ii) any modifications to the Service made by any entity other than Peregrine (where the liability would not have arisen but for such modification), (iii) any combination of the Service with services or technologies not provided by Peregrine (where the liability would not have arisen but for such combination), (iv) Customer's use of the Service or portion thereof after Peregrine has terminated this Agreement or such portion of the Service in accordance with this Section 9.1, or (v) Third Party Products. If in Peregrine's opinion a Customer Claim is likely to be made, or if an existing Customer Claim may cause Peregrine liability, Peregrine may in its discretion (x) obtain a

license to enable Customer to continue to use the potentially infringing portion of the Service, (y) modify the Service to avoid the potential infringement, or (z) if the foregoing cannot be achieved after using reasonable commercial efforts, terminate the Agreement or the license to the infringing portion of the Service and refund the amount of any pre-paid fees applicable to the portion of the terminated Services to be provided after the termination date.

9.2. Indemnification by Customer. To the extent permitted by applicable law, Customer shall at its expense defend Peregrine and its officers, directors, officials, agents, volunteers and employees ("**Peregrine Indemnified Parties**") against any claim made or brought against any Peregrine Indemnified Party by a third party based on: (a) Customer's or any User's negligence, gross negligence, fraud, or willful misconduct; (b) Customer's or any User's use of the Service in a manner not authorized by this Agreement; or (c) Customer Data or Peregrine's authorized use of such Customer Data (each, a "**Peregrine Claim**"), and shall indemnify and hold Peregrine Indemnified Parties harmless from and against any and all liability, loss, damage, claims, expenses, and costs, including without limitation, attorney's fees, awarded by a court or agreed to by Customer in a settlement with respect to such Peregrine Claim; provided, that Peregrine (i) promptly gives written notice of the Peregrine Claim to Customer; (ii) gives Customer sole control of the defense and settlement of the Peregrine Claim (provided that Customer may not agree to any settlement that imposes any liability or obligation on Peregrine without Peregrine's prior written consent, such consent not to be unreasonably withheld, conditioned, or delayed); and (iii) provides to Customer, at Customer's cost, all reasonable assistance in the defense and settlement of the Peregrine Claim.

9.3. Sole Remedy. THIS SECTION 9 SETS FORTH CUSTOMER'S SOLE REMEDIES AND PEREGRINE'S SOLE LIABILITY AND OBLIGATION FOR ANY ACTUAL, THREATENED, OR ALLEGED CLAIMS BY THIRD PARTIES RELATING TO THE SERVICE OR ITS USE.

10. Limitation of Liability.

10.1. Exclusion of Consequential and Related Damages. EXCEPT FOR A PARTY'S BREACH OF SECTION 7, A PARTY'S INDEMNIFICATION AND DEFENSE OBLIGATIONS IN SECTION 9, OR A PARTY'S GROSS NEGLIGENCE, FRAUD, OR WILLFUL MISCONDUCT, IN NO EVENT SHALL EITHER PARTY HAVE ANY LIABILITY TO THE OTHER PARTY FOR ANY LOST PROFITS, LOSS OF USE, COSTS OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES, OR FOR ANY INDIRECT, SPECIAL, INCIDENTAL, MULTIPLE, EXEMPLARY, PUNITIVE, OR CONSEQUENTIAL DAMAGES HOWEVER CAUSED AND, WHETHER IN CONTRACT, TORT OR UNDER ANY OTHER THEORY OF LIABILITY, WHETHER OR NOT THE PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE.

10.2. Liability Cap. IN NO EVENT SHALL PEREGRINE'S AGGREGATE LIABILITY ARISING OUT OF OR RELATING TO THIS AGREEMENT UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR OTHERWISE, EXCEED PEREGRINE'S INDEMNIFICATION OBLIGATIONS UNDER THIS AGREEMENT.

11. Term & Termination.

11.1. Term of Agreement. This Agreement commences on the Effective Date and continues for the duration of the term set forth on the Order Form ("**Term**"), unless earlier terminated in accordance with the Order Form or Section 11.2

11.2. Termination. A party may terminate this Agreement with or without cause upon thirty (30) days written notice. Termination shall not relieve Customer of the obligation to pay any fees accrued or payable to Peregrine prior to the effective date of termination.

11.3. Data. Upon expiration or termination of this Agreement, Peregrine shall have no obligation to maintain or provide any Customer Data or Third Party Data. Unless legally prohibited, Peregrine shall delete all Customer Data in its systems or otherwise in its possession or under its control. Notwithstanding the foregoing or any other provision of this Agreement, Peregrine may use in perpetuity any Aggregated Data.

11.4. Survival. The following provisions shall survive termination or expiration of this Agreement: Sections 4, 5, 6.1, 6.3, 7, 8, 9, 10, 11.3, 11.4, and 12.

12. General Provisions.

12.1. Insurance. Peregrine shall maintain the insurance coverages described on Appendix A: Insurance.

12.2. Relationship of the Parties. This Agreement does not create a partnership, franchise, joint venture, agency, fiduciary or employment relationship between the parties. There are no third-party beneficiaries to this Agreement. At all times during the term of this Agreement, Peregrine shall be an independent contractor and shall not be an employee of Customer. Except as Customer may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of Customer in any capacity whatsoever as an agent. Peregrine shall have no authority, express or implied, pursuant to this Agreement to bind Customer to any obligation whatsoever.

12.3. Peregrine's Books and Records. To the extent required by applicable laws, rules, or regulations, Peregrine shall maintain any and all records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the Customer under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to Peregrine to this Agreement. All such records shall be maintained in accordance with generally accepted standards and shall be made available for inspection, audit, and/or copying during regular business hours, upon written request of the Customer.

12.4. Force Majeure. Neither party shall be liable by reason of any failure or delay in performance of its obligations under this Agreement (except for the payment of money) on account of events beyond the reasonable control of such party, which may include Internet denial-of-service attacks, strikes, shortages, riots, insurrection, fires, flood, storm, explosions, acts of God, war, terrorism, governmental action, labor conditions, earthquakes, and material shortages (each, a "**Force Majeure Event**"). Upon the occurrence of a Force Majeure Event, the non-performing party will be excused from any further performance of its obligations affected by the Force Majeure Event for so long as the event continues and such party continues to use commercially reasonable efforts to resume performance.

12.5. Federal Government. Any use, copy or disclosure of the Service by the U.S. Government is subject to restrictions as set forth in this Agreement and as provided by DFARS 227.7202-1(a) and 227.7202-3(a)(1995), DFARS 252.227-7013(c)(1)(ii)(October 1998), FAR 12.212(a)(1995), FAR 52.227-19, or FAR 52.227(ALT III), as applicable.

12.6. Additional Government Terms. Peregrine acknowledges that Customer may be a public entity and, accordingly, certain additional laws, rules, and regulations may take precedence over the terms and conditions of this Agreement (the "**Additional Government Terms**"). The Additional Government Terms, if any, are attached hereto as **Error! Reference source not found.**, and will govern to the extent of any conflict with any other term of this Agreement.

12.7. Notices. All notices under this Agreement shall be in writing and shall be deemed to have been given upon: (a) personal delivery; (b) the second business day after mailing; (c) the second business day after sending by confirmed facsimile; or (d) after confirmed receipt of an email. Notices to Peregrine shall be addressed to the attention of Nick Noone, CEO, Peregrine Technologies, nick@peregrine.io, with a copy to ben@peregrine.io. Notices to Customer are to be addressed to the individual identified in the Order Form.

12.8. Waiver; Cumulative Remedies Severability. No failure or delay by either party in exercising any right under this Agreement shall constitute a waiver of that right. Other than as expressly stated herein, the remedies provided herein are in addition to, and not exclusive of, any other remedies of a party at law or in equity. If any provision of this Agreement is held by a court of competent jurisdiction to be contrary to law, the provision shall be modified by the court and interpreted so as best to accomplish the objectives of the original provision to the fullest extent permitted by law, and the remaining provisions of this Agreement shall remain in effect.

12.9. Assignment. Neither party may assign any of its rights or obligations hereunder, whether by operation of law or otherwise, without the prior express written consent of the other party. Notwithstanding the foregoing, Peregrine may assign this Agreement, together with all rights and obligations hereunder, without consent of Customer, in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of its stock or assets that relate to this Agreement. Any attempt by a party to assign its rights or obligations under this Agreement in breach of this section shall be void and of no effect. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties, their respective successors and permitted assigns.

12.10. Governing Law. This Agreement shall be governed by the laws of California. The state courts located in Stanislaus County, CA or in the United States District Court for the Eastern District of California shall have exclusive jurisdiction to adjudicate any dispute arising out of or relating to this Agreement. Each party hereby consents to the exclusive jurisdiction of such courts provided that nothing in this Section 12.10 prohibits either party from seeking or obtaining in any jurisdiction injunctive or similar relief in connection with the enforcement of this Agreement.

12.11. Construction. The division of this Agreement into Sections and the insertion of captions and headings are for convenience of reference only and will not affect the construction or interpretation of this Agreement. The terms “this Agreement,” “hereof,” “hereunder” and any similar expressions refer to this Agreement and not to any particular Section or other portion hereof. The parties hereto agree that any rule of construction to the effect that ambiguities are to be resolved against the drafting party will not be applied in the construction or interpretation of this Agreement. As used in this Agreement, the words “include” and “including,” and variations thereof, will be deemed to be followed by the words “without limitation” and “discretion” means sole discretion

12.12. Entire Agreement. This Agreement constitutes the entire agreement between the parties, and supersedes all prior and contemporaneous agreements, proposals or representations, written or oral, concerning its subject matter. No modification, amendment, or waiver of any provision of this Agreement shall be effective unless in writing and signed by the party against whom the modification, amendment or waiver is to be asserted. Notwithstanding any language to the contrary therein, no terms or conditions stated in a Customer purchase order or in any other Customer order documentation (excluding the Order Form) shall be incorporated into or form any part of this Agreement, and all such terms or conditions are hereby rejected and shall be null and void.

Appendix A: Insurance

Peregrine, at its own cost and expense, shall procure the types and amounts of insurance specified herein and maintain that insurance throughout the term of the Agreement. The cost of such insurance shall be included in the Peregrine's bid or proposal. Peregrine shall be fully responsible for the acts and omissions of its subcontractors or other agents.

Commercial General and Automobile Liability Insurance

General requirements. Peregrine, at its own cost and expense, shall maintain commercial general liability and automobile liability insurance for the term of this Agreement in an amount not less than \$2,000,000 per occurrence and \$4,000,000 general aggregate, and \$2,000,000 products and completed operations aggregate combined single limit coverage for risks associated with the work contemplated by this Agreement.

Minimum scope of coverage. Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition) covering any auto (Code 1), or if Peregrine has no owned autos, hired (code 8) and non-owned autos (Code 9). No endorsement shall be attached limiting the coverage.

Additional requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

- a. The Commercial General and Automobile Liability Insurance shall cover on an occurrence basis.
- b. Customer, its officers, officials, employees, agents, and volunteers shall be covered as additional insureds for liability arising out of work or operations on behalf of the Peregrine, including materials, parts, or equipment furnished in connection with such work or operations; or automobiles owned, leased, hired, or borrowed by the Peregrine. Coverage can be provided in the form of an endorsement to the Peregrine's insurance at least as broad as CG 20 10 11 85, or both CG 20 10 10 01 and CG 20 37 10 01.
- c. For any claims related to this Agreement or the work hereunder, the Peregrine's insurance covered shall allow and be endorsed primary insurance as respects the Customer, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the Customer, its officers, officials, employees, agents or volunteers shall be excess of the Peregrine's insurance and non-contributing.
- d. The policy shall cover inter-insured suits and include a "separation of Insureds" or "severability" clause which treats each insured separately.
- e. Peregrine agrees to give at least 30 days prior written notice to Customer before coverage is canceled or modified as to scope or amount.

Workers' Compensation

Peregrine shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance in the amount of \$1,000,000 each accident or disease for any and all persons employed directly or indirectly by Peregrine in the amount required by applicable law. The requirement to maintain Statutory Workers' Compensation and Employer's Liability Insurance may be waived by the Customer upon written verification that Peregrine is a sole proprietor and does not have any employees and will not have any employees during the term of this Agreement.

Professional Liability Insurance.

General requirements. Peregrine, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than \$1,000,000 per occurrence and in the aggregate or claim covering the Peregrine's errors and omissions.

Claims-made limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Peregrine must purchase an extended period coverage for a minimum of five (5) years after completion of work under this Agreement.
- d. A copy of the claim reporting requirements must be submitted to the Customer for review prior to the commencement of any work under this Agreement.

Cyber Liability Insurance

Peregrine, at its own cost and expense, shall maintain Cyber Liability Insurance with coverage that includes infringement of intellectual property, including infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information or personally identifiable information (PII), alteration of electronic information, extortion, and network security. The policy shall provide coverage for breach response costs as well as regulatory fines and penalties, and credit monitoring expenses with \$2,000,000 limits shared with Errors & Omissions. Coverage shall insure against professional errors and omissions that may result from providing technology services and products. Policy retroactive date: Full Prior Acts, whereas the policy inception date, continuity date, or retroactive date must be before the effective date of the start of work/services, and Peregrine agrees to maintain continuous coverage through a period no less than five (5) years after completion of the work/services.

All Policies Requirements.

Submittal Requirements. Peregrine shall submit the following to Customer prior to beginning services:

Certificate of Liability Insurance in the amounts specified in this Agreement; and Policy Endorsements as required for the General Commercial, Automobile Liability, and Workers' Compensation Policies. Such Certificates and Endorsements shall be kept current for the Term of the Agreement and Peregrine shall be responsible for providing updated copies. With the exception of the workers' compensation insurance, all of the insurance policies required in this Agreement shall: (a) provide that the policy will not be cancelled, allowed to expire, or materially reduced in coverage without at least thirty (30) days' prior written notice to City of such cancellation, expiration, or reduction and each policy shall be endorsed to state such; (b) name City, and City's Agents as additional insureds with respect to liability arising out of Services, work or operations performed by or on behalf of Professional

Acceptability of Insurers. All insurance required by this Agreement is to be placed with insurers with a Bests' rating of no less than A:VII.

Deductibles and Self-Insured Retentions. Insurance obtained by the Peregrine shall have a self-insured retention or deductible of no more than \$100,000. Peregrine shall be solely responsible for the payment of deductibles or self-insured retentions.

Wasting Policies. No policy required herein shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

Waiver of Subrogation. Peregrine hereby agrees to waive subrogation which any insurer or contractor may require from Peregrine by virtue of the payment of any loss. Peregrine agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the Customer has received a waiver of subrogation endorsement from the insurer.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the Customer for all work performed by the Peregrine, its employees, agents, and subcontractors.

Subcontractors. Peregrine shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein, and Peregrine shall ensure that Customer, its officers, officials, employees, agents, and volunteers are covered as additional insured on all coverages.

Excess Insurance. If Peregrine maintains higher insurance limits than the minimums specified herein, Customer shall be entitled to coverage for the higher limits maintained by the Peregrine.

Remedies. In addition to any other remedies Customer may have if Peregrine fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, Customer may, at its sole option, order Peregrine to stop work under this Agreement and withhold any payment that becomes due to Peregrine hereunder until Peregrine demonstrates compliance with the requirements hereof, or terminate this Agreement.

Appendix B: Provisions for California Public Entities

Compliance with Applicable California Laws. Peregrine shall, to the extent required by the California Labor Code, pay not less than the latest prevailing wage rates as determined by the California Department of Industrial Relations.

California Public Records Act. Peregrine acknowledges that Customer is a public entity governed by the California Public Records Act and that nothing in this Agreement shall prevent Customer from disclosing Confidential Information for purposes of complying with the California Public Records Act.

PERS Indemnification by Peregrine. In the event that Peregrine or any employee, agent, or subcontractor of Peregrine providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System ("PERS") to be eligible for enrollment in PERS as an employee of Customer, at Peregrine shall indemnify, defend, and hold harmless Customer for the payment of any employee and/or employer contributions for PERS benefits on behalf of Peregrine or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of Customer.

Political Reform Act Conflicts. Peregrine may serve other clients, but none whose activities within the corporate limits of Customer or whose business, regardless of location, would place Peregrine in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 et seq. No officer or employee of Customer shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 et seq.

California State Auditor Requirements. Pursuant to Government Code Section 8546.7, the Agreement may be subject to the examination and audit of the State Auditor for a period of 3 years after final payment under the Agreement.

City Council Staff Report

August 12, 2025



From: Adrienne Werner, Development Services Director
 Prepared by: Jennifer Figueroa, Housing Program Manager
 Agendized by: Susan E. Borrego, Interim City Manager

1. ACTION RECOMMENDED:

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.

2. DISCUSSION OF ISSUE:

In 2021, Congress passed the American Rescue Plan Act which provides \$5 billion to communities across the country to address the impacts of the COVID-19 pandemic on the economy, public health, governments, individuals, and businesses. This one-time funding is administered through the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program and is referred to as HOME-ARP. As a HOME grantee, the Turlock/Stanslaus County Consortium (Consortium) received \$5,323,420 to be administered by the City of Turlock (City), as the City was the lead of the Consortium at the time the funding was allocated.

To be eligible to receive HOME-ARP funds, the Consortium developed and submitted an Allocation Plan outlining the intended use of funds to HUD by the March 31, 2023, deadline. The table below shows the plan's proposed allocation of HOME-ARP funds to the eligible activities:

	Funding Amount	Percent of Grant	Statutory Limit
Supportive services	\$700,000	13%	
Acquisition and development of non-congregate shelters	\$0	0%	
Tenant-based rental assistance	\$0	0%	
Development of affordable rental housing	\$3,524,907	66%	
Non-profit operating	\$150,000	3%	5%
Non-profit capacity building	\$150,000	3%	5%
Administration and planning	\$798,513	15%	15%
Total HOME-ARP allocation	\$5,323,420	100%	

HUD requires jurisdictions to have program policies and procedures prior to administering

programs. As this is one-time funding, the City does not currently have the appropriate policies and procedures.

The City has successfully utilized Cloudburst Consulting Group, Inc. in the past to develop various Housing Division policies and procedures, as well as develop the HOME-ARP Allocation Plan. With 20 years of experience, Cloudburst Consulting Group, Inc. is a leading HUD technical assistance provider and has worked with numerous states and local communities to create strategic HOME-ARP allocation plans, train staff and support program and project implementation.

Staff anticipate bringing the policies and procedures to the City Council for approval in March 2026. Once policies and procedures have been adopted, staff will move forward with a Notice of Funding Availability (NOFA) to solicit proposals for the HOME-ARP funds.

3. BASIS OF RECOMMENDATION:

The City of Turlock has an approved HOME-ARP allocation plan and needs HOME-ARP policies and procedures in order to implement the programs and projects. As Cloudburst Consulting Group, Inc is a leading HUD technical assistance provider intimately involved with developing HOME-ARP tools and products to support program implementation, staff recommend approval of a professional services agreement with Cloudburst.

4. FISCAL IMPACT / BUDGET AMENDMENT:

Total cost of agreement is \$48,058 to be paid from Fund 259 "HOME-ARP" account 259-41-499.43060_000 "Contract Services General". The Fiscal Year 2025-2026 budget has adequate funds for this agreement.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

The proposed action involves development and adoption of internal policies and procedures. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15378(b)(2), this activity is not a "project" subject to CEQA, as it constitutes the continuation of an administrative or organizational activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment. Therefore, CEQA does not apply, and not further environmental review is required.

8. ALTERNATIVES:

- A. City Council could deny approving a personal service agreement with Cloudburst Consulting Group, Inc. This is not recommended as this would require staff to release a request for proposal (RFP) which would extend the time to put policies and procedures in place, thus, extending the timeline for projects to begin.

9. ATTACHMENTS:

1. Cloudburst Agreement Resolution
2. Professional Services Agreement-Cloudburst HOME ARP P&P

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF 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 }
259-41-43060_000 "CONTRACT SERVICES }
GENERAL" AND AUTHORIZING THE INTERIM }
CITY MANAGER TO SIGN ALL NECESSARY }
DOCUMENTS. }**

RESOLUTION NO. 2025-

WHEREAS, in 2021, Congress passed the American Rescue Plan Act and as a HOME grantee, the HOME Consortium received \$5,323,420 in HOME-ARP funds; and

WHEREAS, to receive the funds, the Turlock/Stanslaus County HOME Consortium developed and submitted a HOME-ARP Allocation Plan to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, HUD requires jurisdictions to have program policies and procedures prior to administering programs; and

WHEREAS, as this is a one-time funding source, the Housing Program Services Division does not currently have HOME-ARP policies and procedures; and

WHEREAS, Cloudburst Consulting Group, Inc is a HUD leading technical assistance provider and has worked with numerous state and local communities to create strategic HOME-ARP allocation Plans, train staff and support program and project implementation and the Housing Program Services Division would like to enter into a professional services agreement to develop HOME-ARP policies and procedures; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby adopt a 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 259-41-43060_000 "Contract Services General" and authorizing the Interim City Manager to sign all necessary documents.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California



**AGREEMENT BETWEEN THE CITY OF TURLOCK
and
Cloudburst Consulting Group, Inc.
for
PROFESSIONAL SERVICES**

City Project No. 2026-034

THIS PROFESSIONAL SERVICES AGREEMENT (the “Agreement”) is entered into by and between the CITY OF TURLOCK, a California municipal corporation (“City”), and Cloudburst Consulting Group, Inc., a Maryland S-Corporation (“Professional”), on this 12th day of August 2025 (the “Effective Date”). City and Professional may be collectively referred to herein as the “Parties” or individually as “Party.” There are no other parties to this Agreement.

RECITALS

A. City seeks to hire an independent contractor to perform professional services to assist City with the process of developing policies and procedures for the HOME Investment Partnerships American Rescue Plan (HOME-ARP) program (the “Project”).

B. Professional has made a proposal to City to provide such professional services. A description of the services Professional proposes to provide is included in the Scope of Services in **Exhibit A** attached hereto and incorporated herein by reference (“Services”). City desires to retain Professional to perform the Services, subject to the terms and conditions set forth in this Agreement.

C. The Parties have outlined the schedule or timeline for providing the Services (“Completion Schedule”), which shall be included in the Scope of Services in **Exhibit A**.

D. The Parties have outlined the rates and method of payment to Professional for its performance of the Services under this Agreement (“Compensation Schedule”), which shall be included in the Scope of Services in **Exhibit A**.

NOW, THEREFORE, in consideration of the promises and covenants set forth below, the Parties agree as follows:

AGREEMENT

1. Recitals. The recitals set forth above (“Recitals”) are true and correct and are hereby incorporated into and made part of this Agreement by this reference. In the event of any inconsistency between the Recitals and Sections 1 through 53 of this Agreement, Sections 1 through 53 shall prevail.

2. Term. The term of this Agreement shall be one (1) year and will commence on the Effective Date and terminate on the 12th day of August, 2026 (“Term”) unless the Parties mutually agree in writing to terminate the Agreement earlier or extend the Term pursuant to this Agreement.

3. Extension of Agreement. City may elect to extend this Agreement for one (1) additional one (1) year term, on the same terms and conditions, upon issuing an “Election to Extend Agreement” letter executed by the City Manager and Professional thirty (30) days prior to the expiration of this Agreement.

4. Effective Date. This Agreement shall only become effective once all of the Parties have executed the Agreement (the “Effective Date”).

5. Work.

5.1. Services. Subject to the terms and conditions set forth in this Agreement, Professional shall provide City the Services described in **Exhibit A**. Any request for Services not included in **Exhibit A** will be considered a request for additional or modified Services (“Modification” or “Modifications”). Professional shall not receive additional compensation for any Modification of the Services unless the Parties agree otherwise in a writing executed by both Parties.

5.2. City Requested Modification of Services. City may, by written order, authorize Modifications to the Services described in **Exhibit A**. If such Modifications cause an increase in the cost or time required for performance of Professional’s Services, the Parties shall enter into a written amendment to this Agreement to adjust the Services and the compensation to be paid to Professional and, if necessary, amend the Completion Schedule or Compensation Schedule. The Services, Completion Schedule, or Compensation Schedule shall not be revised unless City and Professional mutually agree to a written amendment to this Agreement reflecting such revisions, additional compensation, time for performance or such other terms or conditions mutually agreed upon by the Parties.

5.3. Professional Requested Modification in Services. Professional shall not be compensated for work outside the Services described in this Agreement, unless, prior to the commencement of the Services:

(a) Professional provides City with written notice that specific work requested by City or required to complete the Project is outside the agreed upon Services. Such notice shall:

(1) be supported by substantial evidence that the work is outside the Services; (2) set forth the Professional's proposed course of action for completing the work and a specific request for City to approve the Modification to the Services; (3) set forth the Professional's proposed revisions, if any, to the Completion Schedule; and (4) set forth the Professional's proposed revisions, if any, to the Compensation Schedule; and

(b) City agrees that the work requires a Modification;

(c) City approves all adjustments, if any, to the Completion Schedule and Compensation Schedule; and

(d) The Parties execute a written amendment to this Agreement describing any Modification, together with any adjustment in the Completion Schedule and Compensation Schedule for Professional's work.

6. Compensation.

6.1. Amount, Time and Manner of Payment for Professional Services. City shall pay Professional according to the rates and timing set forth in the Compensation Schedule. On each anniversary date of the Effective Date, Professional will be allowed to increase prices with thirty (30) days' written notice to City. Increases may not exceed increases in the San Francisco-Oakland Consumer Price Index for all urban consumers or percentage increases in Professional's published prices, whichever is lower. In all cases, City may cancel this Agreement if a requested price increase is not acceptable. City's total compensation to Professional shall not exceed Forty-Eight Thousand Fifty-Eight and No/100ths Dollars (\$48,058) ("Maximum Payment"), unless the Parties mutually agree in writing otherwise.

6.2. Deposit. Intentionally Omitted

6.3. Subsequent Payments. City shall make payments in the amount invoiced by Professional within thirty (30) calendar days of receiving such invoice. In the event that an amount of an invoice is in dispute, City shall inform Professional of the amount and basis for the dispute and may withhold the amount which is in dispute until the dispute has been resolved.

6.4. Invoices. Professional shall provide City with invoices sufficiently evidencing Professional's expenses and completion of the Services. All invoices furnished to City by Professional shall be in a form approved by City. The payments specified shall be the only payments made to Professional for performance of the Services, including compensation for any Modification. Professional shall submit all billings for Services to City within forty-five (45) days of the performance of such Services. City shall issue payment according to City's customary procedures and practices for issuing payments to independent contractors.

7. Notice to Proceed. Professional shall not commence the performance of the Services

until it has been given notice by City ("Notice to Proceed").

8. Time of Performance. Professional warrants that it will commence performance of the Services within Thirty (30) calendar days of the date the agreement was executed and shall conform to the Completion Schedule. The time of performance is a material term of this Agreement relied on by City in entering into this Agreement.

9. City Assistance to Professional. {Intentionally Omitted}

10. Time and Personnel Devoted to Services. Professional shall devote such time and personnel to the performance of this Agreement, as is necessary to perform the Services in compliance with the Completion Schedule, Compensation Schedule, and this Agreement.

11. Performance by Qualified Personnel; No Subcontracting. Services under this Agreement shall be performed only by competent personnel under the supervision and direct employment of Professional. Professional will conform with City's reasonable requests regarding assignment of personnel, but all personnel, including those assigned at City's request, shall be supervised by Professional. Professional is prohibited from subcontracting this Agreement or any part of it unless such subcontracting is expressly approved by City in writing. Neither Party shall, on the basis of this Agreement, contract on behalf of, or in the name of the other Party. An agreement made in violation of this provision shall confer no rights on any Party and shall be null and void.

12. Representations of Professional. City relies upon the following representations by Professional in entering into this Agreement:

12.1. Qualifications. Professional represents that it is qualified to perform the Services provided in **Exhibit A** and that it possesses the necessary licenses and permits required to perform the Services or will obtain such licenses or permits prior to the time such licenses or permits are required. Professional shall also ensure that all subcontractors are similarly licensed and qualified. Professional and all subcontractors shall also obtain a business license from City before they commence performance of the Services. Professional represents and warrants to City that Professional shall, at Professional's sole cost and expense, keep in effect or obtain at all times during the Term of this Agreement, any licenses, permits, and approvals which are legally required for Professional to practice Professional's profession at the time the Services are rendered.

12.2. Professional Performance. Professional represents that all Services under this Agreement shall be performed in a professional manner and shall conform to the customs and standards of practice observed on similar, successfully completed projects by specialists in the Services to be provided. Professional shall adhere to accepted professional standards as set forth by relevant professional associations and shall perform all Services required under this Agreement in a manner consistent with generally accepted professional customs, procedures and standards for such Services. All work or products completed by Professional shall be completed using the best practices available for the profession. Professional agrees that, if a Service is not so performed, in addition to all of its obligations under this Agreement and at law, Professional shall re-perform or replace unsatisfactory Service at no additional expense to City.

12.3. No Waiver of Claims. The granting of any progress payment by City, or the receipt thereof by Professional, or any inspection, review, approval or oral statement by any representative of City, or state certification shall not, in any way, waive, limit, or replace any certification or approval procedures normally required or lessen the liability of Professional to re-perform or replace unsatisfactory Service, including, but not limited to, cases where the unsatisfactory character of such Service may not have been apparent or detected at the time of such payment, inspection, review or approval.

12.4. City's Remedies are Cumulative. Nothing in this Section shall constitute a waiver or limitation of any right or remedy, whether in equity or at law, which City or Professional may have under this Agreement or any applicable law. All rights and remedies of City, whether under this Agreement or applicable law, shall be cumulative.

12.5. No Conflict of Interest. Professional represents that no conflict of interest will be created under state or federal law by entering into or in carrying out this Agreement.

13. Conformity with Law and Safety. Professional shall observe and comply with all applicable laws, ordinances, codes and regulations of governmental agencies, including federal, state, municipal and local governing bodies having jurisdiction over any or all of the scope of Services, including all provisions of the Occupational Safety and Health Act of 1979 as amended, all California Occupational Safety and Health Regulations, the California Building Code, the Americans with Disabilities Act, any copyright, patent, or trademark law, and all other applicable federal, state, municipal and local safety regulations, appropriate trade association safety standards, and appropriate equipment manufacturer instructions. All Services performed by Professional must be in accordance with these laws, ordinances, codes and regulations. Professional's failure to comply with any laws, ordinances, codes, or regulations applicable to the performance of the Services hereunder shall constitute a breach of contract. In cases where standards conflict, the standard providing the highest degree of protection shall prevail.

If a death, serious personal injury or substantial property damage occurs in connection with the performance of this Agreement, Professional shall immediately notify City's risk manager by telephone. If any accident occurs in connection with this Agreement, Professional shall promptly submit a written report to City, in such form as City may require. This report shall include the following information: (a) name and address of the injured or deceased person(s); (b) name and address of Professional's subcontractor, if any; (c) name and address of Professional's liability insurance carrier; and (d) a detailed description of the accident, including whether any of City's equipment, tools or materials were involved.

If a release of a hazardous material, substance, or waste occurs in connection with the performance of this Agreement, Professional shall immediately notify City. Professional shall not store hazardous materials or hazardous waste within City limits without a proper permit from City.

14. Contact by Professional with Project Owner or Project Applicant. Unless otherwise set forth in the Services, neither Professional nor Professional's subcontractors shall directly contact the owner of the property involved in the Project or any party who is the applicant for the

Project (“Interested Party”), or an employee or contractor of an Interested Party, on any matter relating to the Project without the prior consent of the Contract Administrator. In no event shall Professional take any instructions or directions from an Interested Party on any matter pertaining to the Professional's Services to be performed for City under this Agreement.

15. Confidentiality. Professional understands and agrees that, in the performance of Services under this Agreement or in the contemplation thereof, Professional may have access to private or confidential information that may be owned or controlled by City and that such information may contain proprietary or confidential details, the disclosure of which to third parties may be damaging to City (“Confidential Information”).

Professional shall not, either during or after the Term, disclose to any third party any Confidential Information without the prior written consent of City. If City gives Professional written authorization to make any such disclosure, Professional shall do so only within the limits and to the extent of that authorization. Professional may be directed or advised by the City Attorney on various matters relating to the performance of the Services on the Project or on other matters pertaining to the Project and, in such event, Professional agrees that it will treat all communications between itself, its employees and its subcontractors as being communications which are within the attorney-client privilege.

Notwithstanding the foregoing, Professional may disclose Confidential Information required to be disclosed under law, provided that, prior to disclosure, Professional shall first give notice to City and make a reasonable effort to obtain a protective order requiring that City's Confidential Information not be disclosed. This exception is limited to the extent disclosure is required under law.

16. Excusable Delays; Notice to Other Party of Delay. Professional shall not be in breach of this Agreement in the event that performance of Services is temporarily interrupted or discontinued due to a “Force Majeure” event which is defined as: riots, wars, sabotage, civil disturbances, insurrections, explosion, natural disasters such as floods, earthquakes, landslides, fires, strikes, lockouts and other labor disturbances or other catastrophic events, which are beyond the reasonable control of Professional. Force Majeure does not include: (a) Professional's financial inability to perform; (b) Professional's failure to obtain any necessary permits or licenses from other governmental agencies; or (c) Professional's failure to obtain the right to use the facilities of any public utility where such failure is due solely to the acts or omissions of the Professional.

17. Assignment Prohibited. No Party to this Agreement may assign any right or obligation pursuant to this Agreement. Any attempt or purported assignment of any right or obligation pursuant to this Agreement shall be void and of no effect.

18. Suspension of Services by City. City reserves the right to suspend Professional's Services under this Agreement when City determines that it is necessary to do so. When possible, City shall give Professional notice of such suspension and Professional shall, upon receipt of said notice, suspend all Services except any Services, the completion of which is authorized by the notice given by City. If the Services are suspended by City for more than sixty (60) consecutive days, for reasons other than the fault of the Professional, the Professional shall be compensated for Services

performed prior to notice of such suspension. When the Project is resumed, the Professional's compensation shall be equitably adjusted by City to provide for expenses incurred by the interruption of the Services. In this regard, Professional shall furnish to City such financial information that, in the judgment of the City Manager, is necessary to determine the reasonable value of the Services rendered by Professional during the period when Services were suspended.

If the Parties are unable to agree upon the amount of extra compensation which is due to Professional within thirty (30) days of Professional resuming Services, the amount of such additional compensation, if any, that is required to appropriately compensate the Professional for its expenses incurred by the interruption of Services may, upon the request of either Party, be determined by arbitration conducted in accordance with the "Arbitration of Disputes" section of this Agreement. Such arbitration shall be commenced by the Professional no later than sixty (60) calendar days following the event which entitles the Parties to pursue arbitration unless the Parties agree in writing to an extended time period for commencement of arbitration. Unless otherwise agreed in writing, all Parties shall carry on the Services and perform their duties during any arbitration proceedings, and City shall continue to make payments for the Services in progress as required by this Agreement.

19. Ownership of Work Product. Any and all work, artwork, copy, posters, billboards, photographs, videotapes, audiotapes, systems designs, software, reports, designs, specifications, drawings, diagrams, surveys, source codes, professional or technical information or data, photographs, notes, letters, emails or any original works of authorship created by Professional or its subcontractors or subcontractors in connection with Services performed under this Agreement ("Products") shall be works for hire as defined under Title 17 of the United States Code, and all copyrights in such works are the property of City. In the event it is ever determined that any Product created by Professional or its subcontractors, or subcontractors under this Agreement, are not works for hire under U.S. law, Professional hereby assigns all copyrights to such Products to City. With the prior written approval of City's point of contact for the Project, Professional may retain and use copies of such Products for reference and as documentation of its experience and capabilities.

All Products shall become the property of City irrespective of where located or stored, and Professional agrees to deliver all such documents and information to City, without charge and in whatever form it exists, on the completion of the Professional's Services hereunder. Professional shall have no ownership interest in such Products.

All work product of Professional under this Agreement, including written information which City will cause to be distributed for either internal or public circulation, including both preliminary and final drafts, shall be delivered to City in both printed and electronic form, or as may be specified in **Exhibit A**.

When this Agreement is terminated, Professional agrees to return to City all documents, drawings, photographs and other written or graphic material, however produced, that it received from City, its contractors or agents, in connection with the performance of its Services under this Agreement. All materials shall be returned in the same condition as received.

20. Termination of Work by City for Its Convenience. City shall have the right to terminate this Agreement at any time for its convenience by giving notice of such termination to Professional. In the event City shall give such notice of termination, Professional shall cease rendering Services upon receipt of said notice given as required in this Agreement. If City terminates this Agreement:

(a) Professional shall deliver copies of all Products prepared by it pursuant to this Agreement.

(b) If City terminates this Agreement for convenience before City issues the Notice to Proceed to Professional or before Professional commences any Services hereunder, whichever last occurs, City shall not be obligated to make any payment to Professional. If City terminates this Agreement after City has issued the Notice to Proceed to Professional and after Professional has commenced performance under this Agreement, City shall pay Professional the reasonable value of the Services rendered by Professional pursuant to this Agreement prior to termination of this Agreement. City shall not in any manner be liable for Professional's actual or projected lost profits had Professional completed the Services. Professional shall furnish to City such financial information that, in the judgment of the City Manager, is necessary to determine the reasonable value of the Services rendered by Professional prior to termination. In the event of a dispute as to the reasonable value of the Services rendered by Professional prior to termination and the Parties are unable to agree upon said amount within sixty (60) calendar days following the date of the notice of termination by City, such dispute may, upon the request of either Party, be resolved by arbitration conducted in accordance with the "Arbitration of Disputes" section of this Agreement.

(c) Except as provided in this Agreement, in no event shall City be liable for costs incurred by or on behalf of Professional after the date of the notice of termination.

21. Assurance of Performance. If, at any time, City believes Professional may not be adequately performing its obligations under this Agreement or may fail to complete the Services as required by this Agreement, City may submit a written request to Professional for written assurances of performance and a plan to correct observed deficiencies in Professional's performance. Failure to provide written assurances subsequent to such written request, constitutes grounds to declare a breach under this Agreement.

22. Cancellation for Breach by Either Party. Should either Party fail to substantially perform its obligations in accordance with the provisions of this Agreement, the other Party shall thereupon have the right to cancel the Agreement by giving written notice and specifying the effective date of such cancellation. If City cancels this Agreement for breach and it is subsequently determined that Professional did not fail to substantially perform its obligations in accordance with this Agreement, then cancellation for breach by City shall be deemed, and treated, as termination for convenience.

Neither Party waives the right to recover damages against the other for breach of this Agreement, including any amount necessary to compensate City for all detriment proximately caused by Professional's failure to perform its obligations hereunder or which in the ordinary course of things would be likely to result therefrom. City reserves the right to offset such damages against any payments owed to Professional.

City shall not in any manner be liable for Professional's actual or projected lost profits had Professional completed the Services required by this Agreement.

23. Non-Discrimination. In its performance of the Services, Professional shall adhere to City's EEO Policy which states, "The City is committed to ensuring that all qualified individuals have a full and fair opportunity to compete in all phase of the hiring process and promotion, and to enjoy the benefits of employment with the City. All employees and applicants shall receive equal consideration and treatment in employment without regard to race, color, religion, gender, sexual orientation, national origin, age, disability, genetic information, marital status, amnesty, or status as a covered veteran in accordance with applicable federal or state statutes, the City's ordinances, resolutions, rules or regulations."

In addition, all agreements with sub-contractors will include language as required by the Office of Federal Contract Compliance Programs (OFCCP) that requires sub-contractors to maintain equal employment opportunity policies, and, as necessary, affirmative action policies.

24. Arbitration of Disputes. All claims, disputes, and other matters in question between City and Professional arising out of or relating to this Agreement or the breach thereof, including claims of Professional for extra compensation for Services related to the Project, shall be decided by arbitration before a single arbitrator in accordance with the provisions of Sections 1281 to 1284.2 of the California Code of Civil Procedure (the "Arbitration Laws") unless the Parties mutually agree otherwise. The provisions of Section 1283.05 of the Arbitration Laws apply to any arbitration proceeding except as otherwise provided in this Agreement. The arbitrator shall have authority to decide all issues between the Parties including, but not limited to, claims for extras, delay and liquidated damages, if any, provided for in this Agreement, matters involving defects in the work product of the Professional, rights to payment, and whether the necessary procedures for arbitration have been followed. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

Notice of the demand for arbitration shall be filed in writing with the other Party. The demand for arbitration shall be made within a reasonable time after the claim, dispute, or other matter in question has arisen, and in no event shall it be made after the date when institution of legal or equitable proceedings based on such claim, dispute, or other matter in question would be barred by the applicable statute of limitation.

The Parties shall jointly appoint an arbitrator within fifteen (15) calendar days of the date of giving of the notice of the demand for arbitration. If the Parties are unable to jointly agree upon the appointment of an arbitrator within said fifteen (15) calendar day period, and do not agree in writing to extend said period for a fixed period, then either Party may seek to have the arbitrator appointed by the Superior Court of Stanislaus County in accordance with the Arbitration Laws.

If any proceeding is brought to contest the right to arbitrate and it is determined that such right exists, the losing Party shall pay all costs and attorneys' fees incurred by the prevailing party.

In addition to the other rules of law which may be applicable to any arbitration hereunder, the following shall apply:

(a) Promptly upon the filing of the arbitration, each Party shall be required to set forth in writing and to serve upon each other Party a detailed statement of its contentions of fact and law.

(b) All parties to the arbitration shall be entitled to the discovery procedures as provided in Section 1283.05 of the California Code of Civil Procedure.

(c) The arbitration shall be commenced and conducted as expeditiously as possible consistent with affording reasonable discovery as provided herein.

(d) These additional rules shall be implemented and applied by the arbitrator.

The costs of arbitration shall be borne by the Parties as determined by the arbitrator, but each Party shall bear its own attorney's fees associated with the dispute with the other Party and to the arbitration.

25. Insurance Coverage. During the Term, the Professional, at its own cost and expense, shall maintain in full force and effect policies of insurance set forth herein, which shall be placed with insurers with a current A M Best's rating of no less than A-:VII and will provide City with written proof of said insurance. Professional shall maintain coverage as follows:

25.1. Commercial General Liability. Professional shall carry commercial general liability insurance with coverage at least as broad as Insurance Services Office (ISO) form CG 00 01, in the amount of no less than Two Million Dollars (\$2,000,000.00) per occurrence, Four Million Dollars (\$4,000,000.00) general aggregate, and Two Million Dollars (\$2,000,000.00) products and completed operations for bodily injury, personal injury, and property damage. If commercial general liability insurance or another form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this Project or the general aggregate shall be Four Million Dollars (\$4,000,000.00).

25.2. Workers' Compensation Insurance and Employer's Liability. Professional shall carry workers' compensation insurance as required by the State of California under the Labor Code. Professional shall also carry employer's liability insurance in the amount of One Million Dollars (\$1,000,000.00) per accident, with a One Million Dollars (\$1,000,000.00) policy limit for bodily injury by disease, and a One Million Dollars (\$1,000,000.00) limit for each employee's bodily injury by disease.

25.3. Professional Liability. Professional shall carry professional liability insurance that insures against professional errors and omissions that may be made in performing professional services in the amount of no less than Two Million Dollars (\$2,000,000.00) per claim and in the aggregate or greater if appropriate for the Professional's profession. Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the

insurer shall reduce or eliminate such deductibles or self-insured retentions with respect to City, its elected and appointed councils, commissions, directors, officers, employees, agents, and representatives (“City’s Agents”); or the Professional shall provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claims administration and defense expenses.

25.4. Commercial Automobile Liability. Professional shall carry commercial automobile liability insurance using ISO Business Auto Coverage form CA 00 01 (or equivalent) in the amount of no less than Two Million Dollars (\$2,000,000.00) or greater per accident for owned, leased, hired, and non-owned, borrowed automobiles.

25.5. Umbrella or Excess Policy. Professional may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required. The Umbrella or Excess policies shall be provided on a true “following form” or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability and automobile Liability insurance. No insurance coverage or policies maintained by the City (“Additional Insured”), whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Professional’s primary and excess liability policies are exhausted.

25.6. Waiver of Subrogation. With the exception of professional liability, Professional hereby agrees to waive subrogation which any insurer of Professional may acquire from Professional by virtue of the payment of any loss. The commercial general liability policy, automobile liability policy, and workers’ compensation policy shall be endorsed to contain a waiver of subrogation in favor of City for all work performed by Professional, its agents, employees, independent contractors and subcontractors. Professional shall provide written proof of waiver of subrogation in the Certificate of Insurance. Additionally, Professional agrees to obtain any available endorsements that may be necessary to effectuate this waiver of subrogation.

26. Additional Insurance Requirements. Within five (5) days of the Effective Date, Professional shall provide City with certificates of insurance and amendatory endorsements for all of the policies required under this Agreement (“Certificates and Endorsements”). Such Certificates and Endorsements shall be kept current for the Term of the Agreement and Professional shall be responsible for providing updated copies. With the exception of the workers’ compensation insurance, all of the insurance policies required in this Agreement shall: (a) provide that the policy will not be cancelled, allowed to expire, or materially reduced in coverage without at least thirty (30) days’ prior written notice to City of such cancellation, expiration, or reduction and each policy shall be endorsed to state such; (b) name City, and City’s Agents as additional insureds with respect to liability arising out of Services, work or operations performed by or on behalf of Professional and shall be endorsed to state such; (c) cover products and completed operations of Professional, premises owned, occupied, or used by the Professional, or automobiles owned, leased, or hired or borrowed by the Professional; contain no special limitations on the scope of protection afforded to City; (d) allow and be endorsed primary with respect to any insurance or self-insurance programs covering City or City’s Agents and any insurance or self-insurance maintained by City or City’s

Agents shall be in excess of Professional's insurance and shall not contribute to it; (e) contain standard separation of insured provisions; and (f) state that any failure to comply with reporting or other provisions of the policy including breaches of warranties shall not affect the coverage provided to City.

27. Indemnification by Professional. To the fullest extent permitted by law, Professional shall defend with legal counsel reasonably acceptable to City, indemnify and hold harmless City and City's Agents from and against any and all claims, loss, cost, damage, injury (including, without limitation, injury to or death of an employee of Professional or its subcontractors), expense and liability of every kind, nature and description that arise out of, pertain to, or relate to acts or omissions of Professional, or any direct or indirect subcontractor, employee, contractor, representative or agent of Professional, or anyone that Professional controls (collectively "Liabilities"). Such obligations to defend, hold harmless, and indemnify City and City's Agents shall not apply to the extent that such Liabilities are caused in whole by the sole negligence, active negligence, reckless or willful misconduct of City or City's Agents, but shall apply to all other Liabilities. With respect to third party claims against the Professional, the Professional waives any and all rights of any type of express or implied indemnity against City and City's Agents.

28. Liability of City. Notwithstanding any other provision of this Agreement, in no event shall City be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement or the Services performed in connection with this Agreement.

29. Independent Contractor. At all times during the Term, Professional shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which Professional performs the Services required under this Agreement. Professional shall be liable for its acts and omissions and those of its employees, contractors, subcontractors, representatives, volunteers, and its agents. Nothing contained herein shall be construed as creating an employment, agency or partnership relationship between City and Professional. City shall have the right to control Professional only insofar as the result of Professional's Services rendered pursuant to this Agreement; however, City shall not have the right to control the means by which Professional accomplishes Services rendered pursuant to this Agreement.

30. Professional Not Agent. Except as City may specify in writing, Professional shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Professional shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

31. Payment of Taxes and Other Expenses. Payment of any taxes, including California sales and use taxes, levied upon this Agreement, the transaction, or the Services or goods delivered pursuant hereto, shall be the obligation of Professional.

32. Notices. All notices shall be in writing and delivered in person or transmitted by certified mail, postage prepaid. Any Party hereto may at any time, by giving ten (10) days' written notice to the other Party hereto, designate any other address in substitution of the address to which such

notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below.

If to City: **City of Turlock**
Attn: Adrienne Werner
156 S. Broadway, Suite 120
Turlock, California 95380

With courtesy copies to: **City of Turlock, City Attorney's Office**
Attn: George A. Petrulakis, City Attorney
156 S. Broadway, Suite 230
Turlock, California 95380-5456

If to Professional: **Cloudburst Consulting Group, Inc.**
Attn: Michelle Hayes, President
8400 Corporate Drive, Suite 550
Landover, MD 20785-2238

33. City Contract Administrator. City's contract administrator and contact person for this Agreement is:

Jennifer Figueroa
Housing Program Services
156 S. Broadway, Suite 140
Turlock, California 95380
Telephone: (209) 668-5610_
E-mail: jfigueroa@turlock.ca.us

34. Interpretation. As used herein, any gender includes each other gender, the singular includes the plural and vice versa.

35. Use of City Project Number. {Intentionally Omitted}

36. Modification. No alteration, amendment, modification, or termination of this Agreement shall be valid unless made in writing and executed by all of the Parties to this Agreement.

37. Waiver. No covenant, term, or condition or the breach thereof shall be deemed waived, except by written consent of the Party against whom the waiver is claimed, and any waiver of the breach of any covenant, term, or condition shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other covenant, term, or condition.

38. Assignment. No Party to this Agreement shall assign, transfer, or otherwise dispose of this Agreement, in whole or in part, to any individual, firm, or corporation without the prior written consent of the other Party. Subject to the forgoing provisions, this Agreement shall be binding upon, and inure to the benefit of, the respective successors and assigns of the Parties hereto.

39. Authority. All Parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement and the names, titles, and capacities herein stated on behalf of any entities, persons, states, or firms represented or purported to be represented by such entities, persons, states or firms and that all former requirements necessary or required by state or federal law in order to enter into the Agreement have been fully complied with. Further, by entering into this Agreement, neither Party hereto shall have breached the terms or conditions of any other contract or agreement to which such Party is obligated, which such breach would have a material effect hereon.

40. Drafting and Ambiguities. Each Party acknowledges that it has reviewed this Agreement with its own legal counsel, and based upon the advice of that counsel, freely entered into this Agreement. Each Party has participated fully in the review and revision of this Agreement. Any rule of construction that ambiguities are to be resolved against the drafting Party does not apply in interpreting this Agreement.

41. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of California.

42. Venue. Venue for all legal proceedings shall be in the Superior Court of the State of California, in and for the County of Stanislaus.

43. Severability. If this Agreement in its entirety is determined by a court to be invalid or unenforceable, this Agreement shall automatically terminate as of the date of final entry of judgment. If any provision of this Agreement shall be determined by a court to be invalid and unenforceable, or if any provision of this Agreement is rendered invalid or unenforceable according to the terms of any federal or state statute, which becomes effective after the Effective Date of this Agreement, the remaining provisions shall continue in full force and effect and shall be construed to give effect to the intent of this Agreement.

44. Execution and Counterparts. This Agreement may be executed simultaneously, and in several counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument. The Parties agree that this Agreement and any other documents to be delivered in connection herewith may be electronically signed utilizing services such as DocuSign and Nitro Sign, or by transmitting signatures in pdf or similar format, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

45. Audit. City shall have access at all reasonable times to all reports, contract records, contract documents, contract files, and personnel necessary to audit and verify Professional's charges to City under this Agreement.

46. Entire Agreement. This Agreement, together with its specific references, attachments, and exhibits, constitutes the entire agreement of the Parties with respect to the subject matters hereof and supersedes any and all prior negotiations, understanding, and agreements with respect hereto, whether oral or written.

47. Supersedes Prior Agreement. It is the intention of the Parties hereto that this Agreement shall supersede any prior agreements, discussions, commitments, or representations, whether written, electronic or oral, between the Parties with respect to the subject matter of this Agreement.

48. Mandatory and Permissive. “Shall” and “will” and “agrees” are mandatory. “May” and “can” are permissive.

49. Successors and Assigns. All representations, covenants, and warranties specifically set forth in this Agreement, by or on behalf of, or for the benefit of, any or all of the Parties hereto, shall be binding upon and inure to the benefit of such Party, its successors and assigns.

50. Headings. Headings used in this Agreement are for reference purposes only and shall not be considered in construing this Agreement.

51. Attorney’s Fees and Costs. If any action at law or in equity not resolved pursuant to the “Arbitration of Disputes” section of this Agreement, including action for declaratory relief, is brought to enforce or interpret provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorney’s fees and costs, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which such Party may be entitled.

52. Necessary Acts and Further Assurances. The Parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Agreement.

53. Time is of the Essence. Time is of the essence in this Agreement for each covenant and term of a condition herein.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by and through their respective officers thereunto duly authorized.

PROFESSIONAL

**Cloudburst Consulting Group, Inc., a
Maryland S-Corporation**

**CITY OF TURLOCK, a California
municipal corporation**

By: _____

Print Name: Michelle Hayes

Title: President

Date _____

By: _____
Susan E. Borrego, Interim City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Adrienne Werner, Development Services
Director

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk



June 18, 2025

City of Turlock
Attn: Jennifer Figueroa
156 S. Broadway, Suite 120
Turlock, CA 95380

Dear Ms. Figueroa,

Cloudburst Consulting Group, Inc. (Cloudburst) is pleased to submit the following proposal, as requested, to assist the City of Turlock with the implementation of their HOME Investment Partnerships American Rescue Plan (HOME-ARP) program. The proposal includes HOME-ARP training, program design support, and development of policies and procedures.

Founded in 2005, Cloudburst is a mission-driven Women-Owned Small Business focused on supporting communities to improve access to resources for low-income and vulnerable populations. Cloudburst assists local communities to enhance housing and community development planning, streamline grants management systems, and improve program design to meet community needs. Our staff comprises skilled senior administrators of community development, homeless, and public housing programs; environmental compliance experts; and former government officials with years of direct experience working in nonprofit, local, state, and federally funded organizations.

Cloudburst offers knowledge of populations experiencing homelessness and domestic violence, sexual assault, and human trafficking and the systems that seek to address their needs. This combination of knowledge enables Cloudburst to effectively support local planning and implementation of supportive housing, services, and capacity-building to address the needs of HOME-ARP qualifying populations.

We would be happy to discuss the scope, budget, and any suggested revisions in greater detail and make modifications if needed. As the president of Cloudburst, I am authorized to represent Cloudburst in any negotiations and to sign any resulting contract. If you have any questions, please contact me at (202) 253-2346 or at michelle.hayes@cloudburstgroup.com.

Sincerely,

Michelle Hayes
President/CEO

Cloudburst Experience

Cloudburst is well known for helping HUD, state, and local jurisdictions to design and implement sound and regulatorily compliant CPD programs, including HOME-ARP. Our staff are adept at working with communities to effectively administer, monitor, and report on their HUD CPD programs.

HOME-ARP Experience

Cloudburst is a leading HUD technical assistance (TA) provider and is intimately involved with developing HOME-ARP tools and products to support program implementation. Cloudburst was a key presenter and facilitator for HOME-ARP Problem Solving Clinics and HOME-ARP webinar series. Cloudburst developed the HOME-ARP IDIS Activity tutorial videos, the HOME-ARP Environmental Review Checklist and NCS Habitability Standards Checklist and HOME-ARP IDIS Manual. Cloudburst has also provided direct TA for five communities specific to HOME-ARP.

Cloudburst has worked with numerous states and local communities to create strategic HOME-ARP allocation plans, train staff, and support program and project implementation. Cloudburst has supported the development of three state HOME-ARP allocation plans as well as seven local PJ allocation plans. Cloudburst led each community through a thoughtful consultation process to develop allocation plans that reflected pressing community needs. For implementation, Cloudburst assisted clients by facilitating workshops to help the PJ make key policy and program decisions to design its HOME-ARP program and drafted HOME-ARP policies and procedures. As PJs have a greater understanding of community needs and fundable projects, Cloudburst has also assisted with drafting and reviewing HOME-ARP Allocation Plan substantial amendments. Cloudburst has also identified critical elements of HOME-ARP written agreements per eligible activity to help ensure PJs set projects up for success.

Scope of Work

Overview of Needs

Cloudburst's proposed support offers a combination of HOME-ARP training and written deliverables, such as policies and procedures and program document recommendations.

Work Plan and Technical Approach

Task 1: Project Launch and Management

This task includes resources to manage and coordinate all project components, project kick-off, and regular check-in meetings with Turlock staff over the period of performance.

Deliverables:

- Project kick-off meeting
- Bi-weekly check-in meetings over the course of the project

Task 2: HOME-ARP Training

Cloudburst will provide three overview training sessions to ensure staff have foundational knowledge of the HOME-ARP Program. This knowledge will assist staff with making strategic policy decisions for managing the HOME-ARP Program. Each training will last approximately 1.5 hours. Cloudburst proposes training in the following areas:

- Overview of HOME-ARP and Turlock's HOME-ARP Allocation Plan
- Introduction to HOME-ARP supportive services, non-profit capacity building and operating support
- Overview of Rental Development with a focus on Housing for Special Needs Populations

This foundational knowledge will assist Turlock staff in making sound decisions regarding the management and design of the City's HOME-ARP Supportive Services and Rental Development Programs.

Task 3. Program Development and Policy Decisions

Cloudburst will work with Turlock staff to determine key elements of supportive services and rental development program implementation including timing, process, integration with capacity building and operating support, and relationship to other supportive service programs. To support these discussions, Cloudburst will identify and share examples from other jurisdictions that could offer models for HOME-ARP implementation. This process will help Turlock select a model for administering supportive services, rental development and capacity building within the City's local and staffing constraints.

Cloudburst will lead Turlock in up to three, remote, one-hour long facilitated workshops to aid staff in making program design and policy decisions, identifying roles and responsibilities and establishing goals for its HOME-ARP program. One workshop will focus on key aspects of operating support/ capacity building and supportive services programs and make policy decisions, while the other will focus on choices for the rental development program and make policy decisions. The third workshop will focus on identifying and documenting a project selection process within the Consortia framework.

Following the workshops, Cloudburst will provide a brief memo that provides a summary of recommendations based on workshops and identified best practices.

Deliverables:

- Up to three facilitated workshops with a summary memo outlining recommendations and decisions to guide policy and procedure development

Task 4: Develop HOME-ARP Policies and Procedures

Cloudburst will begin drafting the HOME-ARP policies and procedures based on the information collected in the previous tasks. In drafting the policies and procedures, Cloudburst will reference CPD Notice 21-10, CPD Monitoring Exhibits, and HOME regulations established at 24 CFR Part 92 as a guide to ensure compliance. The final HOME-ARP policies and procedures document will include, at minimum: an overview section; administrative requirements; financial management; operating support/capacity building; rental development; supportive services; cross-cutting requirements; and monitoring.

Cloudburst will provide Turlock with a draft for review and incorporate up to two rounds of edits. Upon integrating the final round of feedback, Cloudburst will copy edit the HOME-ARP policy and procedures document and provide a final draft to the City.

Deliverables:

- Draft and Final HOME-ARP Policies and Procedures Manual

Project Timeline

Cloudburst anticipates being able to immediately begin work with Turlock following contract execution. The table below outlines our proposed timeline.

Task	Aug 2025	Sept 2025	Oct 2025	Nov 2025	Dec 2025
Task 1: Project Launch and Management					
Task 2: HOME ARP Training					
Task 3: Program Development and Policy Decisions					
Task 4: Develop HOME-ARP Policies and Procedures					

Project Team and Budget

Project Team

Qualifications and experience of Cloudburst's HOME-ARP team members are highlighted below.

Staff & Role	Experience
Marybrook Cox Project Manager and HOME-ARP Subject Matter Expert (SME)	Ms. Cox is a Sr. Housing Development Analyst with 10 years of experience providing guidance for best practices in managing subrecipients of federal funds, developing HOME, HOME-ARP and CDBG policies and procedures and specializing in developing staff capacity. As a former local government employee, Ms. Cox has in-depth knowledge of the challenges faced by state and local governments. In her role with Cloudburst, Ms. Cox provides technical assistance to states and local jurisdictions. She has been involved with HOME-ARP since its introduction in 2021 and serves as a HUD peer reviewer and TA provider for HOME-ARP. She is also actively working with multiple PJs to design their HOME-ARP programs and has provided HOME-ARP TA to other state and local clients. Ms. Cox will utilize her HOME-ARP expertise in the development of all deliverables outlined in support of Tasks 1-4.
Rob Sronce CPD Programs SME	Rob Sronce has over 20 years of housing and community development experience, with 14 years of direct experience working with federal and state housing and community development grants and grant-funded programs. He has served as staff for grantee agencies as local administrator and as a consultant. Most recently he has been a provider of expert training and technical assistance. Mr. Sronce has expertise in the CDBG, NSP, HOME and HOME-ARP programs, working with both direct grantees and state grantees. He has designed and implemented grant-funded programs as well as provided expert assessments and focused technical assistance. His areas of expertise include HUD reporting systems (IDIS and DRGR), the development and implementation of local grants management systems, uniform administrative requirements, procurement standards, labor compliance, relocation, and fiscal management. Mr. Sronce is a HUD Certified HOME Program Specialist – Regulations and will serve as SME for Tasks 2-4 and will assist with workshop facilitation and review of policies and procedures.
Lindsey Gillette HOME-ARP Analyst	Ms. Gillette is a Community Development Analyst with four years of housing and community development experience. At Cloudburst, Ms. Gillette provides support for the development and implementation of Cloudburst's TA projects for HUD-funded programs and direct engagements with state and local clients. She has a robust background in community engagement and data analysis, having worked with several types of grantees (states, counties, consortia, and entitlement communities) on their Consolidated Plans and HOME-ARP Allocation

Staff & Role	Experience
	Plans. Ms. Gillette has experience developing program implementation tools such as policies and procedures manuals and CDBG subrecipient monitoring checklists. Most recently, she has supported the development of HOME policies and procedures for Washington County, OR and HOME-ARP policies and procedures for Ventura, CA and Tulsa County, OK. Ms. Gillette will provide project coordination support across all tasks and assist with the drafting of the policies and procedures manual.

Budget

Cloudburst proposes a contract model with a fixed price of **\$48,058** payable in full upon completion of the deliverables as outlined below.

Task	Completion Date	Amount
Task 2: HOME ARP Training	9/30/2025	\$7,650
Task 3: Program Development and Policy Decisions	10/31/2025	\$17,264
Task 4: Develop HOME-ARP Policies and Procedures	12/31/2025	\$23,144
Total		\$48,058

Proposal Assumptions

Regarding the services listed in this proposal, Cloudburst makes the following assumptions:

- All support will be provided by remote means.
- Cloudburst assumes up to two rounds of review of the draft HOME-ARP policies and procedures and consolidated comments from the City.

City Council Staff Report

August 12, 2025



From: Isaac Moreno, Finance Director
Prepared by: Isaac Moreno, Finance Director
Agendized by: Susan E. Borrego, Interim City Manager

1. ACTION RECOMMENDED:

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

2. DISCUSSION OF ISSUE:

In May 2019, City Council authorized the development of a Cannabis Business Program. This program allows for retail, cultivation, manufacturing, distribution and testing. To conduct business in these Cannabis-related fields, a Development Agreement (DA) will need to be entered into, as well as compliance with other local and state requirements. Per the DA, each business involved in this industry is subject to compliance and financial audits annually that are to be reimbursed by the businesses. To complete this task, on December 19, 2022, a contract was executed with Hinderliter, de Llamas and Associates (HdL) for the not-to-exceed amount of \$50,000.

As more businesses came online, Amendment No. 1 was executed within the authority of the City Manager to increase the not-to-exceed amount to \$100,000.

Currently, there are four retailers, with other cannabis-related businesses scheduled to open in the near term. To make sure these businesses stay in compliance, additional funds are requested at this time. Staff is requesting the authorization to execute Amendment No. 2, which will add another \$130,000 to the contract, bringing the not-to-exceed amount to \$230,000. This amount allows services to be provided through the remaining term of the contract, after which, a Request for Proposal will be issued.

3. BASIS OF RECOMMENDATION:

Financial and compliance audits are required annually for all Cannabis-related business.

4. FISCAL IMPACT / BUDGET AMENDMENT:

Per the Development Agreement, all financial and compliance audits are to be reimbursed by the businesses. Therefore, there is no fiscal impact.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment” and therefore is not considered a project.

8. ALTERNATIVES:

1. Council could direct staff to not increase the not-to-exceed amount and issue a new Request for Proposals. This is not recommended because it will delay audits that are currently needed.

9. ATTACHMENTS:

1. HdL Amendment No. 2 Draft Resolution
2. HdL Amendment No. 2

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF 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-RELATED SERVICES

RESOLUTION NO. 2025-XXX

WHEREAS, in May 2019, City Council authorized the development of a Cannabis Business Program. This program allows for retail, cultivation, manufacturing, distribution and testing. To conduct business in these Cannabis-related fields, a Development Agreement (DA) will need to be entered into, as well as compliance with other local and state requirements; and

WHEREAS, each business involved in this industry is subject to compliance and financial audits annually that are to be reimbursed by the businesses; and

WHEREAS, to complete this task, on December 19, 2022, a contract was executed with Hinderliter, de Llamas and Associates (HdL) for the not-to-exceed amount of \$50,000; and

WHEREAS, as more businesses came online, Amendment No. 1 was executed within the authority of the City Manager to increase the not-to-exceed amount to \$100,000; and

WHEREAS, to make sure these businesses stay in compliance, additional funds are requested at this time. Staff is requesting the authorization to execute Amendment No. 2; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby Authorize 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-related services

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12 day of August, 2025, by the following vote:

AYES:	()
NOES:	()
NOT PARTICIPATING:	()
ABSENT:	()

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California



**AMENDMENT NO. 2
to the
Agreement between the
CITY OF TURLOCK
and
HINDERLITER, DE LLAMAS AND ASSOCIATES (HdL Companies)**

THIS AMENDMENT NO. 2, dated August 12, 2025, is entered into by and between the **CITY OF TURLOCK**, a California municipal corporation (hereinafter "CITY") and **HINDERLITER, DE LLAMAS AND ASSOCIATES (HdL Companies)**, (hereinafter "PROFESSIONAL").

WHEREAS, the parties hereto previously entered into an Agreement dated December 19, 2022, whereby PROFESSIONAL will perform cannabis management services (hereinafter the "Agreement").

WHEREAS, on April 15, 2024 the parties entered into Amendment No. 1 to the Agreement dated December 19, 2022, amending paragraph 6.1 COMPENSATION whereby to increase the not to exceed compensation.

NOW, THEREFORE, the parties hereto mutually agree to amend said Agreement as follows:

1. Paragraph 6 of the Agreement is amended to read as follows:

"6.1. **COMPENSATION:** CITY agrees to pay PROFESSIONAL additional compensation in the amount of One and Thirty Hundred Thousand and No/100^{ths} Dollars (\$130,000.00) in accordance with the Agreement. The compensation for completion of all items of work, as set forth in the Agreement shall not exceed Two and Thirty Hundred Thousand and No/100^{ths} Dollars (\$230,000.00). Such maximum amount shall be compensation for all of PROFESSIONAL's expenses incurred in the performance of the Agreement."

5. **Execution and Counterparts.** This Amendment may be executed simultaneously, and in several counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument. The Parties agree that this Amendment and any other documents to be delivered in connection herewith may be electronically signed utilizing services such as DocuSign and Nitro Sign, or by transmitting signatures in pdf or similar format, and that any electronic signatures appearing on this

Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

6. All other terms and conditions of the Agreement shall remain in full force and effect.

Signatures on following page

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by and through their respective officers thereunto duly authorized on the date first written hereinabove.

CITY OF TURLOCK, a municipal corporation

**HINDERLITER, DE LLAMAS &
ASSOCIATES (HdL COMPANIES), a
California corporation**

By: _____
Susan E. Borrego, Interim City Manager

By: Gary Lott _____

Date: _____

Title: COO _____

APPROVED AS TO SUFFICIENCY:

Print name: Gary Lott _____

By: Isaac Moreno _____
Isaac Moreno, Finance Director

Date: 07/31/2025 _____

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

City Council Staff Report

August 12, 2025



From: Christopher Fisher, Municipal Services Director
Prepared by: Lupe Madrigal, Staff Services Analyst, Juan Tejeda, Regulatory Affairs Manager
Agendized by: Susan E. Borrego, Interim City Manager

1. ACTION RECOMMENDED:

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)"

2. DISCUSSION OF ISSUE:

Tetrachloroethylene (PCE), a volatile organic compound, is a solvent that is used in the dry-cleaning process. Since 1994, the City of Turlock has been addressing a plume of PCE contamination in the groundwater in the Downtown area. The Downtown PCE Remediation Project consists of conducting a remedial investigation of a regional PCE plume within the City and preparing a Remedial Investigation and Feasibility Study (RIFS) Report which will provide information necessary to evaluate cleanup alternatives for groundwater impacted by PCE.

In January 2020, the City of Turlock (City) was awarded a Proposition 1 Planning Grant administered through the State Water Resources Control Board (SWRCB) and subsequently entered into an agreement with Provost & Pritchard to conduct a comprehensive investigation of the PCE plume and prepare a RIFS Report. This investigation included:

- Installation of new groundwater monitoring wells and soil probes
- Passive and active soil gas sampling
- Groundwater monitoring
- Data analysis and scoring of remediation alternatives

In December 2022, the City contracted with Geosyntec to assist with implementing indoor air assessment and sub-slab sampling related to PCE in the downtown area.

In April 2023, Provost & Pritchard completed and submitted an Annual Groundwater Monitoring Report to the Regional Water Quality Control Board (RWQCB) on behalf of the City, which included sampling and testing of water from seventeen monitoring wells installed downtown.

In March 2024, using the results of these investigations, City staff successfully applied for and secured a Proposition 1 Implementation Grant award of \$19,269,997 with no cost share to design and implement several PCE treatment alternatives.

In January 2025, the City issued a Request for Proposals (RFP) seeking qualified firms to provide California Environmental Quality Act (CEQA) analysis and studies, appraisal and right-of-way acquisition services, Proposition 1 grant compliance activities, and engineering design and analysis for PCE removal from groundwater and soil in downtown Turlock. The RFP closed on February 6, 2025.

In March 2025, after a thorough evaluation process, the selection committee determined that EKI Environment & Water, Inc. submitted the most comprehensive and qualified proposal. EKI demonstrated extensive experience with similar PCE remediation projects, strong qualifications in all required technical areas, and a thorough understanding of the project requirements.

Staff recommends an agreement with EKI Environment & Water, Inc. for a total not-to-exceed amount of \$1,746,000.

3. BASIS OF RECOMMENDATION:

1. The City secured a Proposition 1 Implementation Grant award of \$19,269,997 with no cost share.
2. EKI Environment & Water, Inc. submitted the most comprehensive and qualified proposal for RFP No. 24-023.

4. FISCAL IMPACT / BUDGET AMENDMENT:

The total cost of professional services under this agreement will not exceed \$1,746,000. Funding for this project is provided by the Proposition 1 Implementation Grant awarded to the City in 2024. There is no impact to the General Fund.

Funding for this project (project no. 2024-03) is included in the fiscal year 2025-26 budget for Fund 423 "PCE Downtown (Prop 1 Grant)" out of account number 423-52-550.51270 "Construction Project".

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment" and therefore is not considered a project.

8. ALTERNATIVES:

Not to approve the agreement with EKI Environment & Water, Inc. This alternative is not

recommended as the City requires qualified technical assistance to implement the PCE remediation project and effectively utilize the secured Proposition 1 Implementation Grant.

9. ATTACHMENTS:

1. Draft Resolution
2. City Contract No. 2025-190 with EKI Environment & Water, Inc.

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF 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)"**

RESOLUTION NO. 2025-

WHEREAS, tetrachloroethylene (PCE), a volatile organic compound used in dry-cleaning operations, has impacted groundwater in Downtown Turlock, and the City has been actively investigating and addressing a PCE plume since 1994; and

WHEREAS, in January 2020, the City of Turlock was awarded a Proposition 1 Planning Grant and entered into an agreement with Provost & Pritchard on January 28, 2020 to investigate a tetrachloroethylene (PCE) plume and prepare a Remedial Investigation Feasibility Study (RIFS); and

WHEREAS, the investigation included the installation of new groundwater monitoring wells and soil probes, passive and active soil gas sampling, groundwater monitoring, and analysis of cleanup alternatives; and

WHEREAS, in December 2022, the City contracted with Geosyntec to perform indoor air assessments and sub-slab sampling in Downtown Turlock related to PCE; and

WHEREAS, in April 2023, Provost & Pritchard submitted an Annual Groundwater Monitoring Report to the Regional Water Quality Control Board on behalf of the City, based on testing from seventeen monitoring wells; and

WHEREAS, in March 2024, the City successfully secured a Proposition 1 Implementation Grant in the amount of \$19,269,997, with no local cost share, to design and implement treatment alternatives for PCE remediation; and

WHEREAS, in January 2025, the City issued Request for Proposals No. 24-023 for qualified firms to provide California Environmental Quality Act (CEQA) analysis, appraisal and right-of-way acquisition services, Proposition 1 grant compliance activities, and engineering design and analysis for PCE removal from groundwater and soil; and

WHEREAS, following a competitive selection process, EKI Environment & Water, Inc. was determined in March 2025 to have submitted the most comprehensive and

qualified proposal, demonstrating significant experience with similar remediation projects and a thorough understanding of project requirements; and

WHEREAS, the proposed agreement with EKI Environment & Water, Inc. will be funded through the Proposition 1 Implementation Grant with no impact to the General Fund and is included in the fiscal year 2025–26 budget under Fund 423 “PCE Downtown (Prop 1 Grant),” Project No. 2024-03, Account No. 423-52-550.51270 “Construction Project”; and

WHEREAS, this action is not a project subject to the California Environmental Quality Act (CEQA) pursuant to Section 15378(b)(5) of the CEQA Guidelines, as it involves organizational or administrative activities of government that do not result in direct or indirect physical changes in the environment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock does hereby approve 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)”.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California



**AGREEMENT BETWEEN THE CITY OF TURLOCK
and
EKI ENVIRONMENT & WATER, INC
for
PROFESSIONAL SERVICES**

City Project No. 2024-03

THIS PROFESSIONAL SERVICES AGREEMENT (the “Agreement”) is entered into by and between the CITY OF TURLOCK, a California municipal corporation (“City”), and EKI ENVIRONMENT & WATER, INC. a California corporation (“Professional”), on this 12th day of August 2025 (the “Effective Date”). City and Professional may be collectively referred to herein as the “Parties” or individually as “Party.” There are no other parties to this Agreement.

RECITALS

A. City seeks to hire an independent contractor to perform professional services to assist City with the Downtown PCE Remediation Project (the “Project”).

B. Professional has made a proposal to City to provide such professional services. A description of the services Professional proposes to provide is included in the Scope of Services in **Exhibit A** attached hereto and incorporated herein by reference (“Services”). City desires to retain Professional to perform the Services, subject to the terms and conditions set forth in this Agreement.

C. The Parties have outlined the schedule or timeline for providing the Services (“Completion Schedule”), which shall be included in the Scope of Services in **Exhibit A**.

D. The Parties have outlined the rates and method of payment to Professional for its performance of the Services under this Agreement (“Compensation Schedule”), which shall be included in the Scope of Services in **Exhibit A**.

NOW, THEREFORE, in consideration of the promises and covenants set forth below, the Parties agree as follows:

AGREEMENT

1. Recitals. The recitals set forth above (“Recitals”) are true and correct and are hereby incorporated into and made part of this Agreement by this reference. In the event of any inconsistency between the Recitals and Sections 1 through 53 of this Agreement, Sections 1 through 53 shall prevail.

2. Term. The term of this Agreement shall be three (3) years and will commence on the Effective Date and terminate on the 12th day of August, 2028 (“Term”) unless the Parties mutually agree in writing to terminate the Agreement earlier or extend the Term pursuant to this Agreement.

3. Extension of Agreement. City may elect to extend this Agreement for an additional one (1) year, on the same terms and conditions, upon issuing a “Election to Extend Agreement” letter executed by the City Manager and Professional thirty (30) days prior to the expiration of this Agreement.

4. Effective Date. This Agreement shall only become effective once all of the Parties have executed the Agreement (the “Effective Date”).

5. Work.

5.1. Services. Subject to the terms and conditions set forth in this Agreement, Professional shall provide City the Services described in **Exhibit A**. Any request for Services not included in **Exhibit A** will be considered a request for additional or modified Services (“Modification” or “Modifications”). Professional shall not receive additional compensation for any Modification of the Services unless the Parties agree otherwise in a writing executed by both Parties.

5.2. City Requested Modification of Services. City may, by written order, authorize Modifications to the Services described in **Exhibit A**. If such Modifications cause an increase in the cost or time required for performance of Professional’s Services, the Parties shall enter into a written amendment to this Agreement to adjust the Services and the compensation to be paid to Professional and, if necessary, amend the Completion Schedule or Compensation Schedule. The Services, Completion Schedule, or Compensation Schedule shall not be revised unless City and Professional mutually agree to a written amendment to this Agreement reflecting such revisions, additional compensation, time for performance or such other terms or conditions mutually agreed upon by the Parties.

5.3. Professional Requested Modification in Services. Professional shall not be compensated for work outside the Services described in this Agreement, unless, prior to the commencement of the Services:

(a) Professional provides City with written notice that specific work requested by City or required to complete the Project is outside the agreed upon Services. Such notice shall: (1) be supported by substantial evidence that the work is outside the Services; (2) set forth the

Professional's proposed course of action for completing the work and a specific request for City to approve the Modification to the Services; (3) set forth the Professional's proposed revisions, if any, to the Completion Schedule; and (4) set forth the Professional's proposed revisions, if any, to the Compensation Schedule; and

(b) City agrees that the work requires a Modification;

(c) City approves all adjustments, if any, to the Completion Schedule and Compensation Schedule; and

(d) The Parties execute a written amendment to this Agreement describing any Modification, together with any adjustment in the Completion Schedule and Compensation Schedule for Professional's work.

6. Compensation.

6.1. Amount, Time and Manner of Payment for Professional Services. City shall pay Professional according to the rates and timing set forth in the Compensation Schedule. On each anniversary date of the Effective Date, Professional will be allowed to increase prices with thirty (30) days' written notice to City. Increases may not exceed increases in the San Francisco-Oakland Consumer Price Index for all urban consumers or percentage increases in Professional's published prices, whichever is lower. In all cases, City may cancel this Agreement if a requested price increase is not acceptable. City's total compensation to Professional shall not exceed One Million Seven Hundred and Forty-Six and No/100ths Dollars (\$1,746,000) ("Maximum Payment"), unless the Parties mutually agree in writing otherwise.

6.2. Deposit. [Intentionally Omitted]

6.3. Subsequent Payments. City shall make monthly payments in the amount invoiced by Professional within thirty (30) calendar days of receiving such invoice. In the event that an amount of an invoice is in dispute, City shall inform Professional of the amount and basis for the dispute and may withhold the amount which is in dispute until the dispute has been resolved.

6.4. Invoices. Professional shall provide City with monthly invoices sufficiently evidencing Professional's expenses and completion of the Services. All invoices furnished to City by Professional shall be in a form approved by City. The payments specified shall be the only payments made to Professional for performance of the Services, including compensation for any Modification. Professional shall submit all billings for Services to City within forty-five (45) days of the performance of such Services. City shall issue payment according to City's customary procedures and practices for issuing payments to independent contractors.

7. Notice to Proceed. Professional shall not commence the performance of the Services until it has been given notice by City ("Notice to Proceed"), with which City shall also deliver the Deposit.

8. Time of Performance. Professional warrants that it will commence performance of the Services within thirty (30) calendar days of the date the agreement was executed and shall conform to the Completion Schedule. The time of performance is a material term of this Agreement relied on by City in entering into this Agreement.

9. City Assistance to Professional. [Intentionally Omitted]

10. Time and Personnel Devoted to Services. Professional shall devote such time and personnel to the performance of this Agreement, as is necessary to perform the Services in compliance with the Completion Schedule, Compensation Schedule, and this Agreement.

11. Performance by Qualified Personnel; No Subcontracting. Services under this Agreement shall be performed only by competent personnel under the supervision and direct employment of Professional. Professional will conform with City's reasonable requests regarding assignment of personnel, but all personnel, including those assigned at City's request, shall be supervised by Professional. Professional is prohibited from subcontracting this Agreement or any part of it unless such subcontracting is expressly approved by City in writing. Neither Party shall, on the basis of this Agreement, contract on behalf of, or in the name of the other Party. An agreement made in violation of this provision shall confer no rights on any Party and shall be null and void.

12. Representations of Professional. City relies upon the following representations by Professional in entering into this Agreement:

12.1. Qualifications. Professional represents that it is qualified to perform the Services provided in **Exhibit A** and that it possesses the necessary licenses and permits required to perform the Services or will obtain such licenses or permits prior to the time such licenses or permits are required. Professional shall also determine that all subcontractors are similarly licensed and qualified. Professional and all subcontractors shall also obtain a business license from City before they commence performance of the Services. Professional represents and warrants to City that Professional shall, at Professional's sole cost and expense, keep in effect or obtain at all times during the Term of this Agreement, any licenses, permits, and approvals which are legally required for Professional to practice Professional's profession at the time the Services are rendered.

12.2. Professional Performance. Professional represents that all Services under this Agreement shall be performed in a professional manner consistent with the professional skill and care ordinarily provided by professionals providing similar services and practicing in the same or similar locality under the same or similar circumstances ("Standard of Care"). Professional shall adhere to accepted professional standards as set forth by relevant professional associations and shall perform all Services required under this Agreement in a manner consistent with generally accepted professional customs, procedures and standards for such Services. All work or products completed by Professional shall be completed using the practices available for the profession. Professional agrees that, if a Service is not so performed, in addition to all of its obligations under this Agreement and at law, Professional shall re-perform or replace unsatisfactory Service at no additional expense to City.

12.3. No Waiver of Claims. The granting of any progress payment by City, or the receipt thereof by Professional, or any inspection, review, approval or oral statement by any representative of City, or state certification shall not, in any way, waive, limit, or replace any certification or approval procedures normally required or lessen the liability of Professional to re-perform or replace unsatisfactory Service, including, but not limited to, cases where the unsatisfactory character of such Service may not have been apparent or detected at the time of such payment, inspection, review or approval.

12.4. City's Remedies are Cumulative. Nothing in this Section shall constitute a waiver or limitation of any right or remedy, whether in equity or at law, which City or Professional may have under this Agreement or any applicable law. All rights and remedies of City, whether under this Agreement or applicable law, shall be cumulative.

12.5. No Conflict of Interest. Professional represents that no conflict of interest will be created under state or federal law by entering into or in carrying out this Agreement.

13. Conformity with Law and Safety. Subject to the Standard of Care applicable to Professional's Services, Professional shall observe and comply with all applicable laws, ordinances, codes and regulations of governmental agencies, including federal, state, municipal and local governing bodies having jurisdiction over any or all of the scope of Services, including all provisions of the Occupational Safety and Health Act of 1979 as amended, all California Occupational Safety and Health Regulations, the California Building Code, the Americans with Disabilities Act, any copyright, patent, or trademark law, and all other applicable federal, state, municipal and local safety regulations, appropriate trade association safety standards, and appropriate equipment manufacturer instructions. All Services performed by Professional must be in accordance with these laws, ordinances, codes and regulations. Professional's intentional failure to comply with any laws, ordinances, codes, or regulations applicable to the performance of the Services hereunder shall constitute a breach of contract. In cases where standards conflict, the standard providing the highest degree of protection shall prevail.

If a death, serious personal injury or substantial property damage occurs in connection with the performance of this Agreement, Professional shall immediately notify City's risk manager by telephone. If any accident occurs in connection with this Agreement, Professional shall promptly submit a written report to City, in such form as City may require. This report shall include the following information: (a) name and address of the injured or deceased person(s); (b) name and address of Professional's subcontractor, if any; (c) name and address of Professional's liability insurance carrier; and (d) a detailed description of the accident, including whether any of City's equipment, tools or materials were involved.

If a release of a hazardous material, substance, or waste occurs in connection with the performance of this Agreement, Professional shall immediately notify City. Professional shall not store hazardous materials or hazardous waste within City limits without a proper permit from City. City acknowledges that Project sites have pre-existing hazardous materials and that Professional is not liable for the presences of such pre-existing hazardous materials.

14. Contact by Professional with Project Owner or Project Applicant. Unless otherwise set forth in the Services, neither Professional nor Professional's subcontractors shall directly contact the owner of the property involved in the Project or any party who is the applicant for the Project ("Interested Party"), or an employee or contractor of an Interested Party, on any matter relating to the Project without the prior consent of the Contract Administrator. In no event shall Professional take any instructions or directions from an Interested Party on any matter pertaining to the Professional's Services to be performed for City under this Agreement.

15. Confidentiality. Professional understands and agrees that, in the performance of Services under this Agreement or in the contemplation thereof, Professional may have access to private or confidential information that may be owned or controlled by City and that such information may contain proprietary or confidential details, the disclosure of which to third parties may be damaging to City ("Confidential Information").

Professional shall not, either during or after the Term, disclose to any third party any Confidential Information without the prior written consent of City. If City gives Professional written authorization to make any such disclosure, Professional shall do so only within the limits and to the extent of that authorization. Professional may be directed or advised by the City Attorney on various matters relating to the performance of the Services on the Project or on other matters pertaining to the Project and, in such event, Professional agrees that it will treat all communications between itself, its employees and its subcontractors as being communications which are within the attorney-client privilege.

Notwithstanding the foregoing, Professional may disclose Confidential Information required to be disclosed under law, provided that, prior to disclosure, Professional shall first give notice to City and allow City to make a reasonable effort to obtain a protective order requiring that City's Confidential Information not be disclosed. This exception is limited to the extent disclosure is required under law.

16. Excusable Delays; Notice to Other Party of Delay. Professional shall not be in breach of this Agreement in the event that performance of Services is temporarily interrupted or discontinued due to a "Force Majeure" event which is defined as: riots, wars, sabotage, civil disturbances, insurrections, explosion, natural disasters such as floods, earthquakes, landslides, fires, strikes, lockouts and other labor disturbances or other catastrophic events, which are beyond the reasonable control of Professional. Force Majeure does not include: (a) Professional's financial inability to perform; or (b) Professional's failure to obtain any necessary permits or licenses from other governmental agencies where such failure is due solely to the acts or omissions of the Professional.

17. Assignment Prohibited. No Party to this Agreement may assign any right or obligation pursuant to this Agreement. Any attempt or purported assignment of any right or obligation pursuant to this Agreement shall be void and of no effect.

18. Suspension of Services by City. City reserves the right to suspend Professional's Services under this Agreement when City determines that it is necessary to do so. When possible, City shall give Professional notice of such suspension and Professional shall, upon receipt of said notice,

suspend all Services except any Services, the completion of which is authorized by the notice given by City. If the Services are suspended by City for more than sixty (60) consecutive days, for reasons other than the fault of the Professional, the Professional shall be compensated for Services performed prior to notice of such suspension. When the Project is resumed, the Professional's compensation shall be equitably adjusted by City to provide for expenses incurred by the interruption of the Services. In this regard, Professional shall furnish to City such financial information that, in the judgment of the City Manager, is necessary to determine the reasonable value of the Services rendered by Professional during the period when Services were suspended.

If the Parties are unable to agree upon the amount of extra compensation which is due to Professional within thirty (30) days of Professional resuming Services, the amount of such additional compensation, if any, that is required to appropriately compensate the Professional for its expenses incurred by the interruption of Services may, upon the request of either Party, be determined by arbitration conducted in accordance with the "Arbitration of Disputes" section of this Agreement. Such arbitration shall be commenced by the Professional no later than sixty (60) calendar days following the event which entitles the Parties to pursue arbitration unless the Parties agree in writing to an extended time period for commencement of arbitration. Unless otherwise agreed in writing, all Parties shall carry on the Services and perform their duties during any arbitration proceedings, and City shall continue to make payments for the Services in progress as required by this Agreement. Notwithstanding the foregoing, if a dispute of extra compensation under this Section 18 exceeds \$25,000, consultant shall have no obligation to continue its Services.

19. Ownership of Work Product. Any and all work, artwork, copy, posters, billboards, photographs, videotapes, audiotapes, systems designs, software, reports, designs, specifications, drawings, diagrams, surveys, source codes, professional or technical information or data, photographs, notes, letters, emails or any original works of authorship created by Professional or its subcontractors or subcontractors in connection with Services performed under this Agreement ("Products") shall upon Payment for the services hereunder become the property of the City, including all copyrights in such works are the property of City. Professional may retain and use copies of such Products for reference and as documentation of its experience and capabilities.

Upon payment for the preparation of Products, all Products shall become the property of City irrespective of where located or stored, and Professional agrees to deliver all such documents and information to City, without charge and in whatever form it exists, on the completion of the Professional's Services hereunder. Professional shall have no ownership interest in such Products.

All work product of Professional under this Agreement, including written information which City will cause to be distributed for either internal or public circulation, including both preliminary and final drafts, shall be delivered to City in both printed and electronic form, or as may be specified in **Exhibit A**.

When this Agreement is terminated, Professional agrees to return to City all documents, drawings, photographs and other written or graphic material, however produced, that it received from City, its contractors or agents, in connection with the performance of its Services under this Agreement. All materials shall be returned in the same condition as received. Notwithstanding the

foregoing, Professional may keep one copy of all materials Professional uses or relies upon in providing its Services.

20. Termination of Work by City for Its Convenience. City shall have the right to terminate this Agreement at any time for its convenience by giving notice of such termination to Professional. In the event City shall give such notice of termination, Professional shall cease rendering Services upon receipt of said notice given as required in this Agreement. If City terminates this Agreement:

(a) Professional shall deliver copies of all Products prepared by it pursuant to this Agreement.

(b) If City terminates this Agreement for convenience before City issues the Notice to Proceed to Professional or before Professional commences any Services hereunder, whichever last occurs, City shall not be obligated to make any payment to Professional. If City terminates this Agreement after City has issued the Notice to Proceed to Professional and after Professional has commenced performance under this Agreement, City shall pay Professional the reasonable value of the Services rendered by Professional pursuant to this Agreement prior to termination of this Agreement. City shall not in any manner be liable for Professional's actual or projected lost profits had Professional completed the Services. Professional shall furnish to City such financial information that, in the judgment of the City Manager, is necessary to determine the reasonable value of the Services rendered by Professional prior to termination. In the event of a dispute as to the reasonable value of the Services rendered by Professional prior to termination and the Parties are unable to agree upon said amount within sixty (60) calendar days following the date of the notice of termination by City, such dispute may, upon the request of either Party, be resolved by arbitration conducted in accordance with the "Arbitration of Disputes" section of this Agreement.

(c) Except as provided in this Agreement, in no event shall City be liable for costs incurred by or on behalf of Professional after the date of the notice of termination.

21. Assurance of Performance. If, at any time, City believes Professional may not be adequately performing its obligations under this Agreement or may fail to complete the Services as required by this Agreement, City may submit a written request to Professional for written assurances of performance and a plan to correct observed deficiencies in Professional's performance. Failure to provide written assurances subsequent to such written request, constitutes grounds to declare a breach under this Agreement.

22. Cancellation for Breach by Either Party. Should either Party fail to substantially perform its obligations in accordance with the provisions of this Agreement, the other Party shall thereupon have the right to cancel the Agreement by giving written notice and specifying the effective date of such cancellation.

Neither Party waives the right to recover damages against the other for breach of this Agreement, including any amount necessary to compensate City for all detriment proximately caused by Professional's failure to perform its obligations hereunder. City reserves the right to offset such damages against any payments owed to Professional.

City shall not in any manner be liable for Professional's actual or projected lost profits had Professional completed the Services required by this Agreement.

23. Non-Discrimination. In its performance of the Services, Professional shall adhere to City's EEO Policy which states, "The City is committed to ensuring that all qualified individuals have a full and fair opportunity to compete in all phase of the hiring process and promotion, and to enjoy the benefits of employment with the City. All employees and applicants shall receive equal consideration and treatment in employment without regard to race, color, religion, gender, sexual orientation, national origin, age, disability, genetic information, marital status, amnesty, or status as a covered veteran in accordance with applicable federal or state statutes, the City's ordinances, resolutions, rules or regulations."

In addition, all agreements with sub-contractors will include language as required by the Office of Federal Contract Compliance Programs (OFCCP) that requires sub-contractors to maintain equal employment opportunity policies, and, as necessary, affirmative action policies.

24. Arbitration of Disputes. All claims, disputes, and other matters in question between City and Professional arising out of or relating to this Agreement or the breach thereof, including claims of Professional for extra compensation for Services related to the Project, shall be decided by arbitration before a single arbitrator in accordance with the provisions of Sections 1281 to 1284.2 of the California Code of Civil Procedure (the "Arbitration Laws") unless the Parties mutually agree otherwise. The provisions of Section 1283.05 of the Arbitration Laws apply to any arbitration proceeding except as otherwise provided in this Agreement. The arbitrator shall have authority to decide all issues between the Parties including, but not limited to, claims for extras, delay and liquidated damages, if any, provided for in this Agreement, matters involving defects in the work product of the Professional, rights to payment, and whether the necessary procedures for arbitration have been followed. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

Notice of the demand for arbitration shall be filed in writing with the other Party. The demand for arbitration shall be made within a reasonable time after the claim, dispute, or other matter in question has arisen, and in no event shall it be made after the date when institution of legal or equitable proceedings based on such claim, dispute, or other matter in question would be barred by the applicable statute of limitation.

The Parties shall jointly appoint an arbitrator within fifteen (15) calendar days of the date of giving of the notice of the demand for arbitration. If the Parties are unable to jointly agree upon the appointment of an arbitrator within said fifteen (15) calendar day period, and do not agree in writing to extend said period for a fixed period, then either Party may seek to have the arbitrator appointed by the Superior Court of Stanislaus County in accordance with the Arbitration Laws.

If any proceeding is brought to contest the right to arbitrate and it is determined that such right exists, the losing Party shall pay all costs and attorneys' fees incurred by the prevailing party.

In addition to the other rules of law which may be applicable to any arbitration hereunder, the following shall apply:

(a) Promptly upon the filing of the arbitration, each Party shall be required to set forth in writing and to serve upon each other Party a detailed statement of its contentions of fact and law.

(b) All parties to the arbitration shall be entitled to the discovery procedures as provided in Section 1283.05 of the California Code of Civil Procedure.

(c) The arbitration shall be commenced and conducted as expeditiously as possible consistent with affording reasonable discovery as provided herein.

(d) These additional rules shall be implemented and applied by the arbitrator.

The costs of arbitration shall be borne by the Parties as determined by the arbitrator, but each Party shall bear its own attorney's fees associated with the dispute with the other Party and to the arbitration.

25. Insurance Coverage. During the Term, the Professional, at its own cost and expense, shall maintain in full force and effect policies of insurance set forth herein, which shall be placed with insurers with a current A M Best's rating of no less than A-:VII and will provide City with written proof of said insurance. Professional shall maintain coverage as follows:

25.1. Commercial General Liability. Professional shall carry commercial general liability insurance with coverage at least as broad as Insurance Services Office (ISO) form CG 00 01, in the amount of no less than Two Million Dollars (\$2,000,000.00) per occurrence, Four Million Dollars (\$4,000,000.00) general aggregate, and Two Million Dollars (\$2,000,000.00) products and completed operations for bodily injury, personal injury, and property damage. If commercial general liability insurance or another form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this Project or the general aggregate shall be Four Million Dollars (\$4,000,000.00).

25.2. Workers' Compensation Insurance and Employer's Liability. Professional shall carry workers' compensation insurance as required by the State of California under the Labor Code. Professional shall also carry employer's liability insurance in the amount of One Million Dollars (\$1,000,000.00) per accident, with a One Million Dollars (\$1,000,000.00) policy limit for bodily injury by disease, and a One Million Dollars (\$1,000,000.00) limit for each employee's bodily injury by disease.

25.3. Professional Liability. Professional shall carry professional liability insurance that insures against professional errors and omissions that may be made in performing professional services in the amount of no less than Two Million Dollars (\$2,000,000.00) per claim and in the aggregate. Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions with respect to City, its elected and appointed councils, commissions, directors, officers, employees, agents, and representatives ("City's Agents"); or the Professional shall provide a

financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claims administration and defense expenses.

25.4. Commercial Automobile Liability. Professional shall carry commercial automobile liability insurance using ISO Business Auto Coverage form CA 00 01 (or equivalent) in the amount of no less than Two Million Dollars (\$2,000,000.00) or greater per accident for owned, leased, hired, and non-owned, borrowed automobiles.

25.5. Umbrella or Excess Policy. Professional may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required. The Umbrella or Excess policies shall be provided on a true “following form” or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability and automobile Liability insurance. No insurance coverage or policies maintained by the City (“Additional Insured”), whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Professional’s primary and excess liability policies are exhausted.

25.6. Waiver of Subrogation. With the exception of professional liability, Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss. The commercial general liability policy, automobile liability policy, and workers’ compensation policy shall be endorsed to contain a waiver of subrogation in favor of City for all work performed by Contractor, its agents, employees, independent contractors and subcontractors. Contractor shall provide written proof of waiver of subrogation in the Certificate of Insurance. Additionally, Contractor agrees to obtain any available endorsements that may be necessary to effect this waiver of subrogation.

26. Additional Insurance Requirements. Within five (5) days of the Effective Date, Professional shall provide City with certificates of insurance and amendatory endorsements for all of the policies required under this Agreement (“Certificates and Endorsements”). Such Certificates and Endorsements shall be kept current for the Term of the Agreement and Professional shall be responsible for providing updated copies. City shall be notified of any reduction in insurance coverage within three (3) business days and such reductions shall constitute a breach under this Agreement. With the exception of the workers’ compensation insurance, all of the insurance policies required in this Agreement shall: (a) provide that the policy will not be cancelled or allowed to expire, without at least thirty (30) days’ prior written notice to City of such cancellation or expiration, and each policy shall be endorsed to state such; (b) except for professional liability insurance, name City, and City’s Agents as additional insureds with respect to liability arising out of Services, work or operations performed by or on behalf of Professional and shall be endorsed to state such; (c) cover products and completed operations of Professional, premises owned, occupied, or used by the Professional, or automobiles owned, leased, or hired or borrowed by the Professional; contain no special limitations on the scope of protection afforded to City; (d) allow and be endorsed primary with respect to any insurance or self-insurance programs covering City or City’s Agents and any insurance or self-insurance maintained by City or City’s Agents shall be in excess of Professional’s insurance and shall not contribute to it; (e) contain standard separation

of insured provisions; and (f) state that any failure to comply with reporting or other provisions of the policy including breaches of warranties shall not affect the coverage provided to City.

27. Indemnification by Professional. To the fullest extent permitted by law, Professional shall indemnify and hold harmless City and City's employees and officers from and against any and all claims, loss, cost, damage, injury (including, without limitation, injury to or death of an employee of Professional or its subconsultants), expense and liability of every kind, nature and description that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Professional, or anyone for whom Professional is legally liable (collectively "Liabilities"). Such obligations to defend, hold harmless and indemnify City and City's employees and officers shall not apply to the extent that such Liabilities are caused by the negligence, active negligence, reckless or willful misconduct of City, or City's employees or officers, or any third party for whom Professional is not legally liable. Professional shall have no duty to hire counsel to defend the City or its employees or officers, but at the time of any settlement or adjudication of any Liabilities the Professional shall pay as damages to City all reasonable attorney's fees and costs incurred by City to the extent arising out of, pertaining to, or relating to the negligence, recklessness, or willful misconduct of Professional in the performance of its Services. The obligations under this Section 27 shall be governed by California Civil Code 2782.8 and shall survive the term of this Agreement.

28. Liability of Parties. Notwithstanding any other provision of this Agreement, in no event shall either Party be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement or the Services performed in connection with this Agreement.

29. Independent Contractor. At all times during the Term, Professional shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which Professional performs the Services required under this Agreement. Professional shall be liable for its acts and omissions and those of its employees, contractors, subcontractors, representatives, volunteers, and its agents. Nothing contained herein shall be construed as creating an employment, agency or partnership relationship between City and Professional. City shall have the right to control Professional only insofar as the result of Professional's Services rendered pursuant to this Agreement; however, City shall not have the right to control the means by which Professional accomplishes Services rendered pursuant to this Agreement.

30. Professional Not Agent. Except as City may specify in writing, Professional shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Professional shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

31. Payment of Taxes and Other Expenses. Payment of any taxes, including California sales and use taxes, levied upon this Agreement, the transaction, or the Services or goods delivered pursuant hereto, shall be the obligation of Professional.

32. Notices. All notices shall be in writing and delivered in person or transmitted by certified mail, postage prepaid. Any Party hereto may at any time, by giving ten (10) days' written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below.

If to City: **City of Turlock**
Attn: Christopher Fisher
156 S. Broadway, Suite 270
Turlock, California 95380

With courtesy copies to: **City of Turlock, City Attorney's Office**
Attn: George A. Petrulakis, City Attorney
156 S. Broadway, Suite 230
Turlock, California 95380-5456

If to Professional: **EKI Environment & Water, Inc.**
Attn: Michael Steiger
2001 Junipero Serra Blvd, Suite 300
Daly City, CA 94014

33. City Contract Administrator. City's contract administrator and contact person for this Agreement is:

Juan Tejeda
Regulatory Affairs Manager
156 S. Broadway, Suite 270
Turlock, California 95380
Telephone: (209) 668-5590, ext. 4457
E-mail: JTejeda@turlock.ca.us

34. Interpretation. As used herein, any gender includes each other gender, the singular includes the plural and vice versa.

35. Use of City Project Number. Professional or its subcontractors agree to use the aforementioned City project number on all maps, drawings, submittals, billing, and written correspondence that involve City staff or contracted consultants. Nothing in this Section shall preclude Professional or its subcontractors from using their own project numbers for their own internal use.

36. Modification. No alteration, amendment, modification, or termination of this Agreement shall be valid unless made in writing and executed by all of the Parties to this Agreement.

37. Waiver. No covenant, term, or condition or the breach thereof shall be deemed waived, except by written consent of the Party against whom the waiver is claimed, and any waiver of the

breach of any covenant, term, or condition shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other covenant, term, or condition.

38. Assignment. No Party to this Agreement shall assign, transfer, or otherwise dispose of this Agreement, in whole or in part, to any individual, firm, or corporation without the prior written consent of the other Party. Subject to the forgoing provisions, this Agreement shall be binding upon, and inure to the benefit of, the respective successors and assigns of the Parties hereto.

39. Authority. All Parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement and the names, titles, and capacities herein stated on behalf of any entities, persons, states, or firms represented or purported to be represented by such entities, persons, states or firms and that all former requirements necessary or required by state or federal law in order to enter into the Agreement have been fully complied with. Further, by entering into this Agreement, neither Party hereto shall have breached the terms or conditions of any other contract or agreement to which such Party is obligated, which such breach would have a material effect hereon.

40. Drafting and Ambiguities. Each Party acknowledges that it has reviewed this Agreement with its own legal counsel, and based upon the advice of that counsel, freely entered into this Agreement. Each Party has participated fully in the review and revision of this Agreement. Any rule of construction that ambiguities are to be resolved against the drafting Party does not apply in interpreting this Agreement.

41. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of California.

42. Venue. Venue for all legal proceedings shall be in the Superior Court of the State of California, in and for the County of Stanislaus.

43. Severability. If this Agreement in its entirety is determined by a court to be invalid or unenforceable, this Agreement shall automatically terminate as of the date of final entry of judgment. If any provision of this Agreement shall be determined by a court to be invalid and unenforceable, or if any provision of this Agreement is rendered invalid or unenforceable according to the terms of any federal or state statute, which becomes effective after the Effective Date of this Agreement, the remaining provisions shall continue in full force and effect and shall be construed to give effect to the intent of this Agreement.

44. Execution and Counterparts. This Agreement may be executed simultaneously, and in several counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument. The Parties agree that this Agreement and any other documents to be delivered in connection herewith may be electronically signed utilizing services such as DocuSign and Nitro Sign, or by transmitting signatures in pdf or similar format, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

45. Audit. City shall have access at all reasonable times to all reports, contract records, contract documents, contract files, and personnel necessary to audit and verify Professional's charges to City under this Agreement.

46. Entire Agreement. This Agreement, together with its specific references, attachments, and exhibits, constitutes the entire agreement of the Parties with respect to the subject matters hereof and supersedes any and all prior negotiations, understanding, and agreements with respect hereto, whether oral or written.

47. Supersedes Prior Agreement. It is the intention of the Parties hereto that this Agreement shall supersede any prior agreements, discussions, commitments, or representations, whether written, electronic or oral, between the Parties with respect to the subject matter of this Agreement.

48. Mandatory and Permissive. "Shall" and "will" and "agrees" are mandatory. "May" and "can" are permissive.

49. Successors and Assigns. All representations, covenants, and warranties specifically set forth in this Agreement, by or on behalf of, or for the benefit of, any or all of the Parties hereto, shall be binding upon and inure to the benefit of such Party, its successors and assigns.

50. Headings. Headings used in this Agreement are for reference purposes only and shall not be considered in construing this Agreement.

51. Attorney's Fees and Costs. If any action at law or in equity not resolved pursuant to the "Arbitration of Disputes" section of this Agreement, including action for declaratory relief, is brought to enforce or interpret provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and costs, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which such Party may be entitled.

52. Necessary Acts and Further Assurances. The Parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Agreement.

53. Time is of the Essence. Time is of the essence in this Agreement for each covenant and term of a condition herein.

54. Services during Construction. Any Services, including testing or construction observation, provided by Professional, during construction of facilities designed by the Professional or others, is for the purpose of reviewing the construction contractor's general compliance only with the functional provisions of the construction documents including project specifications and drawings. The Professional shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with any construction contractors' work, nor shall the Professional be responsible for a contractor's failure to perform the work in accordance with

the requirements of the construction documents. The Professional shall be only responsible for the Professional's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of contractors or of any other persons or entities performing portions of the work. City agrees that in accordance with generally accepted construction practices, the independent construction contractor(s) selected by City will be required to assume sole and complete responsibility for jobsite conditions during the course of construction of the project, including safety of all persons and property, and that this responsibility shall be continuous and not be limited to normal working hours. Professional's Services during construction shall not be construed to waive or otherwise relieve any contractor or subcontractor of their contractual obligations.

55. Cost Estimates. Any statements of estimated construction costs or future operation and maintenance costs furnished by Professional represent the Professional's judgment as a design professional. However, neither City nor Professional has control over the fluctuations in construction costs, a contractor's methods of determining bid prices, market and bidding conditions, and other factors. Accordingly, Professional does not guarantee or warrant that the bids or negotiated prices, or future operation and maintenance costs, will not vary from any estimated costs provided by Professional or from City's budget for the project.

56. Existing Conditions.

- (a) Hazardous Materials. City shall furnish, or cause to be furnished to Professional, all documents and information known to City that relate to the identity, location, quantity, nature, or characteristics of any asbestos, PCBs, or any other hazardous materials, substances or waste at, on, under, or near the site. In addition, City will furnish or cause to be furnished such reports, data, studies, plans, specifications, documents and other information on surface or subsurface site conditions, e.g., underground tanks, pipelines and buried utilities, required for proper performance of Professional's Services.

City acknowledges that Professional and its subconsultants and subcontractors have played no part in the creation of any hazardous waste or materials, pollution sources, nuisance, or chemical or industrial disposal problems that may exist at or near the project site, and that Professional shall have no liability for such preexisting conditions. City acknowledges that Professional has been retained for the sole purpose of assisting the City in assessing any problem which may exist at the site, and in assisting the City in formulating a remedial program, if such is within the Scope of Services that Professional has assumed.

City recognizes that while necessary for investigations, commonly used exploration methods, such as drilling borings or installation of monitoring wells, involve an inherent risk. These exploration methods may penetrate through contaminated material and serve as a connecting passageway between the contaminated material and an uncontaminated aquifer or groundwater, possibly inducing cross contamination. While back-filling with grout, or other means, according to currently accepted practices, is intended to provide a seal against such passageway, it is recognized that such a seal may be imperfect and that there is an inherent risk in drilling borings or performing other exploration methods at a hazardous waste site. Therefore, City agrees that Professional shall have no liability for claims of cross contamination arising out of any investigation of problems at or near the

project site. This limitation shall not apply to cross contamination arising from Professional's negligence, willful misconduct, or failure to follow current Stanislaus County Guidelines for monitoring wells and geotechnical borings and the California Department of Water Resources Bulletins 74-81 and 74-90 .

The City recognizes and agrees that Professional has assumed responsibility only for making the investigations, reports and recommendations to the City included within the Scope of Services. The responsibility for making any disclosures or reports to any third party and for the taking of corrective, remedial, or mitigation action shall be solely that of the City.

- (b) Utilities and Subsurface Conflicts. Prior to initiation of subsurface investigations, including but not limited to boreholes, probes, trenches, or subsurface sample collection, City will provide Professional with available information, drawings, and maps regarding potential underground utilities, other potential subsurface conflicts, and overhead conflicts in the proposed areas of investigation. If City is not the property owner, City will contact the property owner and request such information. Professional will clear the proposed investigation locations for buried utilities by obtaining the services of a utility locating company. Professional will make reasonable efforts to identify and to avoid damage to disclosed or visually-identified utilities that may exist within the areas of investigation. Professional shall not be liable for damages to persons or property, including the cost to repair, that arise solely from the presence of undisclosed, unknown, or inaccurately located utilities or other subsurface structures, provided Professional has exercised reasonable care in planning and conducting the investigation.

57. Disposal of Contaminated Material. City understands and agrees that Professional is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or toxic substances found or identified at or near the project site, including investigation-derived waste. City shall undertake or arrange for handling, removal, treatment, storage, transportation, and disposal or reuse of such materials. Arrangements and final decisions regarding disposal and/or treatment of hazardous material shall be the sole responsibility of City. Professional's responsibilities shall be limited to assisting City with its appropriate arrangements, if authorized by City. Nothing herein shall relieve Professional from complying with applicable legal requirements in the performance of its services, including those related to the proper characterization and management of investigation-derived wastes generated during its activities.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by and through their respective officers thereunto duly authorized.

PROFESSIONAL

**EKI Environment & Water, Inc., a
California corporation**

By: _____

Print Name: _____

Title: _____

Date _____

**CITY OF TURLOCK, a California
municipal corporation**

By: _____
Susan Borrego, Interim City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Christopher Fisher, Municipal Services Department

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk



EXHIBIT A

Environmental, Right of Way, and Design Services for Downtown PCE Remediation City Project No. 24-003



SCOPE OF SERVICES

The Scope of Services described herein includes activities that EKI anticipates will be performed in Years 1 through 3 of the Project. As requested in the City's Request for Proposal (RFP), EKI will provide all services noted in the Proposition 1 Funding Agreement No. D2312544 (Funding Agreement) that occur in Years 1 through 3, except those listed in the RFP to be performed by City Staff. To fully align the Scope of Services with the preferred remedy, RFP, and Funding Agreement, we include only the scope items specifically identified in the RFP and Funding Agreement anticipated in Years 1 through 3. Where pertinent, we provide additional details, and clarifications based on our understanding of the Project and our experience with similar projects. Task details stated in the Funding Agreement and RFP are incorporated herein by reference as needed. EKI's Scope of Services is presented in bullet point format below.

EKI will engage a team of trusted subconsultants to complete portions of the work alongside EKI staff, including:

- 1. CEQA Services:** Environmental Science Associates (ESA)
- 2. Land Appraisal and Right of Way Acquisition Services:** Epic Land Solutions, Inc. (Epic) and Kidder Mathews (Kidder)
- 3. Survey Engineering:** Westwood Professional Services (Westwood)
- 4. Structural and Electrical Engineering:** TJC and Associates, Inc. (TJCAA)
- 5. Communications and Public Outreach:** Craig Communications (Craig)

Task 1: Enter Contract and Provide Required Documentation Specified in Sample Agreement

EKI will provide the documentation specified in the Sample Agreement, including Certificates of Insurance, within two weeks of approval of the Agreement by the City Council. This task will be performed at no expense to the City.

Task 2: Obtain City Business License

EKI will obtain a City Business License at no expense to the City.

Task 3: Utilize Web Based Document Software

EKI will utilize the City's Virtual Project Manager (VPM) for sharing and reviewing all electronic deliverables, including meeting agendas and minutes, draft and final supporting documents (appraisals, lab reports, survey data), and draft and final design plans and specifications. VPM will be used for all tasks and no fees will be charged for this task.

Task 4: Provide Services Noted in Proposition 1 Funding Agreement No. D2312544

Subtask 4.1 - Prepare and Maintain Project Schedule

- Prepare Project schedule in Microsoft Project with key Project milestones for review by the City and submittal to the State Water Resources Control Board (SWRCB) Project Manager, in accordance with Funding Agreement Exhibit A Part A.2(a)(3).

Deliverables:	Milestones:	Assumptions:
Project schedule in Microsoft Project and PDF formats	Initial schedule, quarterly updates	Project schedule will be updated quarterly for Years 1 through 3

Subtask 4.2 - Organize and Meet with Technical Advisory Committee

- Identify and establish Technical Advisory Committee (TAC) in accordance with Funding Agreement Exhibit A Part A.2(d).

- Meet quarterly through design phase and at key times during construction, including when there are substantial design changes, to review as-built drawings, and to review operation and maintenance documents. Prepare and circulate agendas and meeting minutes.

Deliverables:	Milestones:	Assumptions:
Meeting agendas, meeting minutes	Establish TAC, quarterly meetings	▪ Meetings are up to 1 hour long and held via video conference. ▪ TAC will meet quarterly during design phase and semi-annually following design phase in Years 1 through 3.

Subtask 4.3 - Organize and Meet with Stakeholder Advisory Group

- Identify and establish Stakeholder Advisory Group (SAG) in accordance with Funding Agreement Exhibit A Part A.2(e), with assistance from Craig.
- Meet quarterly through design phase and at key times during construction, including if there are substantial design changes that may impact Project stakeholders. Prepare and circulate agendas and meeting minutes.

Deliverables:	Milestones:	Assumptions:
Meeting agendas, meeting minutes	Establish SAG, quarterly meetings	▪ Meetings are up to 1 hour long and held via video conference. ▪ SAG will meet quarterly during design phase and semi-annually following design phase in Years 1 through 3. ▪ Craig's support and attendance is not needed for SAG meetings.

Subtask 4.4 - Perform Public Outreach

- Retain Craig to develop a Key Stakeholder List and perform stakeholder mapping.
- In accordance with Funding Agreement Exhibit A Part A.2(h), Craig, working with the City's social media team, will develop a social media content calendar that identifies planned social media posts to align with Project milestones. Craig will work with the City to prepare social media content and assist the City in posting as necessary.
- In accordance with Funding Agreement Exhibit A Part A.2(h), EKI will retain Craig to develop outreach materials including up to three (3) public fact sheets and/or work notices at key Project milestones such as at Project design commencement, prior to a public meeting, and construction commencement. Craig will distribute the fact sheets and/or work notices to the community.
- In accordance with Funding Agreement Exhibit A Part A.2(h), EKI will retain Craig to organize, prepare materials for, and conduct one (1) in person public workshop for stakeholders.

Deliverables:	Assumptions:
▪ Key Stakeholder List, including contact names, organization names, addresses, phone numbers, and email addresses. ▪ Up to 16 social media posts. ▪ Up to three (3) fact sheets and/or work notices. ▪ Agenda, invitations, flyers, presentation materials, photographs, and sign-in sheet for one (1) public workshop.	▪ Fact sheets/work notices will be distributed in English and Spanish. ▪ EKI and Craig will participate in one (1) virtual public workshop dry run with City staff.

Subtask 4.5 - Prepare Monitoring and Reporting Plan

- Prepare a Monitoring and Report Plan (MRP) that includes a Monitoring Plan (MP) and Project Assessment and Evaluation Plan (PAEP) in accordance Funding Agreement Exhibit A Part A.2(b)(2).
- MP will include purpose, Project area map and description, sampling plan, and field procedures.
- PAEP will include information regarding the assessment, evaluation, and reporting required for the Project.

Deliverables:	Milestones:	Assumptions:
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MRP, including MP and PAEP in one document	Draft deliverable to TAC, final deliverable to SWRCB Project Manager	- EKI will prepare two (2) revised versions of the MRP, once following one round of comments from the TAC and once following one round of comments from the SWRCB Project Manager - MRP will exclude monitoring and reporting requirements for the drinking water supply wells and treatment systems and pertains to source area groundwater extraction and treatment systems and soil vapor extraction systems only
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Subtask 4.6 - Prepare Quality Assurance Project Plan

- Prepare Quality Assurance Project Plan (QAPP) in accordance with United States Environmental Protection Agency (U.S. EPA) QAPP guidance documents and Funding Agreement Exhibit A Part (b)(4).

Deliverables:	Milestones:	Assumptions:
QAPP	Draft deliverable to TAC, final deliverable to SWRCB Project Manager	EKI will prepare two (2) revised versions of the QAPP, once following one round of comments from the TAC and once following one round of comments from the SWRCB Project Manager

Subtask 4.7 - Prepare Work Plan for Installation and Sampling of Passive Soil Vapor Probes

- Prepare Work Plan for installation and sampling of up to 40 passive soil vapor probes (SVPs).
- SVPs will be located within the four (4) Cleanup Action Areas (CAAs).
- Work Plan will specify SVP design, sampling methodology, and planned locations.

Deliverables:	Milestones:	Assumptions:
Work Plan	Draft deliverable to TAC, final deliverable to SWRCB Project Manager	EKI will prepare two revised versions of the Work Plan, one following the initial round of comments from the TAC, and the other following one round of comments from the SWRCB Project Manager

Subtask 4.8 - Prepare Plans and Specifications for Drilling, Construction, and Testing of Two Drinking Water Production Wells, Three Source Zone Groundwater Extraction Wells, Replacement of Extraction Well EW-1, and Four Monitoring Wells

- Retain Westwood to perform topographic site surveys of the two properties acquired for siting of the two new drinking water production wells and wellhead treatment systems. Westwood will perform a topographic survey of hardscape and softscape, including grade breaks, high points, low points, and key features. Westwood will locate site utilities based on available as-built records, markings, and maps from agencies.
- Prepare a single bid package that includes the following:
 - Two (2) drinking water wells based on test well reports, siting report, and property acquisition completed under Tasks 5, 7, and 8.
 - Two (2) skid mounted pressure-filter type well head treatment systems (one for each drinking water well).
 - Three (3) source groundwater extraction wells.
 - Replacement of extraction well EW-1R.
 - Four (4) groundwater monitoring wells.
- Overall, it is anticipated that we will prepare up to 45 design drawings, including title sheet, abbreviations/legend sheet, general notes, construction BMPs, site plans, yard piping plans, well casing details, wellhead completion details, treatment pad layouts, piping and instrumentation diagrams, well casing details, civil sections/details, mechanical plans/sections/details, structural plans/sections/details, and electrical plans/sections/details. Electrical and structural design will be prepared by TJCAA.

- Specification package for all components (technical and front end).

Deliverables:

- 30%, 60%, 100%, and Bid Set design packages.

Assumptions

- EKI will provide draft deliverables to the TAC for comment, followed by final deliverables to the SWRCB.
- Design will take place in Years 1 and 2.
- Design review meetings with TAC, SAG, and City are included in other subtasks.
- EKI assumes that wellhead treatment will be required for removal of tetrachloroethene (PCE) only and consist of skid-mounted pressure filters (e.g., activated carbon filters), monitoring equipment (e.g., flow meters, pressure indicators, water quality analyzers, etc.) and chlorination equipment. No backwash or storage tanks (and associated pumps) are assumed to be needed.
- EKI assumes that wellhead treatment for remedial groundwater extraction wells will not be required to meet sanitary sewer discharge standards. If the results of groundwater monitoring in the vicinity of planned groundwater extraction wells and/or the discharge permitting process indicate that wellhead treatment is necessary, wellhead treatment design can be performed under separate scope of work.
- Design documents will be based on the City standard front end, technical specifications, and details, with EKI and its subconsultants preparing additional technical specifications and details, as necessary.
- Wellhead piping, process and controls, and equipment specifications are assumed to be typical for all extraction wells (sizing may vary).
- Well logs, testing data, and maintenance and production records are available for existing extraction and production wells.
- Preliminary well design schematics will be based on existing well logs (as available). Final design of each well will be based on the geologic and geophysical data obtained during drilling, and the results of any zone testing performed.
- System controls for drinking water wells will have provisions to communicate with the City's central SCADA system. PLC programming, SCADA configuration, and commissioning will be by others.
- Minor coordination with Pacific Gas & Electric to obtain electrical service for new extraction wells. Existing electrical service to EW-1R is assumed to be adequate.
- Design of structures, canopies, lighting, generators, special systems, and cybersecurity not included. Power system studies not included.
- Geotechnical information is available; otherwise, structural design will be to minimum code requirements.
- As-builts for existing utilities are available. Scope does not include utility locating surveys.
- Deferred submittal for pipe supports by contractor.
- Topographic survey deliverables will be based on the NAD83 horizontal datum and the NAVD88 vertical datum using City benchmarks.
- Survey scope does not include mapping of small trees, shrubs, or other minor vegetation. Does not include mapping of inaccessible areas. Does not include survey monument preservation as defined and required by Section 8771 of the Professional Land Surveyor's Act.
- Properties acquired for construction of drinking water production wells and wellhead treatment systems are similar in size and complexity to the property north of the City's D Street Tank Site.
- City will prepare bid documents other than design Bid Set and administer bid process.

Subtask 4.9 - Prepare Plans and Specifications for Four Soil Vapor Extraction and Air Sparging Systems

- Prepare four (4) soil vapor extraction (SVE), air sparging, and treatment system designs.
- Prepare up to 27 plan sheets, including title sheet, abbreviations sheet, general notes/legend sheet, BMPs, site plans, piping and instrumentation diagrams, civil sections/details, mechanical plans/sections/details, and electrical plans/sections/details. Electrical design will be performed by TJCAA.

- Prepare specification package (technical and front end).

Deliverables:
▪ 30%, 60%, 100%, and Bid Set design packages.
Assumptions
▪ EKI will provide draft deliverables to the TAC for comment, followed by final deliverables to the SWRCB. ▪ Pilot testing is not included. If initial pilot testing is determined to be warranted following preparation of the basis of design, EKI will design and perform pilot testing under a separate scope of work. ▪ Design will take place in Years 1 and 2. ▪ Design review meetings with TAC, SAG, and City are included in other tasks. ▪ Design documents will be based on the City standard front end, technical specifications, and details, with EKI preparing additional technical specifications and details, as necessary. ▪ Wellhead piping, process and controls, and equipment specifications are assumed to be typical for all SVE and air sparging wells and treatment systems (sizing may vary). ▪ Minor coordination with Pacific Gas & Electric to obtain electrical service. ▪ Design of structures, pads, canopies, lighting, generators, special systems, and cybersecurity not included. Power system studies not included. ▪ As-builts for existing utilities are available. Scope does not include utility surveys. ▪ Deferred submittal for equipment and pipe supports by contractor. ▪ City will prepare bid documents other than design Bid Set and administer bid process.

Subtask 4.10 - Permitting Soil Vapor Extraction Systems, Groundwater Extraction Wells, and Drinking Water Production Wells

- Prepare and submit permit application(s) for discharge of untreated groundwater from three (3) source groundwater extraction wells to the City sanitary sewer system.
- Prepare and submit to SWRCB Division of Drinking Water (DDW) a drinking water permit amendment application for adding the two (2) new drinking water production wells to the City system. Application will include well as-built information, Drinking Water Source Assessments for the wells, catalog descriptions and information of the products and equipment used for well construction and equipping (e.g., NSF-61 certifications), and photographs documenting the installed infrastructure.
- Prepare and submit Authority to Construct applications for four (4) SVE systems under the San Joaquin Valley Air Pollution Control District (SJVAPCD).

Deliverables:	Assumptions:
▪ City sanitary sewer discharge permit applications for discharges from three (3) groundwater extraction wells ▪ SWRCB permit applications for two (2) drinking water wells ▪ SJVAPCD Authority to Construct applications for four (4) SVE systems	▪ Permitting will take place in 2027. ▪ Pretreatment of extracted groundwater from remediation wells prior to discharge to the sanitary sewer will not be required by the City. ▪ Level of effort to prepare and submit permit applications for discharge of untreated groundwater to the sanitary sewer will be no more than 20 hours of staff time. ▪ Level of effort to prepare and submit permit applications for discharge of treated groundwater to the sanitary sewer will be no more than 60 hours of staff time. ▪ Permit fees will be paid directly by the City. ▪ Discharge permitting for EW-1 is in place; an application is not required. ▪ Construction permitting will be performed by contractor or others.

Subtask 4.11 - Implement Monitoring and Reporting Plan

Implementation of the Monitoring and Reporting Plan not included in this Scope of Services since it is anticipated to occur after Year 3. Implementation of the Monitoring and Reporting Plan can be included in a separate future scope.

Subtask 4.12 - Prepare Operations and Maintenance Plans

- Prepare Operations and Maintenance (O&M) Plans in accordance with Funding Agreement Part A.2(i)(5). O&M In addition to requirements of the Funding Agreement, O&M Plans will include a description of installed equipment and facilities including model and sizing information, startup procedures, operations plan, inspection and monitoring procedures, sampling procedures, maintenance procedures, permit conditions, notification requirements, and reporting requirements.

Deliverables:	Assumptions:
▪ O&M Plan for SVE systems, including Testing and Startup Plan ▪ O&M Plan for groundwater extraction wells, including Testing and Startup Plan ▪ O&M Plan for drinking water wells and treatment systems, including Testing and Startup Plan and Groundwater Extraction Pumping Plan.	▪ Revision of each plan following one round of review by TAC; second revision following review by SWRCB. ▪ Plans will be prepared in 2027.

Subtask 4.13 - Prepare Progress Reports

- Prepare quarterly progress reports for transmittal to the SWRCB Project Manager in accordance with Funding Agreement Part A.3 in Years 1 through 3. Reports will include a brief description of activities that have occurred associated with the Funding Agreement, milestones achieved, monitoring results (if applicable), and any problems encountered in the performance of the work.

Deliverables:	Assumptions:
▪ Quarterly Progress Reports	▪ Revision following one round of review by TAC. ▪ Progress reports are minor in scope.

Subtask 4.14 - Prepare Operational Reports

Preparation of Operational Reports is not included in this Scope of Services since it is anticipated to occur after Year 3. Preparation of Operational Reports can be included in a separate future scope.

Subtask 4.15 - Prepare Final Report

Preparation of the Final Report is not included in this Scope of Services since it is anticipated to occur after Year 3. Preparation of the Final Report can be included in a separate future scope.

Subtask 4.16 - Prepare As-Needed Reports

- Prepare As-Needed Reports in accordance with Funding Agreement Part A.4.

Deliverables:	Assumptions:
As-Needed Reports	The scope required for as-needed reports is unknown; for the purposes of estimating, EKI assumes that two (2) As-Needed Reports will be prepared in Years 1 through 3.

Subtask 4.17 - Perform Survey of Installed Improvements and Submit Global Positioning System (GPS) Information and Survey Data to SWRCB

- EKI will retain Westwood to perform as-built surveys of installed improvements including soil vapor probes, groundwater monitoring wells, soil vapor extraction well and system components, and groundwater extraction well components.
- EKI and Westwood will transmit survey records to SWRCB in accordance with Funding Agreement Exhibit A Part A.2(b)(1).

Deliverables:	Assumptions:
▪ As-built survey basemap drawings in AutoCAD Civil 3D and PDF	▪ Surveying of as-built improvements will require up to six (6) days of field time for Westwood personnel.

Task 5: Review the D Street Site Test Hole Report

Subtask 5.1 - Review Test Hole and Evaluation Report and Prepare TM

- Review the 2024 Downtown PCE Groundwater Remediation Test Hole and Evaluation Report (D Street Test Report) and the zone testing results; evaluate water production potential, cost implications, and potential constraints such as logistics, site layout, water quality and treatment needs, mixing between zones, and blending with other water prior to discharge to the water distribution system.
- Perform a cost-risk benefit analysis considering these factors.

Deliverables:	Assumptions:
▪ Technical Memorandum (TM) summarizing review of the D Street test hole report with a cost-benefit risk analysis.	▪ Report review and preparation of the TM with cost-benefit risk analysis will take up to 40 hours of EKI staff time.

Subtask 5.2 - Perform Test Borehole Evaluation at One (1) Location¹

- Plan the drilling, testing, and destruction of one 480-foot deep zone-testing borehole at a location to be determined in consultation with the City. Note that the City is assumed to prepare bid specifications and plans for the test borehole, and to conduct the bidding and selection process.
- Perform background research and data review and assess potential drilling, groundwater quality, and well operational issues associated with the proposed location.
- Prepare for and participate in a pre-construction meeting with the City and drilling contractor to review roles and responsibilities, submittal review, Project health and safety, and specific site considerations (operational constraints, utilities, water source, staging areas, proximity to neighbors, noise management, management of produced water, drilling mud, cuttings, sediments);
- Provide construction observation services during drilling of a test borehole to approximately 480 feet below ground surface.
- Prepare geologic classification log and rock-chip tray record based on direct observation of cutting materials and submit of up to 10 samples for mechanical grading sieve analysis.
- Review geophysical logging and analyze resulting data.

¹ Preliminary review of available public data from the California Department of Water Resources (DWR) suggests the potential for productive aquifer units to exist locally at depths up to 820 feet below ground surface (ft bgs). Well construction reports for the area indicate that although most production wells are less than 500 ft deep, at least 11 agricultural supply wells in the Turlock area are over 500 feet deep, with a maximum depth of 820 ft bgs. Additional information from the 2024 revision of the Turlock Subbasin Groundwater Sustainability Plan (GSP) maps the base of freshwater in the Turlock Subbasin at an elevation of -750 to -800 feet below mean sea level (ft msl) under the City of Turlock, which corresponds to about 850 to 900 ft bgs. Based on these data, the City may wish to extend the target depth of the exploration borehole to at least 700 ft bgs, to identify potentially productive freshwater aquifer units at depth.

- Select up to five (5) depth intervals for zone testing based on the results of geophysical and geologic logs, plus grain-size distribution data from sampling, as available.
- Monitor groundwater production, temperature, pH, electrical conductivity, sand production, and turbidity during well development and zone testing.
- Collect groundwater samples from up to five (5) zones and submit samples to a California-certified analytical laboratory to be analyzed for the same constituents listed in the D Street Test Report.
- Prepare for and participate in up to two (2) progress meetings including (a) after the pilot borehole is drilled and (b) after zone testing and sampling is completed.
- Review and analyze drilling, geophysical, testing, and water quality results.
- Prepare test borehole hydrogeologic evaluation report.

Deliverables:

- Zone Testing Program Design
- Test Borehole Hydrogeologic Evaluation Report

Assumptions

- The general scope (depth, screened intervals, zone testing, geophysical logging) is assumed to be similar to the D Street test borehole.
- Kick-off and progress meetings are held by video conference.
- The drilling contractor will need approximately 4 days to mobilize, prepare the site (e.g. with temporary fencing and sound walls for noise abatement), and set up equipment and materials for drilling. EKI will not be onsite during this phase of work.
- Drilling permit and utility screening will be completed by driller.
- Assume pilot hole drilling rate of approximately 100 feet per day, so pilot borehole drilling will take approximately 5 days to complete, assuming the total exploration depth is 480 feet below ground surface.
- Geophysical logging will take less than one day to complete. EKI will not be onsite during geophysical logging.
- Zone testing will take approximately 16 hours per zone to complete on average (seven to eight days total). EKI will be onsite during zone testing.
- Borehole destruction and grouting, site cleanup, and demobilization will take approximately 4 days to complete. EKI will not be onsite during this phase of work.
- Water quality samples will be analyzed on a standard 10-day turn-around time

Task 6: Complete CEQA Analysis and Studies

The scope of services for California Environmental Quality Act (CEQA) analysis and studies will be performed by ESA. ESA will participate in up to one in-person and three virtual meetings throughout the CEQA process described in the subtasks below.

Subtask 6.1 - Project Initiation

- Retain ESA to lead a Project Initiation kickoff meeting with the City and EKI to confirm key issues related to the development of an Initial Study/Mitigated Negative Declaration (IS/MND), collect additional background information, discuss roles and responsibilities of the Project Team and communication procedures, and confirm ESA's scope of work and the Project schedule. Outstanding information needs will be discussed, with a follow-up Request for Information (RFI) provided after the meeting.

Deliverables:

- Meeting agenda and minutes
- RFI

Assumptions:

- An IS/MND will be the appropriate document to satisfy the City's need to comply with CEQA.

Subtask 6.2 - Prepare IS/MND Project Description

- Retain ESA to prepare a detailed Project Description that will explain the Project, the site and regional location (as well as the Project components), and the Project objectives. It will be based on the information collected during Project Initiation, including the RFI.
- ESA will provide an electronic copy of the draft Project Description to the City and EKI for review.
- Based on one round of consolidated comments provided by the City and EKI in track change format on the draft Project Description, ESA will revise and finalize the Project Description for use in the IS/MND.

Deliverables:

- Draft and Final Project Description

Subtask 6.3 - Prepare Public Review Draft IS/MND

- Based on the final Project Description, ESA will evaluate the Project to determine if there would be potentially significant impacts on the environment as a result of the Project.
- ESA will prepare an IS/MND that includes an Environmental Checklist consistent with current edition of the Appendix G of the CEQA Guidelines (as amended).
- The Environmental Checklist will identify any impacts that would be potentially significant, less than significant, less than significant with mitigation incorporated, or would result in no impact.
- Based on ESA's experience with similar projects and information provided in the RFP, ESA will give particular attention to the following resources areas:
 - Air Quality/Health Risk (i.e., Construction)
 - Biological Resources (i.e., avian/bat species, heritage trees)
 - Cultural Resources
 - Geology/Soils
 - Hazards/Hazardous Materials/Water Quality
 - Noise (i.e., construction)
 - Transportation (i.e., construction traffic hazards)
- Mitigation measures will be developed for any potentially significant impacts to avoid or reduce them to a less-than-significant level.
- ESA will prepare internal administrative and screencheck draft documents to facilitate City and EKI review.
- Based on one round of comments received from the City and EKI, ESA will prepare the draft IS/MND and NOI for public review.
- ESA will work with the City to develop a mailing list to include agencies and/or stakeholders that would receive the Draft IS/MND, and will prepare the draft and final Notice of Completion (NOC).

Deliverables:

- Draft IS/MND for City and EKI review
- Draft IS/MND and NOI for public review
- Environmental Checklist
- Mailing list
- Draft and Final NOC

Assumptions:

- Distribution of the public draft IS/MND and notices will be completed by the City, and the City will be responsible for all filing fees.

Subtask 6.4 - Prepare Final IS/MND

- After the mandatory 30-day public review period, ESA will prepare draft written responses to comments (RTC) received on the publicly reviewed IS/MND.
- ESA will also prepare a Mitigation Monitoring and Reporting Program (MMRP) that will identify each mitigation measure, the appropriate milestone or timing to implement the measure, the responsible implementing and monitoring party, and any reporting requirements.
- After review by the City and EKI, ESA will prepare final RTCs for the record, as well as finalize the MMRP.

- With the City's adoption of the MND and Project approval, ESA will prepare the Notice of Determination (NOD).

Deliverables:	Assumptions:
▪ Draft and Final RTCs ▪ Draft and Final MMRP ▪ NOD	▪ An Environmental Impact Report (EIR) is not needed. If, during the environmental analysis, it is determined that one or more Project impacts cannot be reduced to a less-than-significant level, an EIR would be needed. In that event, EKI will work with ESA to provide a revised scope of work and budget to prepare the EIR. ▪ The City will file the NOD with the County Clerk's office and State Clearinghouse (along with a NOC) and the City will be responsible for all filing fees.

Task 7: Provide Appraisal and Right of Way Acquisition Services

Subtask 7.1 - Negotiate Access Agreements for Remedial Activities

- Negotiate access agreements with the owners of CAA source properties such that soil vapor probes, groundwater monitoring wells, SVE systems, and groundwater extraction wells designed by EKI can be installed at the source properties.

Deliverables:	Assumptions:
▪ Access agreements with source property owners	▪ Up to four (4) access agreements will be required, each requiring up to ten (10) hours of EKI staff time to prepare and negotiate. ▪ Access agreements can be negotiated in a timeframe that does not delay implementation of the work on the schedule negotiated with the SWRCB pursuant to the Funding Agreement.

Subtask 7.2 - Provide Appraisal and Acquisition Services for Two Drinking Water Well and Wellhead Treatment Sites

- Retain Westwood to prepare two (2) conceptual property boundary/road right-of-way linework base map drawings covering the subject mapping limits areas. The conceptual boundary base map drawings will give insights into areas where there may be a need for further investigation due to lack of information, conflicting records, or other matters affecting the property. Linework will be based solely on record information from filed survey maps, recorded documents, and any other client-provided information, then placed relative to other deliverables using a limited amount of physical evidence.
- Retain Westwood to prepare two (2) land description packages, including written descriptions, plat maps, and closure reports. Each land description package will support one acquisition from a single owner across all contiguously owned legal parcels.
- Retain Epic to obtain an examine Preliminary Title Reports (PTRs) for proposed acquisitions. Epic will perform a desk review of title reports and survey exhibits, including legal descriptions and plat maps prepared by Westwood, to research and verify real property ownership and identify any encumbrances. Epic will assist in clearing encumbrances to conveying title prior to closing.
- Retain Kidder to prepare real estate appraisal reports for two (2) properties. The appraisal reports will estimate the compensation due for the proposed acquisition of the properties. Appraisal reports will be presented in Appraisal Report format as defined by Uniform Standards of Professional Appraisal Practice (USPAP) Standards Rule 2-2(a).
- Due to the State funding source for the work, a licensed and qualified review appraiser employed by Epic will provide an Independent Desk Review of the appraisal reports, in accordance with requirements defined by the Caltrans Local Agency Procedures Manual (LAPM) and Caltrans Right of Way Manual. The Review Appraiser will verify the appraisal report's conformance with the Uniform Standards of Professional Appraisal Practice (USPAP), the Appraisal Institute's Code of Ethics, and federal policies and regulations, where

applicable. Upon completion of the review appraisal, the documents will be provided to the City for their approval of the Just Compensation.

- Retain Epic to negotiate with property owners for the purchase of property rights, including communication with the property owners and City, compilation and transmittal of purchase files and documents to the relevant parties, and transmittal of final acquisition closure documents to the City.
- Retain Epic to open escrow with the City's preferred escrow company once signatures have been obtained from the property owner and the City on acquisition agreement(s). Epic will oversee escrow instructions and deliver to the City for approval. Epic will coordinate payment between the Grantor, City, and escrow company. Epic will obtain signatures on necessary documentation such as grand deeds to convey title.

Deliverables:	Assumptions:
▪ Two (2) conceptual property boundary base maps in AutoCAD Civil 3D format ▪ Two (2) land description packages signed and stamped by a California license Professional Land Surveyor ▪ Two (2) reviewed PTRs ▪ Two (2) Appraisal Reports ▪ Two (2) Review Certificates for independent appraisal reviews ▪ Two (2) sets of Acquisition Documents ▪ Administration Settlement Memoranda (where applicable) ▪ Two (2) sets of Escrow Documents	▪ The City is successful in acquiring the property immediately north of the City's D Street Tank Site (APN 043-049-075) for one (1) drinking water production well and treatment system, with a second location to be identified in Task 8 (Project Right of Way Siting Report). ▪ The following scope is excluded from the preparation of conceptual property boundary base maps: setting of monuments or filing maps/corner records is not necessary; review of adjoining property deeds or resolution of conflicting title evidence. ▪ For the purposes of preparing conceptual property boundary maps, plotting of easements or other encumbrances is limited to readily available information obtained by or discovered throughout the process of researching relevant maps, documents, and title reports (if provided). Additional encumbrances may exist. No guarantee is made as to the completeness of said information. Independent appraisal reviews will be desktop reviews. ▪ Preparation of conceptual property boundary maps is conditional on finding sufficient corners set by previous surveys. ▪ Fees for litigation guarantees are not included. ▪ Assumes no relocations are required. ▪ Eminent domain support is not necessary.

Task 8: Prepare Project Siting Report

- Retain Epic to search for compatibly zoned land within the Cleanup Action Areas that may be suitable for installation of one (1) drinking water production well and wellhead treatment system. The search will include properties currently for sale or lease, as well as underutilized properties.
- Epic will consult real estate databases including Costar and MLS.
- Epic will summarize and document the findings of the real estate research in a Summary Status Report that provides details on the properties identified that satisfy the search criteria, including location, ownership, acreage, and market status data.
- Epic will provide property owner outreach services by working to locate and contact up to 10 owners of identified parcels to gauge owner interest in selling. Epic will mail out Project information letters to the identified owners to see if they are willing sellers. Epic will also use third party data sites to locate phone numbers and emails for the identified owners to perform outreach.

Deliverables:	Assumptions:
▪ Summary Status Report ▪ Project information letters mailed to identified property owners	▪ The City is successful in acquiring the property north of the City's D Street Tank Site for installation of one of two drinking water

Deliverables:	Assumptions:
Report summarizing communication with property owners	production wells and wellhead treatment systems.

Task 9: Prepare Basis of Design

Subtask 9.1 - Conduct Basis of Design Meeting

- Conduct one 2-hour virtual basis of design meeting with the TAC.

Deliverables:
Agenda, meeting materials, meeting minutes.

Subtask 9.2 - Prepare Basis of Design Technical Memorandum

- Conduct a site visit to visually survey site features and constraints that could impact the basis of design.
- Prepare Basis of Design Technical Memorandum to document decisions made at the basis of design meeting. Revise following one round of comment by TAC and other stakeholders.

Deliverables:	Assumptions
Basis of Design Technical Memorandum	- Site visit duration is one (1) day. - Memorandum will not include design drawings.

Task 10: Perform Peer Review of Successful Consultant's 30% Submittals (Optional Task)

Not Included.

Task 11: Assist with Presentations and/or Recommendations to City Council or Administration Staff

- Prepare meeting materials for and participate in up to two (2) City Council/Administration Staff meetings.

Deliverables:	Assumptions:
Meeting presentation materials	- Meetings are up to 1-hour long. - Meetings will be conducted virtually.

Task 12: Provide Engineering Services during Construction

- Attend virtual construction weekly progress meetings (one for SVE systems and one for groundwater wells and systems).
- Review and respond to 40 contractor submittals for SVE systems, 30 submittals for groundwater extraction wells, and 70 submittals for drinking water wells and treatment systems.
- Review and respond to 20 contractor RFIs.

Assumptions:
- Construction duration is 1 year and occurs in 2027. - Weekly progress meetings have a 1-hour duration. - Agenda and minutes for weekly progress meetings will be prepared by others. - Excludes construction management, administration, observation, and inspection.

Task 13: Submit Monthly Invoices

- Prepare monthly invoices for Years 1 through 3. Invoices will state the period in which services were performed, a breakdown of charges, original subconsultant invoices, vehicle mileage, and lodging costs.

Deliverables:
Monthly invoices

Task 14: Prepare Disbursement Requests for Proposition 1 Grant Fund Source

- Gather, package, and present cost data and financial backup information to City staff for review, including consultant fees, City fees, contractor costs, and other costs to the project for Years 1 through 3.

<i>Deliverables:</i>	<i>Assumptions:</i>
▪ Draft Disbursement Requests	▪ Prepared every other month in Years 1 through 3. ▪ City will transmit final Disbursement Requests to SWRCB.

Task 15: Prepare Engineer's Estimate

- Prepare an engineer's estimate of the construction contract cost for the 100% design broken down by bid item, unit, and estimated quantity.
- The engineer's estimate will be submitted to the City concurrently with the 100% design packages.

<i>Deliverables:</i>
▪ Engineer's estimate of construction cost for 100% design

General Assumptions

- Total Project duration will be 20 years. This Scope of Services is for Years 1 through 3.
- Design tasks will occur in Years 1 and 2
- Construction will occur in Year 3 and have a one-year duration.
- Operation and monitoring will occur in Years 4 through 20.
- Work product will be provided electronically via email or share file. Hard copies not included.

COMPLETION SCHEDULE

The Scope of Services described herein will be performed in the three years following Notice to Proceed on a mutually agreed schedule to be developed in detail by EKI during work under Task 4.2 - *Prepare and Maintain Project Schedule*.

COMPENSATION SCHEDULE FOR ENVIRONMENTAL, RIGHT OF WAY, AND DESIGN SERVICES FOR DOWNTOWN PCE REMEDIATION

Years 1 through 3
City of Turlock Project No. 24-003

TASK	EKI HOURLY RATES									EKI LABOR COST	EXPENSES (Including Subconsultant Fee)						TOTALS (Note 5)	
	Standard with 5% Discount (Note 1, 2, 3)										UNIT (Note 4)	QUANTITY	UNIT COST	DIRECT COST	10% MARKUP	TOTAL	SUBTASK	TASK
	Senior CAD/GIS	G5	G4	G3 (PKD)	G2 (MA, KLL)	ASC I (RP)	SEN I (JRS)	SUP I (TFC)	OFR (MTS, AMS)									
Task 1: Enter Into Contract and Provide Required Documentation Specified in Sample Agreement																		
Task to be performed at no expense to City																		
Task 2: Obtain City Business License																		
Task to be performed at no expense to City																		
Task 3: Utilize Web Based Document Software																		
Use City's Virtual Project Manager (associated labor hours are included in other tasks herein)																		
Task 4: Provide Services Noted in Proposition 1 Funding Agreement No. D2312544																		
Subtask 4.1 - Prepare and Maintain Project Schedule																		
Prepare initial schedule			16			4			8	\$6,724							\$6,724	
Revise initial schedule based on project stakeholder comments			4			2			2	\$1,950							\$1,950	
Revise schedule quarterly for three (3) years			24			12			6	\$9,672							\$9,672	
Subtask 4.1 Total										\$18,346							\$18,346	
Subtask 4.2 - Organize and Meet with Technical Advisory Committee (TAC)																		
Identify and establish TAC			8			8			8	\$6,328							\$6,328	
Meet quarterly for two (2) years during design phase, prepare agenda and minutes			32			16			8	\$12,896							\$12,896	
Meet semi-annually for one (1) year after design phase, prepare agenda and minutes			8			4			2	\$3,224							\$3,224	
Subtask 4.2 Total										\$22,448							\$22,448	
Subtask 4.3 - Organize and Meet with Stakehodler Advisory Group (SAG)																		
Identify and establish SAG with assistance from Craig			8			8			8	\$6,328	ls	1	\$2,000	\$2,000	\$200	\$2,200	\$8,528	
Meet quarterly for two (2) years during design phase, prepare agenda and minutes			32			16			8	\$12,896							\$12,896	
Meet semi-annually for one (1) year after design phase, prepare agenda and minutes			8			4			2	\$3,224							\$3,224	
Subtask 4.3 Total										\$22,448						\$2,200	\$24,648	
Subtask 4.4 - Perform Public Outreach																		
Develop Key Stakeholder List and perform stakeholder mapping (performed by Craig)						2			1	\$876	ls	1	\$2,500	\$2,500	\$250	\$2,750	\$3,626	
Develop social media content calendar and prepare up to 16 social media posts (Craig)						4			2	\$1,752	ls	1	\$5,500	\$5,500	\$550	\$6,050	\$7,802	
Prepare and distribute up to three (3) public fact sheets and/or work notices (Craig)						8			2	\$2,828	ls	1	\$9,500	\$9,500	\$950	\$10,450	\$13,278	
Conduct one (1) in-person public workshop, including one (1) dry run (Craig)						16			8	\$7,008	ls	1	\$16,000	\$16,000	\$1,600	\$17,600	\$24,608	

COMPENSATION SCHEDULE FOR ENVIRONMENTAL, RIGHT OF WAY, AND DESIGN SERVICES FOR DOWNTOWN PCE REMEDIATION

Years 1 through 3
City of Turlock Project No. 24-003

TASK	EKI HOURLY RATES									EKI LABOR COST	EXPENSES (Including Subconsultant Fee)						TOTALS (Note 5)	
	Standard with 5% Discount (Note 1, 2, 3)										UNIT (Note 4)	QUANTITY	UNIT COST	DIRECT COST	10% MARKUP	TOTAL	SUBTASK	TASK
	Senior CAD/GIS	G5	G4	G3 (PKD)	G2 (MA, KLL)	ASC I (RP)	SEN I (JRS)	SUP I (TFC)	OFR (MTS, AMS)									
Subtask 4.4 Total										\$12,464						\$36,850	\$49,314	
Subtask 4.5 - Prepare Monitoring and Reporting Plan (MRP)																		
Prepare Monitoring Plan	20		32		8	8			4	\$14,516							\$14,516	
Prepare Project Assessment and Evaluation Plan			24		8	8			4	\$9,704							\$9,704	
Revise MRP based on TAC comments	2		6		2	4			1	\$3,298							\$3,298	
Revise MRP based on SWRCB Project Manager comments	2		6		2	4			1	\$3,298							\$3,298	
Subtask 4.5 Total										\$30,816							\$30,816	
Subtask 4.6 - Prepare Quality Assurance Project Plan (QAPP)																		
Prepare QAPP	8		60		20	20			4	\$23,568							\$23,568	
Revise QAPP based on TAC comments	2		6		4	2			1	\$3,206							\$3,206	
Revise QAPP based on SWRCB Project Manager comments	2		6		4	2			1	\$3,206							\$3,206	
Subtask 4.6 Total										\$29,980							\$29,980	
Subtask 4.7 - Prepare Work Plan for Installation and Sampling of Passive Soil Vapor Probes																		
Prepare Work Plan	16			32		12			2	\$13,136							\$13,136	
Revise Work Plan based on TAC comments	2			8		4			1	\$3,388							\$3,388	
Revise Work Plan based on SWRCB Project Manager comments	2			8		4			1	\$3,388							\$3,388	
Subtask 4.7 Total										\$19,912							\$19,912	
Subtask 4.8 - Prepare Plans and Specifications for Two Drinking Water Production Wells, Three Source Zone Groundwater Extraction Wells, Replacement of Extraction Well EW-1, and Four Monitoring Wells																		
Conduct topographic survey of two (2) properties (performed by Westwood)						4		2		\$1,710	ls	1	\$27,000	\$27,000	\$2,700	\$29,700	\$31,410	
Prepare 30% Plans	80		80		40	32		20	8	\$54,652							\$54,652	
Prepare 30% Specifications			60		32	20		16	8	\$31,332							\$31,332	
Revise 30% design based on TAC comments			16		8	10		8	2	\$10,630							\$10,630	
Prepare 60% Plans	80		80		40	32		20	8	\$54,652							\$54,652	
Prepare 60% Specifications			60		32	20		16	8	\$31,332							\$31,332	
Revise 60% design based on TAC comments			16		8	10		8	2	\$10,630							\$10,630	
Prepare 100% Plans	80		80		40	32		20	8	\$54,652							\$54,652	
Prepare 100% Specifications			60		32	20		16	8	\$31,332							\$31,332	

COMPENSATION SCHEDULE FOR ENVIRONMENTAL, RIGHT OF WAY, AND DESIGN SERVICES FOR DOWNTOWN PCE REMEDIATION

Years 1 through 3
City of Turlock Project No. 24-003

TASK	EKI HOURLY RATES									EKI LABOR COST	EXPENSES (Including Subconsultant Fee)						TOTALS (Note 5)	
	Standard with 5% Discount (Note 1, 2, 3)										UNIT (Note 4)	QUANTITY	UNIT COST	DIRECT COST	10% MARKUP	TOTAL	SUBTASK	TASK
	Senior CAD/GIS	G5	G4	G3 (PKD)	G2 (MA, KLL)	ASC I (RP)	SEN I (JRS)	SUP I (TFC)	OFR (MTS, ANS)									
Revise 100% Design based on TAC comments			16		8	10		8	2	\$10,630							\$10,630	
Complete electrical/structural design (performed by TJCAA)			8		8	8		8	2	\$8,620	ls	1	\$67,000	\$67,000	\$6,700	\$73,700	\$82,320	
Subtask 4.8 Total										\$300,172						\$103,400	\$403,572	
Subtask 4.9 - Prepare Plans and Specifications for Four Soil Vapor Extraction and Air Sparging Systems																		
Prepare 30% Plans	64		64		64	22			8	\$45,358							\$45,358	
Prepare 30% Specifications			40		40	12			8	\$22,212							\$22,212	
Revise 30% design based on TAC comments			6		8	2			2	\$4,102							\$4,102	
Prepare 60% Plans	64		64		64	22			8	\$45,358							\$45,358	
Prepare 60% Specifications			40		40	12			8	\$22,212							\$22,212	
Revise 60% design based on TAC comments			6		8	2			2	\$4,102							\$4,102	
Prepare 100% Plans	64		64		64	22			8	\$45,358							\$45,358	
Prepare 100% Specifications			40		40	12			8	\$22,212							\$22,212	
Revise 100% design based on TAC comments			6		8	2			2	\$4,102							\$4,102	
Complete electrical/structural design (performed by TJCAA)					8	8			1	\$4,274	ls	1	\$30,000	\$30,000	\$3,000	\$33,000	\$37,274	
Subtask 4.9 Total										\$219,290						\$33,000	\$252,290	
Subtask 4.10 - Permitting Soil Vapor Extraction Systems, Groundwater Extraction Wells, and Drinking Water Production Wells																		
Prepare and submit sewer discharge permit applications for three (3) extraction wells					12	8				\$4,828							\$4,828	
Prepare and submit SWRCB permit applications for two new drinking water wells			36			4		16	4	\$14,124							\$14,124	
Prepare and submit Authority to Construct permit applications for four (4) SVE systems					12	8				\$4,828							\$4,828	
Subtask 4.10 Total										\$23,780							\$23,780	
Subtask 4.11 - Implement Monitoring and Reporting Plan																		
Not included, since Monitoring and Reporting Plan implementation is anticipated to occur after Year 3																		
Subtask 4.12 - Prepare Operations and Maintenance Plans																		
Prepare Operations and Maintenance Plan for SVE Systems	12		64		32	12			8	\$26,848							\$26,848	
Revise based on TAC comments	2		8			8			1	\$4,296							\$4,296	
Revise based on SWRCB Project Manager comments	2		8			8			1	\$4,296							\$4,296	
Prepare Operations and Maintenance Plan for Groundwater Extraction Wells	12		64		32	12			8	\$26,848							\$26,848	

COMPENSATION SCHEDULE FOR ENVIRONMENTAL, RIGHT OF WAY, AND DESIGN SERVICES FOR DOWNTOWN PCE REMEDIATION

Years 1 through 3
City of Turlock Project No. 24-003

TASK	EKI HOURLY RATES									EKI LABOR COST	EXPENSES (Including Subconsultant Fee)						TOTALS (Note 5)	
	Standard with 5% Discount (Note 1, 2, 3)										UNIT (Note 4)	QUANTITY	UNIT COST	DIRECT COST	10% MARKUP	TOTAL	SUBTASK	TASK
	Senior CAD/GIS	G5	G4	G3 (PKD)	G2 (MA, KLL)	ASC I (RP)	SEN I (JRS)	SUP I (TFC)	OFR (MTS, ANS)									
Revise based on TAC comments	2		8			8			1	\$4,296							\$4,296	
Revise based on SWRCB Project Manager comments	2		8			8			1	\$4,296							\$4,296	
Prepare Operations and Maintenance Plan for Drinking Water Production Wells	12		64		32	12		20	8	\$33,188							\$33,188	
Revise based on TAC comments	2		8			4		2	1	\$3,854							\$3,854	
Revise based on SWRCB Project Manager comments	2		8			5		2	1	\$4,123							\$4,123	
Subtask 4.12 Total										\$112,045							\$112,045	
Subtask 4.13 - Prepare Progress Reports																		
Prepare quarertly Progress Reports and revise according to City comments			96			24			6	\$26,148							\$26,148	
Subtask 4.14 - Prepare Operational Reports																		
Not included, since preparation of Operational Reports is anticipated to occur after Year 3																		
Subtask 4.15 - Prepare Final Report																		
Not included, since preparation of Final Report is anticipated to occur after Year 3																		
Subtask 4.16 - Prepare As-Needed Reports																		
Prepare two (2) As-Needed Reports	4		24			8			4	\$8,588							\$8,588	
Subtask 4.17 - Perform Survey of Installed Improvements and Submit Global Positioning System (GPS) Information and Survey Data to SWRCB																		
Perform as-built surveying of installed improvements (performed by Westwood)						8				\$2,152	day	6	\$7,500	\$45,000	\$4,500	\$49,500	\$51,652	
Submit survey data to SWRCB					8	2				\$2,322							\$2,322	
Subtask 4.17 Total										\$4,474						\$49,500	\$53,974	
Task 4 Total	540	0	1,482	48	768	625	0	182	240	\$850,911						\$224,950		\$1,076,000
Task 5 - Review the D Street Site Test Hole Report																		
Subtask 5.1 - Review Test Hole and Evaluation Report and Prepare TM																		
Review D Street Test Report and prepare TM that includes cost-risk benefit analysis						8	28		4	\$11,652							\$11,652	
Subtask 5.2 - Perform 480-ft Test Borehole Evaluation at One (1) Additional Location																		
Plan the test hole drilling and perform background research				12		4	12		1	\$7,366							\$7,366	
Plan and participate in pre-construction meeting				8		2	8		1	\$4,844	ls	1	\$210	\$210	\$21	\$231	\$5,075	
Provide construction observation and logging services during pilot borehole drilling				62		5	15		1	\$18,758	day	5	\$400	\$2,000	\$200	\$2,200	\$20,958	
Select zones for testing and prepare test zone design				12		1	8		1	\$5,395							\$5,395	

COMPENSATION SCHEDULE FOR ENVIRONMENTAL, RIGHT OF WAY, AND DESIGN SERVICES FOR DOWNTOWN PCE REMEDIATION

Years 1 through 3
City of Turlock Project No. 24-003

TASK	EKI HOURLY RATES									EKI LABOR COST	EXPENSES (Including Subconsultant Fee)						TOTALS (Note 5)	
	Standard with 5% Discount (Note 1, 2, 3)										UNIT (Note 4)	QUANTITY	UNIT COST	DIRECT COST	10% MARKUP	TOTAL	SUBTASK	TASK
	Senior CAD/GIS	G5	G4	G3 (PKD)	G2 (MA, KLL)	ASC I (RP)	SEN I (JRS)	SUP I (TFC)	OFR (MTS, ANS)									
Observe and monitor development and zone testing (5 zones)				80		2	10		1	\$20,186	ls	1	\$1,191	\$1,191	\$119	\$1,310	\$21,496	
Collect and analyze water quality samples				2						\$410	ea	5	\$2,400	\$12,000	\$1,200	\$13,200	\$13,610	
Laboratory sieve analysis (GSD by ASTM D422)				4		2	2			\$1,940	ea	10	\$150	\$1,500	\$150	\$1,650	\$3,590	
Prepare test hole evaluation report				24		4	12		2	\$10,164							\$10,164	
Participate in 2 progress meetings				8		2	8		2	\$5,182							\$5,182	
Subtask 5.2 Total										\$74,245						\$18,591	\$92,836	
Task 5 Total	0	0	0	212	0	30	103	0	13	\$85,897						\$18,591		\$104,000
Task 6: Complete CEQA Analysis and Studies																		
Subtask 6.1 - Project Initiation																		
Perform kickoff for development of IS/MND (performed by ESA)						2			2	\$1,214	ls	1	\$6,000	\$6,000	\$600	\$6,600	\$7,814	
Subtask 6.2 - Prepare IS/MND Project Description																		
Prepare IS/MND Project Description, revise based on City comments (ESA)						4			2	\$1,752	ls	1	\$5,000	\$5,000	\$500	\$5,500	\$7,252	
Subtask 6.3 - Prepare Public Review Draft IS/MND																		
Evaluate Project and prepare draft IS/MND that includes an Environmental Checklist (ESA)						8		2	2	\$3,462	ls	1	\$95,000	\$95,000	\$9,500	\$104,500	\$107,962	
Subtask 6.4 - Prepare Final IS/MND																		
Prepare responses, Mitigation Monitoring and Reporting Program, and Notice of Determination (ESA)						4			2	\$1,752	ls	1	\$9,000	\$9,000	\$900	\$9,900	\$11,652	
Task 6 Total	0	0	0	0	0	14	0	2	6	\$8,180						\$126,500		\$135,000
Task 7: Provide Appraisal and Right of Way Acquisition Services																		
Subtask 7.1 - Negotiate Access Agreements for Remedial Activities																		
Negotiate access agreements to Dry Cleaner Cleanup Action Area source properties						32			8	\$11,312							\$11,312	
Subtask 7.2 - Provide Appraisal and Acquisition Services for Two Drinking Water Well Sites																		
Prepare two (2) conceptual property boundary maps (performed by Westwood)						4				\$1,076	ls	1	\$15,100	\$15,100	\$1,510	\$16,610	\$17,686	
Prepare two (2) land description packages (Westwood)						2				\$538	ls	1	\$7,400	\$7,400	\$740	\$8,140	\$8,678	
Obtain and examine two (2) Preliminary Title Reports (performed by EPIC)						2				\$538	ls	1	\$5,000	\$5,000	\$500	\$5,500	\$6,038	
Prepare two (2) Appraisal Reports (performed by Kidder)						4				\$1,076	ls	1	\$16,000	\$16,000	\$1,600	\$17,600	\$18,676	
Perform two (2) independent appraisal reviews (EPIC)						2				\$538	ls	1	\$7,000	\$7,000	\$700	\$7,700	\$8,238	
Coordinate escrow services for two (2) acquisitions (EPIC)						2				\$538	ls	1	\$5,000	\$5,000	\$500	\$5,500	\$6,038	
Subtask 7.2 Total										\$4,304						\$61,050	\$65,354	

COMPENSATION SCHEDULE FOR ENVIRONMENTAL, RIGHT OF WAY, AND DESIGN SERVICES FOR DOWNTOWN PCE REMEDIATION

Years 1 through 3
City of Turlock Project No. 24-003

TASK	EKI HOURLY RATES									EKI LABOR COST	EXPENSES (Including Subconsultant Fee)						TOTALS (Note 5)	
	Standard with 5% Discount (Note 1, 2, 3)										UNIT (Note 4)	QUANTITY	UNIT COST	DIRECT COST	10% MARKUP	TOTAL	SUBTASK	TASK
	Senior CAD/GIS	G5	G4	G3 (PKD)	G2 (MA, KLL)	ASC I (RP)	SEN I (JRS)	SUP I (TFC)	OFR (MTS, ANS)									
Task 7 Total	0	0	0	0	0	48	0	0	8	\$15,616						\$61,050		\$77,000
Task 8: Prepare Project Siting Report																		
Prepare project siting Summary Status Report (performed by EPIC)						4				\$1,076	ls	1	\$3,600	\$3,600	\$360	\$3,960	\$5,036	
Conduct outreach to up to ten (10) property owners (EPIC)						4				\$1,076	ls	1	\$7,000	\$6,000	\$600	\$6,600	\$7,676	
Task 8 Total	0	0	0	0	0	8	0	0	0	\$2,152						\$10,560		\$13,000
Task 9: Prepare Basis of Design																		
Subtask 9.1 - Conduct Basis of Design Meeting					8	8		2	4	\$5,922							\$5,922	
Hold one (1) 2-hour virtual basis of design meeting with the TAC																		
Subtask 9.2 - Prepare Basis of Design Technical Memorandum																		
Conduct site visit					12	12			12	\$9,960	ls	1	\$250	\$250	\$25	\$275	\$10,235	
Prepare Basis of Design Memorandum	8			24	24	12	8	8	8	\$22,404							\$22,404	
Prepare electrical/structural design basis, including site visit (performed by TJCAA)						2				\$538	ls	1	\$21,000	\$21,000	\$2,100	\$23,100	\$23,638	
Subtask 9.2 Total										\$32,902						\$23,375	\$56,277	
Task 9 Total	8	0	0	24	44	34	8	10	24	\$38,824						\$23,375		\$62,000
Task 10: Perform Peer Review of Successful Consultant’s 30% Submittals (Optional Task)																		
Not Included																		
Task 11 - Assist with Presentations and/or Recommendations to City Council or Administration Staff																		
Prepare meeting materials for up to two (2) meetings			8			4		2	2	\$3,858							\$3,858	
Participate in up to two (2) 1-hour meetings						2		2	2	\$1,848							\$1,848	
Task 11 Total	0	0	8	0	0	6	0	4	4	\$5,706								\$6,000
Task 12: Provide Engineering Services during Construction																		
Attend two (2) weekly virtual construction progress meetings					104	48		48		\$51,320							\$51,320	
Review and respond to 140 contractor submittals			160		160	70		70	20	\$112,900							\$112,900	
Review and respond to twenty (20) contractor Requests for Information			20		20	10		10	5	\$15,690							\$15,690	
Provide electrical/structural support (performed by TJCAA)						4				\$1,076	ls	1	\$45,000	\$45,000	\$4,500	\$49,500	\$50,576	
Task 12 Total	0	0	180	0	284	132	0	128	25	\$180,986						\$49,500		\$230,000
Task 13: Submit Monthly Invoices																		
Submit monthly invoices						18				\$4,842							\$4,842	

COMPENSATION SCHEDULE FOR ENVIRONMENTAL, RIGHT OF WAY, AND DESIGN SERVICES FOR DOWNTOWN PCE REMEDIATION

Years 1 through 3
City of Turlock Project No. 24-003

TASK	EKI HOURLY RATES									EKI LABOR COST	EXPENSES (Including Subconsultant Fee)						TOTALS (Note 5)	
	Standard with 5% Discount (Note 1, 2, 3)										UNIT (Note 4)	QUANTITY	UNIT COST	DIRECT COST	10% MARKUP	TOTAL	SUBTASK	TASK
	Senior CAD/GIS	G5	G4	G3 (PKD)	G2 (MA, KLL)	ASC I (RP)	SEN I (JRS)	SUP I (TFC)	OFR (MTS, ANS)									
Task 13 Total	0	0	0	0	0	18	0	0	0	\$4,842							\$5,000	
Task 14: Prepare Disbursement Requests for Proposition 1 Grant Fund Source																		
Prepare Disbursement Requests for Proposition 1 Grant Fund Source			72			18			5	\$19,611						\$19,611		
Task 14 Total	0	0	72	0	0	18	0	0	5	\$19,611							\$20,000	
Task 15: Prepare Engineer's Estimate																		
Prepare engineer's estimate of construction cost for 100% design					20	8		8	4	\$10,500						\$10,500		
Incorporate electrical/structural estimate (performed by TJCAA)						2				\$538	ls	1	\$6,000	\$6,000	\$600	\$6,600	\$7,138	
Task 15 Total	0	0	0	0	20	10	0	8	4	\$11,038						\$6,600	\$18,000	
TOTALS:	548	0	1,742	284	1,116	947	111	334	331	\$1,223,763						\$521,126	\$1,746,000	

COMPENSATION SCHEDULE FOR ENVIRONMENTAL, RIGHT OF WAY, AND DESIGN SERVICES FOR DOWNTOWN PCE REMEDIATION

Years 1 through 3
City of Turlock Project No. 24-003

Abbreviations:
City: City of Turlock
Craig: Craig Communications
dup: duplicate
EB: equipment blank
EKI: EKI Environment & Water, Inc.
EPIC: EPIC Land Inc.
ESA: Environmental Science Associates
ft: foot
GSD: grain size distribution
Kidder: Kidder Matthews of California, Inc.
IDW: investigation derived waste
IS/MND: Initial Study/Mitigated Negative Declaration
MRP: Monitoring and Reporting Program
PID: photoionization detector
PPE: personal protective equipment
QAPP: Quality Assurance Project Plan
SAG: Stakeholder Advisory Group
SVE: soil vapor extraction
SWRCB: State Water Resources Control Board
TAC: Technical Advisory Committee
TJCAA: TJC and Associates, Inc.
TM: Technical Memorandum
U.S. EPA: United States Environmental Protection Agency
VOC: volatile organic compound
Westwood: Westwood Professional Services

- Notes:
1. EKI billing grades are as shown below. Billing rates are set forth in EKI's Schedule of Charges dated 2 January 2025.
- "OFR": Officer
"SUP I and II": Supervising Engineer or Scientist
"SEN I and II": Senior Engineer or Scientist
"ASC I and II": Associate Engineer or Scientist
"G1, G2, G3...": Grade [1, 2, 3, ...] Engineer or Scientist
"GIS": GIS Analyst
"CAD": Draftsman
2. Core EKI team member initials are as follows:
- "ANS": Andrew Safford
"JRS": Jeff Shaw
"KLL": Kristyn Lindhart
"MA": Matt Alkire
"MTS": Michael Steiger
"PKD": Priscilla DeJesus
"RP": Robert Plybon
"TFC": Tyler Colyer
3. Costs are presented in 2025 dollars.
4. Cost units are as follows:
- "ea": each
"ls": Lump Sum
"yrs": years
5. The contract price is based on a lump sum, not to exceed cost.

Client/Address: City of Turlock
City of Turlock
156 S. Broadway, Suite 270, Turlock, CA 95380



Proposal/Agreement Date: 20 February 2025

EKI Proposal/Project # C50010.00

SCHEDULE OF CHARGES FOR EKI ENVIRONMENT & WATER, INC.

2 January 2025

<u>Personnel Classification</u>	<u>Hourly Rate (discounted 5%)</u>
Officer and Chief Engineer-Scientist	338
Principal Engineer-Scientist	323
Supervising I, Engineer-Scientist	317
Supervising II, Engineer-Scientist	303
Senior I, Engineer-Scientist	291
Senior II, Engineer-Scientist	281
Associate I, Engineer-Scientist	269
Associate II, Engineer-Scientist	254
Engineer-Scientist, Grade 1	236
Engineer-Scientist, Grade 2	223
Engineer-Scientist, Grade 3	205
Engineer-Scientist, Grade 4	184
Engineer-Scientist, Grade 5	162
Engineer-Scientist, Grade 6	141
Project Assistant	132
Technician	127
Senior GIS / Database Analyst	167
CADD Operator / GIS Analyst	145
Senior Administrative Assistant	159
Administrative Assistant	126
Secretary	106

Direct Expenses

Reimbursement for direct expenses, as listed below, incurred in connection with the work will be at cost plus ten percent (10%) for items such as:

- a. Maps, photographs, reproductions, printing, equipment rental, and special supplies related to the work.
- b. Consultants, soils engineers, surveyors, drillers, laboratories, and contractors.
- c. Rented vehicles, local public transportation and taxis, travel, and subsistence.
- d. Special fees, insurance, permits, and licenses applicable to the work.
- e. Outside computer processing, computation, and proprietary programs purchased for the work.

Reimbursement for company-owned automobiles, except trucks and four-wheel drive vehicles, used in connection with the work will be at the rate of sixty cents (\$0.60) per mile. The rate for company-owned trucks and four-wheel drive vehicles will be seventy-five cents (\$0.75) per mile. There will be an additional charge of thirty dollars (\$30.00) per day for vehicles used for field work. Reimbursement for use of personal vehicles will be at the federally allowed rate plus ten percent (10%).

CADD and other specialized software computer time will be charged at twenty dollars (\$20.00) per hour. In-house material and equipment charges will be in accordance with the current rate schedule or special quotation. Excise taxes, if any, will be added as a direct expense.

Rate for professional staff for legal proceedings or as expert witnesses will be at a rate of one and one-half times the Hourly Rates specified above.

The foregoing Schedule of Charges is incorporated into the Agreement for the Services of EKI Environment & Water, Inc. and may be updated annually.



2001 Junipero Serra Blvd., Suite 300 | Daly City, CA 94014
(650) 292-9100 | Fax (650) 552-9012 | Ekiconsult.com

Cover Page Picture Courtesy: Adobe Stock Image

City Council Staff Report

August 12, 2025



From: Jessie Dhami, Human Relations Director
Prepared by: Darlene Ingersoll, Principal HR Analyst
Agendized by: Susan E. Borrego, Interim City Manager

1. ACTION RECOMMENDED:

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

2. DISCUSSION OF ISSUE:

On June 24, 2025, City Council approved the Fiscal Year 2025-2026 Budget including the addition of a Laboratory and Environmental Superintendent position in the Municipal Services Department.

Staff is now bringing forward the recommendation for approval of:

- Establishment of a new job description for a Laboratory and Environmental Superintendent in the Management Group with a salary range of 32.1 effective August 17, 2025.
- Reclassification of incumbent, Water Quality Control Laboratory Supervisor to Laboratory and Environmental Superintendent effective August 17, 2025.

The new **Laboratory and Environmental Superintendent** position is established to oversee environmental staff and to plan, organize, coordinate, and direct the daily operations of the City of Turlock's (City) Laboratory and Pretreatment Program. Recent changes to the City's water system—including citywide chlorination, wellhead treatment, and the integration of surface water—have introduced regulatory requirements. These requirements include updated laboratory certification standards and a new increase in sampling and analysis demands. Creating this dedicated superintendent position strengthens the City's operational capacity to effectively manage these expanded responsibilities and ensure continued regulatory compliance. It also reinforces the professional and ethical separation between operations and regulatory reporting, as expected by the State of California. In addition, the role enhances employee support and training, improving oversight and efficiency in day-to-day operations.

The Laboratory and Environmental Superintendent is designated as Management for labor relations purposes and is considered exempt under the Fair Labor Standards Act (FLSA).

As a result of the reclassification of the incumbent Water Quality Control Laboratory Supervisor to Laboratory and Environmental Superintendent, a departmental promotional

opportunity will be created in the vacant Water Quality Control Laboratory Supervisor position.

3. BASIS OF RECOMMENDATION:

The incumbent Water Quality Control Laboratory Supervisor has been performing additional duties for over a year of directly overseeing and managing the City's Laboratory and Pretreatment Program including staff. The new job position of Laboratory and Environmental Superintendent is directly responsible for the overall quality of the work performed in the Laboratory and ensures compliance.

The recommended actions of this agenda item support the Municipal Services Department by positively impacting the City by providing better alignment of job responsibilities and functions which ultimately will lead to more efficiently run City services and as a result better service to the public.

Section 2-4-207 of the Turlock Municipal Code provides that the City Manager is responsible for the efficient administration of all affairs of the City which are under their control. Section 2-4-207(d) of the Turlock Municipal Code provides the City Manager with the power and duty to recommend to the City Council the reorganization of offices, positions, departments, or units under their direction as they may deem in the interest of the efficient, effective, and economical conduct of the City's business.

Therefore, the recommendation is to approve the establishment of a new job description for 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.

City Council approval is required for any new or revisions to job descriptions.

4. FISCAL IMPACT / BUDGET AMENDMENT:

There is no fiscal impact as this position was approved and budgeted for Fiscal Year 2025-2026.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of "organizational or administrative activities of governments that will not results in direct or indirect physical changes in the environment" and therefore is not considered a project.

8. ALTERNATIVES:

Council may choose not to approve 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. However, this is not recommended as this new position was already approved in budget for Fiscal Year 2025-2026 and critical to operations.

9. ATTACHMENTS:

1. Draft Resolution
2. Laboratory and Environmental Superintendent - Job Description (new)
3. Management Salary Schedule

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF 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**

RESOLUTION NO. 2025-

WHEREAS, On June 24, 2025, City Council approved the Fiscal Year 2025-2026 Budget including the addition of a Laboratory and Environmental Superintendent position in the Municipal Services Department; and

WHEREAS, staff is now bringing forward the recommendation for approval of:

- Establishment of a new job description for a Laboratory and Environmental Superintendent in the Management Group with a salary range of 32.1 effective August 17, 2025; and
- Reclassification of incumbent, Water Quality Control Laboratory Supervisor to Laboratory and Environmental Superintendent effective August 17, 2025; and

WHEREAS, the new Laboratory and Environmental Superintendent position is to oversee environmental staff and plan, organize, coordinate and direct daily operation of the City of Turlock's Laboratory and Pretreatment Program; and

WHEREAS, section 2-4-207 of the Turlock Municipal Code provides that the City Manager is responsible for the efficient administration of all affairs of the City which are under his control. Section 2-4-207(d) of the Turlock Municipal Code provides the City Manager with the power and duty to recommend to the City Council the reorganization of offices, positions, departments, or units under his direction as he may deem in the interest of the efficient, effective, and economical conduct of the City's business.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby approve 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.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:

NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk
City of Turlock, County of Stanislaus,
State of California



LABORATORY AND ENVIRONMENTAL SUPERINTENDENT

DEFINITION

Under general direction, the Laboratory and Environmental Superintendent plans, organizes, coordinates, and directs the daily operation of the City's Laboratory and Pretreatment Program. Responsible for the overall technical quality of the work performed in the Laboratory and for assuring the use of standard methods.

This classification is designed as unrepresented and assigned as Management for labor relations purposes and is considered exempt under the Fair Labor Standards Act (FLSA).

DISTINGUISHING CHARACTERISTICS

This class is distinguished from the Water Quality Control Laboratory Supervisor by its broader oversight responsibilities and is distinguished from the Wastewater Treatment Plant Manager by the latter's responsibility for overall plant operations.

SUPERVISION RECEIVED AND EXERCISED

The Laboratory and Environmental Superintendent receives general direction from the Wastewater Treatment Plant Manager and exercises direct supervision over laboratory and environmental compliance staff. The incumbent is expected to work with minimal direct supervision, exercising independent judgment and initiate in a number of complex responsible and sensitive areas.

ESSENTIAL FUNCTIONS – INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Plan, prioritize, assign, supervise and review the laboratory and environmental compliance divisions.
- Ensure compliance with all waste discharge requirements, recycled water standards, biosolids and air emission regulations.
- Oversee the laboratory and industrial waste pretreatment program and ensure compliance with Federal, State and local requirements.
- Develop and implement operational efficiencies while maintaining the highest standard of water quality.
- Develop and implement goals, objectives, policies, and procedures.
- Oversee the performance of chemical and bacteriological tests and analyses for compliance with Regional Water Quality Control Board, State Water Resources Control Board, Division of Drinking Water and other regulatory agencies.
- Oversee the schedule and coordination of the sampling and analyses of potable water, wastewater, and special projects performed by outside laboratories and in-house analyses.
- Develop and implement procedures and programs including safety, Enforcement Response Plan (ERP), Chemical Hygiene Plan (CHP), Spill Response Plan, purchasing, training and optimization studies.

- Recruit for and select staff, coordinate training, perform employee evaluations, implement appropriate improvement plans, as required. Set clear expectations of staff and maintain the highest standards to ensure the plant is operated and maintained in a professional manner and produces the highest quality water.
- Prepare contract documents, negotiate, and select outside vendors, contractors, and consultants in conformance with City of Turlock purchasing procedures.
- Provide support to the Department Director as a representative for the City of Turlock to outside agencies and organizations, and community groups.
- Research and prepare technical and administrative reports, and other written documents, including the submittal of all regulatory required reports.
- Build and maintain positive relationships with staff, Cities employees, outside agencies, and the public through clear and concise communication.

MINIMUM QUALIFICATIONS

Knowledge of:

- Principles and methods used in intermediate to advanced chemistry and microbiology as applied in a water or wastewater treatment laboratory.
- Wastewater, recycled water, biosolids and air emission regulations.
- Analytical procedures used in testing water and wastewater samples and the mathematics used to obtain results.
- Quality assurance and quality control procedures in the laboratory and water and wastewater sample collection procedures.
- General principles and procedures of wastewater treatment, water treatment and distribution systems.
- Principles and practices of certified lab services and pretreatment program.
- Principles and practices of leadership, motivation, team building, and conflict resolution.
- Principles and practices of organizational analysis and management.
- Principles and practices of supervision; training and performance evaluation.
- Principles and practices of safety procedures and implementation.
- Use of modern office equipment and applicable software.

Ability to:

- Organize, implement, and direct all facets of a laboratory and pretreatment program.
- Understand laboratory and pretreatment problems and serve as a resource to staff to solve problems.
- Perform a variety of chemical and biological laboratory tests.
- Recognize and communicate water and wastewater process control and compliance issues.
- Interpret and apply City of Turlock policies, procedures, rules, and regulations.
- Understand applicable laws, regulations, codes, and evaluate plant conformance with them. Make adjustments to policies and procedures, when necessary, to maintain conformance.

- Analyze budgets and technical reports.
- Interpret, explain and dutifully carryout pertinent Federal, State, local and City of Turlock policies and procedures.
- Assist in the development of an assigned budget. Know appropriate laws, regulations, codes, and evaluate plant conformance. Recommend and implement adjustments to policies and procedures, when necessary, to maintain conformance.
- Analyze problems, identify, and recommend solutions, evaluate effectiveness of solution, and implement further changes if needed to attain goals.
- Establish and maintain effective working relationships with Federal, State, and local regulatory agencies.
- Communicate clearly and concisely orally and in writing.
- Manage material and service contracts.
- Coordinate and oversee the work of outside vendors, consultants, and contractors.
- Gain cooperation through clear communication and effective leadership.
- Supervise, develop, train, and evaluate personnel.
- Operate modern office equipment and software programs.

Experience and Training Guidelines

Any combination of education, training and experience that would provide the required knowledge and abilities is qualifying. A typical way to obtain the required knowledge and ability would be:

Training:

Equivalent to an associate's degree from an accredited college or university with major coursework in business or public administration, engineering, biology, chemistry, resources management, or a closely related field at time of appointment.

Incumbent must obtain a bachelor's degree or higher from an accredited institution of higher learning with a major in in business or public administration, engineering, biology, chemistry, resources management, or a closely related field within 36 months of appointment.

Experience:

Eight years of increasingly responsible experience in the laboratory of a water/wastewater laboratory environment or pretreatment program similar or greater in size and complexity to the City of Turlock.

LICENSE AND/OR CERTIFICATES

License:

Possession of an appropriate, valid Class C California Driver's License at the time of appointment, to be maintained as a condition of continued employment.

Certificate(s):

Possession of a valid Grade IV Laboratory Analyst Certification from the California Water Environment Association or a Grade IV Water Quality Laboratory Analyst Certification from the CA-NV Section of the American Water Works Association at the time of appointment.

CWEA Environmental Compliance Inspector, Water Distribution and Water Treatment Certification is desired.

PHYSICAL REQUIREMENTS

Maintain the following physical abilities: see well enough to read, write and make observations, operate hand and power tools, vehicles and heavy equipment; hear well enough to converse on the radio, telephone and in person; bodily mobility to walk, bend, stand, crouch or climb for extended periods of time, operate assigned equipment and vehicles and perform heavy manual labor for extended periods; ability to tolerate extreme fluctuations in temperature while performing essential functions and be able to lift equipment on a frequent basis 25lbs, and on an occasional basis 50lbs.

FLSA Status: Exempt

Bargaining Unit: Management

Last revised 8/2025

MANAGEMENT SALARY SCHEDULE EFFECTIVE FY 2025-2026

	Range	Step 1	Step 2	Step 3	Step 4	Step 5
ADMINISTRATIVE ANALYST	29.1	8203	8613	9044	9496	9971
<u>LABORATORY & ENVIRONMENTAL SUPERINTENDENT</u>	32.1	9496	9971	10469	10993	11542
PRINCIPAL HUMAN RELATIONS ANALYST	32.1	9496	9971	10469	10993	11542
PARKS/STREETS & PUBLIC FACILITIES SUPERINTENDENT	32.1	9496	9971	10469	10993	11542
PURCHASING MANAGER	32.1	9496	9971	10469	10993	11542
RECREATION SUPERINTENDENT	32.1	9496	9971	10469	10993	11542
FLEET SERVICES MANAGER	34.1	10469	10993	11542	12119	12725
PUBLIC WORKS SUPERVISOR / CITY SURVEYOR	34.1	10469	10993	11542	12119	12725
PLANNING MANAGER	34.1	10469	10993	11542	12119	12725
REGULATORY AFFAIRS MGR	34.1	10469	10993	11542	12119	12725
ROADS PROGRAM MANAGER	34.1	10469	10993	11542	12119	12725
UTILITIES MANAGER	34.1	10469	10993	11542	12119	12725
WQC DIVISION MGR	34.1	10469	10993	11542	12119	12725
HOUSING PROGRAM MANAGER	34.1	10469	10993	11542	12119	12725
ACCOUNTANT, PRINCIPAL	35.1	10993	11542	12119	12725	13361
CIVIL ENGINEER, PRINCIPAL	35.1	10993	11542	12119	12725	13361
EXECUTIVE ASST TO CM/CITY CLERK	35.1	10993	11542	12119	12725	13361
TRANSIT MANAGER	35.1	10993	11542	12119	12725	13361
INFO TECH MANAGER	35.8	11384	11952	12550	13178	13835
BUILDING OFFICIAL, CHIEF	36.1	11542	12119	12725	13361	14030
WATER TREATMENT PLANT MANAGER	36.1	11542	12119	12725	13361	14030
ASSISTANT MUNICIPAL SERVICES DIRECTOR	38.1	12725	13361	14030	14731	15468
POLICE SUPPORT OPERATIONS MANAGER	38.1	12725	13361	14030	14731	15468
CITY ENGINEER	39.1	13361	14030	14731	15468	16242
HUMAN RELATIONS DIRECTOR	39.1	13361	14030	14731	15468	16242
DEV SERV DIRECTOR	39.1	13361	14030	14731	15468	16242
FINANCE DIRECTOR	39.1	13361	14030	14731	15468	16242
MUNICIPAL SERVICES DIR	39.1	13361	14030	14731	15468	16242
ECONOMIC DEVELOPMENT DIRECTOR / COMMUNICATIONS OFFICER	39.1	13361	14030	14731	15468	16242
INFORMATION TECHNOLOGY DIRECTOR	39.1	13361	14030	14731	15468	16242
PUBLIC WORKS DIRECTOR	39.1	13361	14030	14731	15468	16242
RISK MANAGEMENT DIRECTOR	39.1	13361	14030	14731	15468	16242
MUNICIPAL SERVICES DIRECTOR / SRWA GENERAL MANAGER	40.1	14030	14731	15468	16242	17054
FIRE CHIEF	41.1	14731	15468	16242	17054	17906
DEPUTY CITY MANAGER	42.5	15780	16569	17398	18267	19180
POLICE CHIEF	43.6	16652	17485	18358	19276	20240
CITY MANAGER	45.7	18450	19372	20341	21358	22425

REVISED 08/12/2025
EFFECTIVE 08/17/2025

City Council Staff Report

August 12, 2025



From: Jessie Dhami, Human Relations Director
Prepared by: Alison Arias, Principal HR Analyst, Darlene Ingersoll, Principal HR Analyst
Agendized by: Susan E. Borrego, Interim City Manager

1. ACTION RECOMMENDED:

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)

2. DISCUSSION OF ISSUE:

Staff recommends 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.

This proposed change in reporting structure provides more direct oversight of City priorities related to housing.

The Housing Program Manager leads the Housing Division with the management of the following positions: Housing Rehabilitation Specialist/Inspector Trainee; Housing Rehabilitation Specialist/Inspector I; Housing Rehabilitation Specialist/Inspector II; Housing Finance Specialist Trainee; Housing Finance Specialist I/II; Housing Program Specialist I/II.

Approving the revised job description of the Housing Program Manager reflects the new reporting relationship to the City Manager's Office.

The Housing Program Manager is designated as Management for labor relations purposes and is considered exempt under the Fair Labor Standards Act (FLSA).

This proposed modification of the reporting structure in relation to Turlock City Employees Association (TCEA) positions was communicated and there were no concerns.

3. BASIS OF RECOMMENDATION:

The reporting structure and revised job description align with best practices for cities managing complex housing programs.

Section 2-4-207 of the Turlock Municipal Code provides that the City Manager is responsible for the efficient administration of all affairs of the City which are under his control. Section 2-4-207(d) of the Turlock Municipal Code provides the City Manager with the power and duty to recommend to the City Council the reorganization of offices, positions, departments, or units under his direction as he may deem in the interest of the efficient, effective, and economical conduct of the City's business.

Therefore, the recommendation is to approve 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.

City Council approval is required for any new or revisions to job descriptions.

4. FISCAL IMPACT / BUDGET AMENDMENT:

There is no fiscal impact.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment" and therefore is not considered a project.

8. ALTERNATIVES:

Council may choose not to approve 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. However, this is not recommended as this would delay the implementation of a new reporting structure.

9. ATTACHMENTS:

1. Draft Resolution
2. Housing Program Manager - Job Description (Revised)

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF 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 }

RESOLUTION NO. 2025-

WHEREAS, staff recommends 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; and

WHEREAS, approving the revised job description of the Housing Program Manager reflects the new reporting relationship to the City Manager's Office;

WHEREAS, this proposed change in reporting structure provides more direct oversight of City priorities related to housing; and

WHEREAS, section 2-4-207 of the Turlock Municipal Code provides that the City Manager is responsible for the efficient administration of all affairs of the City which are under his control. Section 2-4-207(d) of the Turlock Municipal Code provides the City Manager with the power and duty to recommend to the City Council the reorganization of offices, positions, departments, or units under his direction as he may deem in the interest of the efficient, effective, and economical conduct of the City's business.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby approve 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.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk
City of Turlock, County of Stanislaus,
State of California



HOUSING PROGRAM MANAGER

DEFINITION:

Under general direction manages and administers complex and technical, financial, statistical, analytical work of housing programs; provides budget preparation, forecasting, funding and program direction; oversees loan and property related activities, audits and federal, state and local regulations related to housing programs. The incumbent may assist the department head in public activities or meetings, and oversees coordination with other service areas, agencies, non-profit organizations, committees, boards, commissions and a consortium. Performs other job related work as required.

This position is assigned to the Management Bargaining Unit for Labor Relations purposes and is considered exempt under the Fair Labor Standards Act (FLSA).

SUPERVISION RECEIVED AND EXERCISED

General direction is provided by the ~~Development Services Director~~ Deputy City Manager. The job incumbent provides general supervision to subordinate level supervisors and/or technical staff in the housing program area.

DISTINGUISHING CHARACTERISTICS

This is a mid-management classification responsible for the supervision of discrete sub-departmental organizational component(s) and programs/functions as determined by the Department Director, City Manager and City Council. The incumbent serves as a member of the City policy advisory team with responsibilities for developing means for implementing policies and procedures developed by the executive team. Exercises policy development and promulgation responsibilities for specific program/functional areas. Demonstrates technical competence while working as a team member and exercises independent judgment in a number of confidential and sensitive assignments. Duties and responsibilities are performed in accordance with municipal codes, ordinances, City policy, Federal Department of Housing and Urban Development (HUD), State of California, Housing and Community Development Department (HCD) and related regulating entities.

EXAMPLES OF DUTIES

- Oversees, plans, develops, and implements strategy to achieve the City's goals for local, state and federal programs related to community housing and economic development, including community preservation, neighborhood revitalization single and multiple rehabilitation, affordable housing, first time buyer, sweat-equity, homeless-shelter, real property nuisance abatement, mobile home rent control, block grant, and related housing, loan and community Development programs and projects.

- Oversees land purchases, relocations and financing related to Community Development projects. Serves as the City's HUD IDIS administrator in monitoring and approving all CDBG and HOME grant funds drawdowns. Coordinates with lenders.
- Serves as Secretary to the Housing Rehabilitation/Economic Development Loan Committee, member of the Neighborhood Revitalization Committee and alternate member to the Redevelopment Agency Loan Committee; provides professional advice, recommendations and information to these and other advisory groups.
- Prepares and submits reports and recommendations to the department head, City Manager and City Council on a broad range of community preservation, neighborhood revitalization, affordable housing and related issues and projects.
- Oversees and monitors programs, projects through all phases and assures compliance with regulations of various local, state and federal agencies; coordinates and monitors cooperation agreements with Housing Authority, Amerinational Community Services, Inc., and local and countywide non-profit agencies.
- Oversee the preparation, implementation and compliance of the City/HUD 5 year Consolidated Housing Plan with local, state and federal agencies.
- Develops and monitors compliance with divisional policies and procedures.
- Consults and coordinates with City departments, citizens and officials regarding conflicts and issues related to contract and regulatory compliance.
- Prepares procedure manuals; oversees grant applications and other research and reports; assists with audits.
- Prepares multiple specialized budgets related to assigned activities; oversees budget implementation; determines in budget forecasts; administers the approved budget.
- Makes presentations before various groups, including City Council, commissions, boards, committees, task forces, and on and off-site public meetings, as needed.
- Supervises staff including provision of timely performance evaluations; recommends and implements approved discipline; provides staff development; and maintains high standards necessary for efficient, professional operations.
- Answers questions; provides information to the public, other City departments, and other agencies; recommends and coordinates corrective actions; investigates, reports, documents and resolves complaints.
- Builds and maintains respectful, positive working relationships with staff, supervisors, outside agencies and the public using principles of good customer service; provides effective conflict resolution, as needed.
- Models appropriate professional management conduct; maintains appropriate confidentiality of sensitive information; complies with and supports City policies and procedures, labor laws, and MOU provisions.
- Attends assigned meetings and training; interacts with outside agencies and commissions; consortium, participates in teams, or committees, as needed.
- Assures staff works in a safe manner; follows safety requirements; monitors and assures compliance with regulations and other legal requirements.
- Performs other duties, as assigned.

QUALIFICATIONS:

Knowledge of:

- Advanced principles and practices of community revitalization, affordable housing, neighborhood preservation, housing rehabilitation and related areas.
- Consortia operations and functions.
- Statistical and audit methods and principles.
- Procedures involving real estate practices; appraisal methods; loan underwriting and administration; mortgage default resolution; foreclosure, title and escrow functions; loan eligibility and related activities.
- Modern office procedures, and methods including computer equipment, word processing, spread sheet, data base, graphic presentations and other needed specialized software applications, and internet and electronic communication usage and methods.
- Principles of financial record keeping and reporting, auditing; technical report writing and grant writing
- Budgeting procedures and techniques.
- Principles and practices of supervision, staff selection, training and personnel management.
- Principles of effective file management and time management
- Safe work practices and related regulations.
- Principles of public speaking, conflict resolution and excellent customer service.
- Provisions, principles and practices of, municipal structure and organization
- Applicable federal, state and local laws and regulations governing municipal housing finance, loan processing and related guidelines.

Ability to:

- Understand and interpret complex state and federal regulations, laws, codes, policies and solutions in the area of housing, revitalization and economic development.
- Develop program services that benefit the community; analyze policy issues and develop sound recommendations.
- Manage and monitor complex loan, grant and related programs, and other processes involving multiple institutions and groups.
- Understand City processes and procedures and specific requirements of assigned program area.
- Work with and control sensitive and confidential information.
- Estimate and project revenues and expenditures
- Plan, initiate, manage and complete complex and multiple simultaneous work assignments with a minimum of direction; set priorities and organize work to meet deadlines.
- Lead, manage, evaluate and train personnel effectively and maintain discipline.
- Organize, implement and supervise departmental goals and City objectives.
- Make presentations before groups and represent the City in public forums.
- Use computer and needed programs in a highly effective manner.
- Organize, analyze, manage and implement a variety of programs.
- Prepare, forecast and administer a budget.
- Establish and maintain respectful, effective and cooperative working relationships with those contacted in the course of work.
- Communicate effectively, orally, electronically and in writing.

EXPERIENCE:

Four years of increasingly responsible professional experience with a public agency in public administration, community preservation, housing program services or a related field and supervision, or any experience that would have provided the opportunity to develop the required skills, knowledge and abilities.

EDUCATION & TRAINING:

Equivalent to a Bachelor's degree from an accredited college or university with significant course work in the areas of Business Administration, Finance, Accounting, Public Administration, Real Estate, Economics or related fields.

LICENSE AND/OR CERTIFICATE:

Possession of a valid California Driver's License in the category necessary to perform essential duties of the position may be required as the time of appointment. Maintenance of a valid California Driver's license and proof of automobile liability insurance is a condition of continued employment.

Possession of a Real Estate license is desirable.

PHYSICAL REQUIREMENTS

Vision adequate to operate vehicles and office equipment, read instructions and follow directions; hearing adequate to converse on telephone and in person; body mobility adequate to drive and perform required office duties including reaching and bending for files and related office items; use of hands and fingers adequate for operating vehicles, writing, typing, computer, copier, and fax machine and related functions; ability to lift office files, binders and small office equipment, as needed.

Revised 7/95

Revised 4/96

Revised 2/02

Revised 4/22

Revised 04/25/23

Revised 08/12/25

Reviewed and Approved:

Personnel Officer

Date

City Council Staff Report

August 12, 2025



From: Adrienne Werner, Development Services Director
Prepared by: Joanne Foster, Assistant Planner
Agendized by: Susan E. Borrego, Interim City Manager

1. ACTION RECOMMENDED:

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: In the matter of calling a special mailed-ballot election and 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 and 300 N. Soderquist Road, Stanislaus County APN 061-003-040 to existing Community Facilities District Number 2 (Services Mitigation).

Resolution: In the matter of declaring the results of 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 (Services Mitigation) and ordering annexation of the subject properties.

2. DISCUSSION OF ISSUE:

A Fiscal Impact Study of new residential development on General Fund supported services (Police, Fire, Park maintenance, Planning, etc.) conducted in 2004, concluded that current General Fund revenues are inadequate to support both existing as well as the planned, General Plan levels of services. In response, the City Council adopted a policy (Resolution No. 2004-189) to require all new residential development not otherwise entitled by existing zoning to be included in a Community Facilities or Mello-Roos District as a condition of development. At its meeting on October 26, 2004, the City Council formed Turlock Community Facilities District No. 2 (CFD No. 2), to generate additional General Fund revenues from an additional tax imposed on new residential units.

In 2017, an evaluation of CFD #2 was completed and it was concluded the existing tax level of CFD #2 was still adequate to mitigate the service costs created by new residential development.

The existing CFD #2 was phased in over ten (10) years. The current (FY 2025/2026) rate for multi-family dwellings subject to CFD #2 is \$595 per year and will increase 2% annually. A higher rate (\$760 for year 2025/2026) is charged on single-family dwelling units.

Annexation No. 37 will annex two parcels into CFD #2.

1. A 0.72-acre parcel located at 905 Flower Street, Stanislaus County Assessor's Parcel 061-004-006, as shown on the attached boundary map (Attachment 1 of the Resolution) into CFD #2. Minor Discretionary Permit 2024-02 (MDP 24-02) was approved on July 12, 2024 authorizing the construction of 11 residential units. Annexation into CFD #2 is required as a condition of approval for the project.
2. A 0.46-acre parcel located at 300 N Soderquist Road, Stanislaus County Assessor's Parcel 061-003-040, as shown on the attached boundary map (Attachment 1 of the Resolution) into CFD #2. Minor Discretionary Permit 2024-03 (MDP 24-03) was approved on July 12, 2024 authorizing the construction of a 5-unit multifamily residential unit. Annexation into CFD #2 is required as a condition of approval for the project.

The second step in the annexation process entails a public hearing and, where there is unanimous agreement among property owner(s) and fewer than 12 voters, an immediate election. In this case there are seven (7) registered voters within Assessor Parcel Number 061-004-006 (905 Flower Street) and zero (0) registered voters within Assessor Parcel Number 061-003-040 (300 N. Soderquist Road) in the project areas included in this Annexation Number 37. Staff is in possession of all the documents required to conduct and conclude an election to approve the annexation to the district.

3. BASIS OF RECOMMENDATION:

1. Annexation into CFD #2 requires a public hearing and an election.

4. FISCAL IMPACT / BUDGET AMENDMENT:

The annexation of these properties into CFD #2 will increase revenues to the General Fund once the residential units are constructed and will pay for the increase service demand created by the new residential units.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

This action does not constitute a "project" subject to CEQA review. Pursuant to Section 15378(b)(4) of the CEQA Guidelines, the creation of governmental funding mechanisms that do not make a commitment to a specific project that has the potential to result in a significant physical impact on the environment are not defined as "projects" under CEQA and, therefore, are not subject to CEQA review. The annexation of this property to CFD #2 for the purpose of funding ongoing operations of police, fire and park maintenance personnel has no potential to cause a physical change in the environment.

8. ALTERNATIVES:

1. The Council could choose to not hold the public hearing or the special mailed ballot election to annex the subject properties into CFD#2. This option is not recommended as City General Funds are not sufficient to maintain the level of service standards for police, fire and park maintenance adopted in the Turlock General Plan without new housing developments paying into the CFD#2 assessment. Additionally, annexing into CFD#2 is a condition of approval for these properties to move forward with the respective land use permits to construct more residential units.

9. ATTACHMENTS:

1. CFD 2 Annexation 37 Calling for Election Resolution 905 Flower Street
2. CFD 2 Annexation 37 Declaring Election Results Resolution 905 Flower Street
3. 905 Flower Street Special Election Ballot
4. 905 Flower Street Waiver and Consent
5. 905 Flower Street Boundary Map
6. 300 N. Soderquist Road Special Election Ballot
7. 300 N. Soderquist Road Waiver and Consent
8. 300 N. Soderquist Road Boundary Map

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF CALLING A SPECIAL,	}	RESOLUTION NO. 2025-
MAILED-BALLOT ELECTION AND 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 AND 300 N.	}	
SODERQUIST ROAD, STANISLAUS COUNTY	}	
APN 061-003-040 TO EXISTING COMMUNITY	}	
FACILITIES DISTRICT NUMBER 2 (SERVICES	}	
MITIGATION)	}	

WHEREAS, reference is made to the Resolution Declaring Intention to Order Annexation Number 37 (henceforth referred to as “the Resolution of Intention”), adopted by the City of Turlock City Council (Council) on June 24, 2025, to annex the SUBJECT PROPERTIES, located at 905 Flower Street, Stanislaus County Assessor’s Parcel 061-004-006 and 300 N. Soderquist Road, Stanislaus County Assessor’s Parcel 061-003-040, as shown on the attached map (Attachment 1) to the Existing Community Facilities District No. 2 (Services Mitigation) for the description of the petition received from the owner of the SUBJECT PROPERTIES which the Owner is requesting be annexed to the existing Community Facilities District No. 2 (Services Mitigation) (“CFD No. 2”); and

WHEREAS, the City of Turlock City Council scheduled this same date as the date for the public hearing with respect to the proposed annexation of the SUBJECT PROPERTIES located at 905 Flower Street, Stanislaus County Assessor’s Parcel 061-004-006 and 300 N. Soderquist Road, Stanislaus County Assessor’s Parcel 061-003-040, (the “Proposed Annexation”); and

WHEREAS, on this same date, at the time set for the public hearing by the Resolution of Intention, the City of Turlock City Council conducted the public hearing, and at the close of the public hearing the City of Turlock City Council determined that a majority protest under Section 53724 of the Government Code was not made at the hearing; and

WHEREAS, in order to proceed with the Proposed Annexation, as provided by the Resolution of Intention, the matter must be submitted to an election of the qualified electors in the territory of the SUBJECT PROPERTIES, as provided in the form of special election ballot attached hereto as Exhibit A and by this reference incorporated herein; and

WHEREAS, a Certificate Regarding Registered Voters and Landowners (the “Certificate”) has been filed with the City Clerk (the “Clerk”), certifying that at no time during the ninety days preceding the close of the protest hearing on this date, were there ever any persons registered to vote within the territory of the SUBJECT

PROPERTIES, with the result that, pursuant to Section 53726 of the Government Code, the qualified electors for the proposed special election shall be the Owners.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock as follows:

1. The City of Turlock City Council finds and determines that the foregoing recitals are true and correct.
2. The City of Turlock City Council accepts the Certificate heretofore filed in these proceedings and finds, in accordance therewith, that there presently are, and at all times during the ninety days just past there have not been any registered voters residing within the boundaries of the SUBJECT PROPERTIES. Accordingly, under Section 53726 of the Government Code, the qualified electors for the proposed special election shall be the Owners.
3. The City of Turlock City Council further finds and determines that the Owners are the sole landowner of record of the SUBJECT PROPERTIES and that the Certificate correctly sets forth the amount of property owned by the Owner, the number of votes to which the Owner is entitled pursuant to said Section 53726 being said number of acres rounded up to the nearest whole integer
4. The City of Turlock City Council further finds and determines that an authorized representative of the Owner has filed with the Clerk (a) the special election ballot pertaining to the SUBJECT PROPERTIES and (b) waiver and consents, by which the time limits and related requirements respecting preparation and distribution of election materials are waived.
5. Pursuant to Sections 53726 and 53751 of the Government Code, the City of Turlock City Council hereby calls an election, to be held and conducted forthwith upon adoption of this resolution, and sets this same date as the election date. Pursuant to Section 53726 of the Government Code, the election shall be conducted by mailed ballot; provided that personal service of the ballot is permitted under the terms of the waiver and consent on file with the Clerk and shall therefore be permitted and ratified. The action of the Clerk in having made personal service of the ballot, in the form of Exhibit A, to the Owner is hereby ratified.
6. The measure to be submitted to the qualified electors of the SUBJECT PROPERTIES shall be as set forth in Exhibit A.
7. The Clerk, having received the only eligible ballot prior to adoption of this resolution, shall immediately close the election and declare the results of the City Council.

8. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED at a meeting of the City Council of the City of Turlock
this 12th day of August 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

—

Stanislaus

Nicole Fiez, City Clerk
City of Turlock, County of
State of California

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF DECLARING THE RESULTS OF 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 COMMUNITY FACILITIES DISTRICT NUMBER 2 (SERVICES MITIGATION) AND ORDERING ANNEXATION OF THE SUBJECT PROPERTIES	} } } } } } } } } } } }	RESOLUTION NO. 2025
---	--	----------------------------

WHEREAS, on this date, at the time set for the public hearing in the matter of annexing the SUBJECT PROPERTIES located at 905 Flower Street, Stanislaus County Assessor's Parcel 061-004-006 and 300 N. Soderquist Road, Stanislaus, Stanislaus County Assessor's Parcel 061-003-040, as shown on the attached maps (Attachments 1 and 2, respectively) to Community Facilities District No. 2 (Services Mitigation) ("CFD No. 2") by its Resolution Declaring Intention to Order Annexation No. 37 to Existing Community Facilities District No. 2, the City of Turlock City Council conducted the public hearing, and at the close of the public hearing, the City of Turlock City Council determined that a majority protest under Section 53339.6 of the Government Code was not made at the hearing; and

WHEREAS, at the conclusion of the public hearing, the City of Turlock City Council adopted its Resolution Calling Special Mailed-Ballot Election Respecting Proposed Annexation No. 37 to Existing Community Facilities District No. 2 (Services Mitigation) pursuant to Section 53339.7 of the Government Code; and

WHEREAS, by said resolution calling the election, the two questions of annexing the SUBJECT PROPERTIES and levying a special tax as previously authorized for property within CFD No. 2 were combined into a single ballot measure pursuant to Section 53353.5 of the Government Code, as provided in the form of special election ballot attached thereto as Exhibit A; and

WHEREAS, a Certificate of Clerk regarding Receipt of Property Owner Waiver and Consent Form and Ballot and Declaring Election Results, dated this same date (the "Clerk's Certificate"), executed by the City Clerk (the "Clerk"), has been filed with the City of Turlock City Council, certifying that a completed ballot has been returned to the Clerk for the sole landowner-voter eligible to cast a ballot in said special election, with all votes cast as "Yes" votes in favor of the ballot measure, and further certifying on said basis that the special mailed-ballot election was closed; and

WHEREAS, the City of Turlock City Council has received, reviewed and hereby accepts the Clerk's Certificate and wishes by this resolution to declare the results of the special mailed-ballot election.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock as follows:

1. The City of Turlock City Council finds and determines that the foregoing recitals are true and correct.
2. The City of Turlock City Council hereby finds and determines and declares that the ballot measure submitted to the qualified elector of CFD No. 2 has been passed and approved by that qualified elector in accordance with Sections 53339.8 and 53355 of the Government Code, and the SUBJECT PROPERTIES are hereby declared annexed to CFD No. 2 and made subject to the special tax of CFD No. 2 in accordance with the rate and method of apportionment of special tax previously approved for CFD No. 2.
3. The City of Turlock City Council hereby authorizes and directs the Clerk to cause the following:
 - a. The recordation with the Stanislaus County Recorder (the "County Recorder") of the map titled "Proposed Boundaries, Annexation No. 37, City of Turlock Community Facilities District No. 2 (Services Mitigation)," which map is on file with the Clerk; and
 - b. The preparation and recordation with the County Recorder of a notice of special tax lien in accordance with the provisions of Section 3114.5 of the Streets and Highways Code and Section 53328.3 of the Government Code. Said notice shall be recorded in said County Recorder's office within 15 days of today's date.
4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED at a meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

—

Stanislaus

Nicole Fiez, City Clerk
City of Turlock, County of
State of California

EXHIBIT A

(Form of Special Election Ballot)

CITY OF TURLOCK
COMMUNITY FACILITIES DISTRICT NO. 2
(SERVICES MITIGATION)

ANNEXATION NO. 37

SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of the authorized representative of the following owner of land within the City of Turlock Community Facilities District No. 2 ("CFD No. 2"):

Name of Landowner	Number of Acres Owned	Stanislaus County APN	Total Votes (1 vote/acre or portion)
JAGDEV SINGH	.72	061-004-006	7

According to the provisions of the Mello-Roos Community Facilities Act of 1982, and resolutions of the City Council (the "Council") of the City of Turlock (the "City"), the above-named landowner is entitled to cast the number of votes shown above under the heading "Total Votes," representing the total votes for the property owned by said landowner.

In order to be counted, this ballot must be executed and certified below and be returned to the City Clerk, either by mail or in person, prior to 10:00 A. M. on JUNE 24, 2025, or as soon thereafter as the matter of the special election for Annexation No. 37 to CFD No. 2 shall be considered by the Council at its meeting on said date, to:

City Clerk
City of Turlock
156 South Broadway
Turlock, CA 95380

Mailing by June 24, 2025 will not be sufficient. The ballot must be physically received by the Clerk prior to the deadline in order to be counted.

CITY OF TURLOCK
COMMUNITY FACILITIES DISTRICT NO. 2
(SERVICES MITIGATION)

ANNEXATION NO. 37

SPECIAL ELECTION BALLOT

Page 2

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT.

BALLOT MEASURE

Shall the City Council of the City of Turlock be authorized to order the annexation of the property shown on the map titled "Proposed Boundaries, Annexation No. 37 to its existing Community Facilities District No. 2 ("CFD No. 2") and levy the special tax previously authorized for CFD No. 2 on said property to finance authorized services, all as specified in its resolutions pertaining thereto?

MARK "YES" OR "NO"
WITH AN "X":

☒ YES

☐ NO

Certification for Special Election Ballot

The undersigned is an authorized representative of the above-named landowner and is legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on June 20th, 2025.

[Name of Owner]

By Jagdev Singh
(Signature)

Jagdev Singh
(Print Name and Title)

In the event this Special Election Ballot is executed in reliance upon an "Appointment of Representative to Execute Waiver and Consent and to Cast Ballot," a photocopy of the dated and signed appointment form must be attached hereto prior to submission of this Special Election Ballot and the related Waiver and Consent to the Clerk.

CITY OF TURLOCK
COMMUNITY FACILITIES DISTRICT NO. 2
(SERVICES MITIGATION)

ANNEXATION NO. 37

**WAIVER AND CONSENT
RESPECTING CONDUCT OF MAILED-BALLOT, LANDOWNER ELECTION**

The undersigned is an authorized representative of the landowner indicated in the signature block below (the "Owner"), the sole owner of land (the "Subject Property") shown on the map entitled, "Proposed Boundaries, Annexation No. 37, Stanislaus County Assessor's Parcel Number 061-004-006" and hereby consents to the annexation of the Subject Property by the City of Turlock (the "City") to its Community Facilities District No. 2 (Services Mitigation) ("CFD No. 2").

The undersigned is a person legally entitled and authorized to cast the ballots for the Owner in the mailed-ballot election to be conducted on June 24, 2025, to determine whether the Subject Property shall be annexed to CFD No. 2 and thereby made subject to the special tax of CFD No. 2 pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code) (the "Act").

The undersigned, on behalf of the Owner, hereby waives (and, with respect to Item 4, agrees to) each of the following:

1. any and all minimum time periods relative to the landowner-voter election to be held pursuant to Government Code Section 53339.7 of the Act;
2. the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b) of the Act;
3. the requirement to publish notice of the election under Government Code Section 53352 of the Act;
4. the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot;
5. the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5 of the Act; and
6. any and all defects in notice or procedure in the proceedings for the annexation of the Subject Property to CFD No. 2, including but not limited to the conduct of the election,

whether known or unknown (other than the right to have ballots accurately counted).

CITY OF TURLOCK
COMMUNITY FACILITIES DISTRICT NO. 2
(SERVICES MITIGATION)

ANNEXATION NO. 37

**WAIVER AND CONSENT
RESPECTING CONDUCT OF MAILED-BALLOT, LANDOWNER ELECTION**

Page 2

The undersigned expressly acknowledges, represents and states that the election is being expedited by the City, pursuant to this waiver and consent, at the particular instance and request of the Owner.

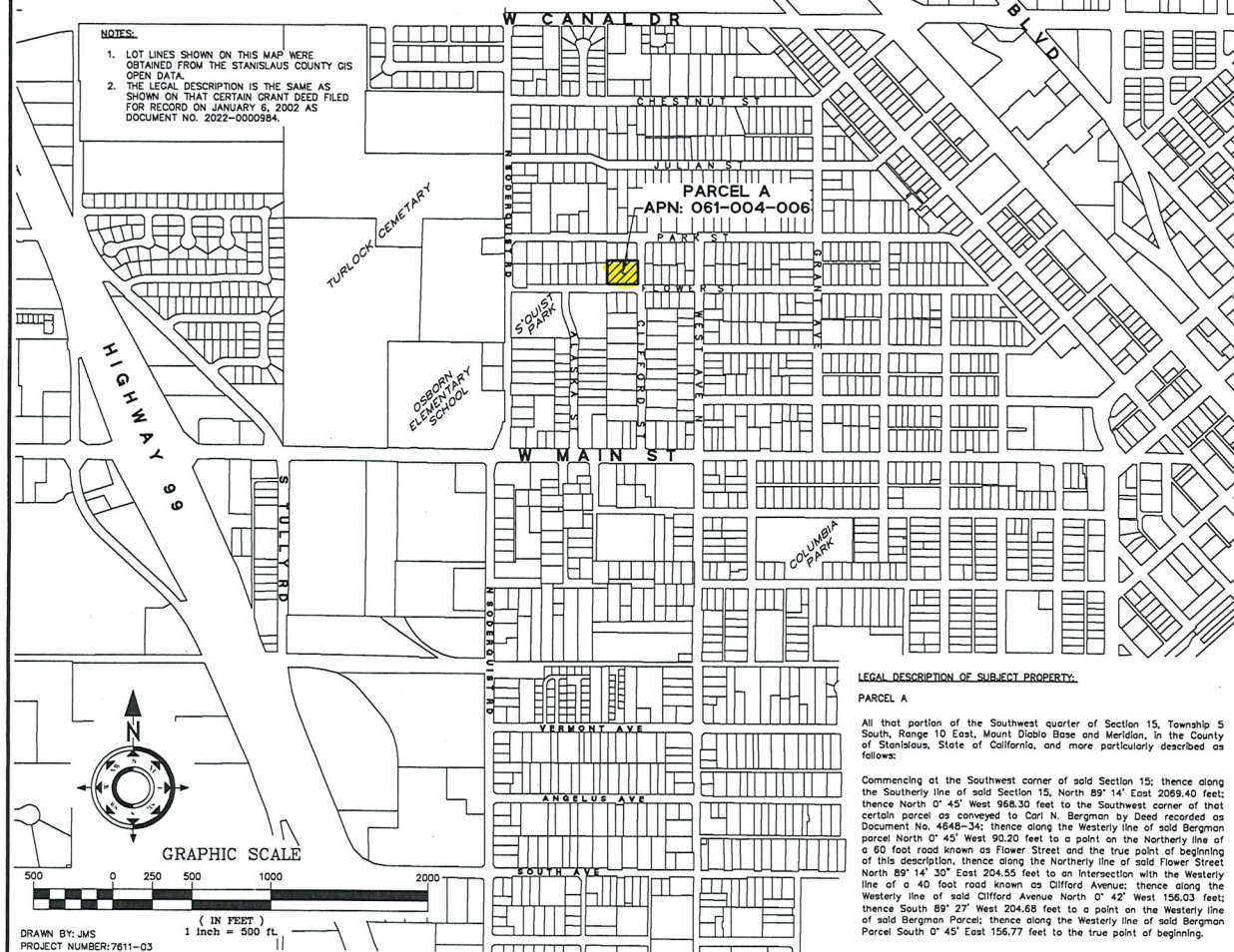
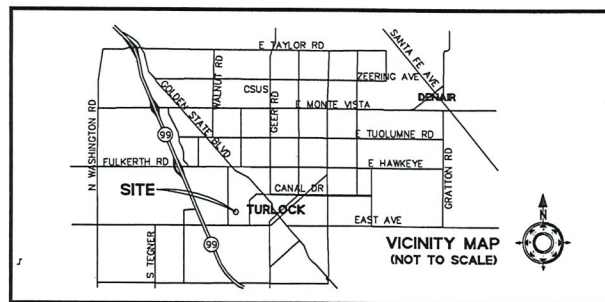
I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on June 20th, 2025.

[Name of Owner]

By Jagdev Singh
(Signature)

Jagdev Singh
(Print Name and Title)

In the event this Waiver and Consent is executed in reliance upon an "Appointment of Representative to Execute Waiver and Consent and to Cast Ballot," a photocopy of the dated and signed appointment form must be attached hereto prior to submission of this Waiver and Consent and the related Special Election Ballot to the Clerk.



DRAWN BY: JMS
PROJECT NUMBER: 7611-03

(IN FEET)
1 inch = 500 ft

LEGAL DESCRIPTION OF SUBJECT PROPERTY.

PARCEL A

All that portion of the Southwest quarter of Section 15, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California, and more particularly described as follows:

Commencing at the Southwest corner of said Section 15; thence along the Southerly line of said Section 15, North 89° 14' East 2069.40 feet; thence North 0° 45' West 988.30 feet to the Southwest corner of that certain parcel as conveyed to Carl N. Bergman by Deed recorded as Document No. 4648-34; thence along the Westerly line of said Bergman parcel North 0° 45' West 90.20 feet to a point on the Northerly line of a 60 foot road known as Flower Street and the true point of beginning of this description, thence along the Northerly line of said Flower Street North 89° 14' 30" East 204.55 feet to an intersection with the Westerly line of a 40 foot road known as Clifford Avenue; thence along the Westerly line of said Clifford Avenue North 0° 42' West 156.03 feet; thence South 89° 27' West 204.68 feet to a point on the Westerly line of said Bergman Parcel; thence along the Westerly line of said Bergman Parcel South 0° 45' East 156.77 feet to the true point of beginning.

PROPOSED BOUNDARIES OF CITY OF TURLOCK COMMUNITY FACILITIES DISTRICT NO. 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5
SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN

ANNEXATION _____

CITY OF TURLOCK STANISLAUS COUNTY CALIFORNIA

APRIL 2025



MUIR CONSULTING

139 CHURCH AVENUE
OAKDALE, CA 95361
(209) 845-8630 FAX (209) 845-8639

SURVEYING • G.I.S. • G.P.S.
www.muirconsulting.com

SURVEYOR'S STATEMENT:

THIS ANNEXATION MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AT THE REQUEST OF ISHWAR GILL IN APRIL, 2025.

JACK M. SMITH, P.L.S. 17539
LICENSE EXPIRES: 12-31-2025

CITY CLERK'S STATEMENT:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF TURLOCK THIS _____ DAY
OF _____, 2025.

BY: _____
NICHOLE FIEZ
CITY CLERK, CITY OF TURLOCK

DATED: _____

I HEREBY CERTIFY THAT THE WITHIN MAP ALLOWING PROPOSED BOUNDARIES OF THE CITY OF TURLOCK, COMMUNITY FACILITIES DISTRICT NO. 2, CITY OF TURLOCK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF TURLOCK, AT A MEETING HELD ON THE _____ DAY OF _____, 2025, BY ITS RESOLUTION NO. _____.

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2025, AT THE HOUR OF _____
O'CLOCK _____ M., IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY
FACILITIES DISTRICTS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER IN
THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA.

DONNA LINDER
COUNTY RECORDER

BY: _____
ASSISTANT / DEPUTY
RECORDER

PRINT NAME

APN: 061-004-006

SHEET 1 OF 1
905 FLOWER ST

EXHIBIT A

(Form of Special Election Ballot)

CITY OF TURLOCK
COMMUNITY FACILITIES DISTRICT NO. 2
(SERVICES MITIGATION)

ANNEXATION NO. 37

SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of the authorized representative of the following owner of land within the City of Turlock Community Facilities District No. 2 ("CFD No. 2"):

Name of Landowner	Number of Acres Owned	Stanislaus County APN	Total Votes (1 vote/acre or portion)
FRANK SEQUEIRA	.46	061-004-040	0

According to the provisions of the Mello-Roos Community Facilities Act of 1982, and resolutions of the City Council (the "Council") of the City of Turlock (the "City"), the above-named landowner is entitled to cast the number of votes shown above under the heading "Total Votes," representing the total votes for the property owned by said landowner.

In order to be counted, this ballot must be executed and certified below and be returned to the City Clerk, either by mail or in person, prior to 10:00 A. M. on JUNE 24, 2025, or as soon thereafter as the matter of the special election for Annexation No. 37 to CFD No. 2 shall be considered by the Council at its meeting on said date, to:

City Clerk
City of Turlock
156 South Broadway
Turlock, CA 95380

Mailing by June 24, 2025 will not be sufficient. The ballot must be physically received by the Clerk prior to the deadline in order to be counted.

CITY OF TURLOCK
COMMUNITY FACILITIES DISTRICT NO. 2
(SERVICES MITIGATION)

ANNEXATION NO. 37

SPECIAL ELECTION BALLOT

Page 2

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT.

BALLOT MEASURE

Shall the City Council of the City of Turlock be authorized to order the annexation of the property shown on the map titled "Proposed Boundaries, Annexation No. 37 to its existing Community Facilities District No. 2 ("CFD No. 2") and levy the special tax previously authorized for CFD No. 2 on said property to finance authorized services, all as specified in its resolutions pertaining thereto?

MARK "YES" OR "NO"
WITH AN "X":

☐ YES

☐ NO

Certification for Special Election Ballot

The undersigned is an authorized representative of the above-named landowner and is legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 6/10/2025, 2025.

[Name of Owner]

By

(Signature)

FRANK Sequeira - OWNER
(Print Name and Title)

In the event this Special Election Ballot is executed in reliance upon an "Appointment of Representative to Execute Waiver and Consent and to Cast Ballot," a photocopy of the dated and signed appointment form must be attached hereto prior to submission of this Special Election Ballot and the related Waiver and Consent to the Clerk.

CITY OF TURLOCK
COMMUNITY FACILITIES DISTRICT NO. 2
(SERVICES MITIGATION)

ANNEXATION NO. 37

**WAIVER AND CONSENT
RESPECTING CONDUCT OF MAILED-BALLOT, LANDOWNER ELECTION**

The undersigned is an authorized representative of the landowner indicated in the signature block below (the "Owner"), the sole owner of land (the "Subject Property") shown on the map entitled, "Proposed Boundaries, Annexation No. 37, Stanislaus County Assessor's Parcel Number 061-004-040, 300 N. Soderquist Road" and hereby consents to the annexation of the Subject Property by the City of Turlock (the "City") to its Community Facilities District No. 2 (Services Mitigation) ("CFD No. 2").

The undersigned is a person legally entitled and authorized to cast the ballots for the Owner in the mailed-ballot election to be conducted on June 24, 2025, to determine whether the Subject Property shall be annexed to CFD No. 2 and thereby made subject to the special tax of CFD No. 2 pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code) (the "Act").

The undersigned, on behalf of the Owner, hereby waives (and, with respect to Item 4, agrees to) each of the following:

1. any and all minimum time periods relative to the landowner-voter election to be held pursuant to Government Code Section 53339.7 of the Act;
2. the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b) of the Act;
3. the requirement to publish notice of the election under Government Code Section 53352 of the Act;
4. the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot;
5. the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5 of the Act; and
6. any and all defects in notice or procedure in the proceedings for the annexation of the Subject Property to CFD No. 2, including but not limited to the conduct of the election,

whether known or unknown (other than the right to have ballots accurately counted).

CITY OF TURLOCK
COMMUNITY FACILITIES DISTRICT NO. 2
(SERVICES MITIGATION)

ANNEXATION NO. 37

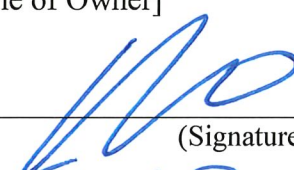
**WAIVER AND CONSENT
RESPECTING CONDUCT OF MAILED-BALLOT, LANDOWNER ELECTION**

Page 2

The undersigned expressly acknowledges, represents and states that the election is being expedited by the City, pursuant to this waiver and consent, at the particular instance and request of the Owner.

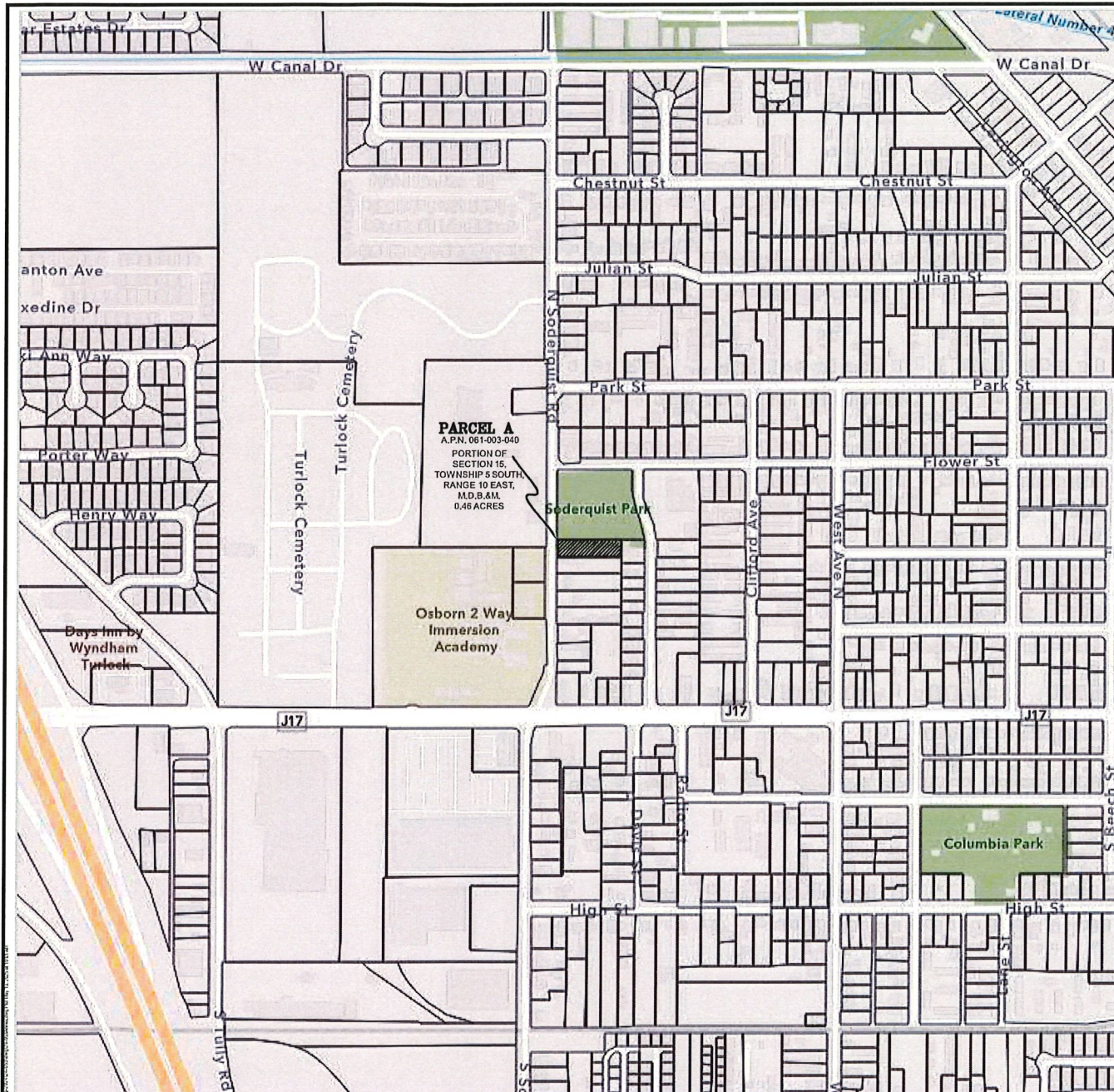
I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on 6/14/25, 2025.

[Name of Owner]

By 
(Signature)

FRANK Sequeira - OWNER
(Print Name and Title)

In the event this Waiver and Consent is executed in reliance upon an "Appointment of Representative to Execute Waiver and Consent and to Cast Ballot," a photocopy of the dated and signed appointment form must be attached hereto prior to submission of this Waiver and Consent and the related Special Election Ballot to the Clerk.



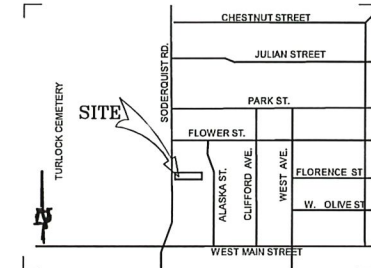
PROPOSED BOUNDARIES OF
CITY OF TURLOCK
**COMMUNITY FACILITIES
DISTRICT NO. 2**

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 10 EAST,
MOUNT DIABLO BASE AND MERIDIAN

ANNEXATION
COUNTY OF STANISLAUS, STATE OF CALIFORNIA
APRIL 1, 2025 SCALE 1" = 675'



SCALE: 1"=675'



VICINITY MAP
(NOT TO SCALE)

CITY CLERK'S STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF TURLOCK THIS
____ DAY OF _____, 2025.

BY: _____ ON: _____
NICHOLE FIEZ
CITY CLERK, CITY OF TURLOCK

I HEREBY CERTIFY THAT THE WITHIN MAP ALLOWING PROPOSED
BOUNDARIES OF THE CITY OF TURLOCK, COMMUNITY FACILITIES DISTRICT
NO. 2, CITY OF TURLOCK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA,
WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF TURLOCK, AT A
MEETING HELD ON THE ____ DAY OF _____, 2025, BY ITS
RESOLUTION NO. _____

BY: _____ ON: _____
NICHOLE FIEZ
CITY CLERK, CITY OF TURLOCK

COUNTY RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 2025, AT THE HOUR OF
____ O'CLOCK ____ M., IN BOOK ____ OF MAPS OF ASSESSMENT AND
COMMUNITY FACILITIES DISTRICTS, AT PAGE ____ IN THE OFFICE OF THE
COUNTY RECORDER IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA.

____ BY: _____
DONNA LINDER ASSISTANT/DEPUTY
COUNTY RECORDER RECORDER

PRINT NAME

City Council Staff Report

August 12, 2025



From: Christopher Fisher, Municipal Services Director
Bill Morris, City Engineer
Prepared by: Tania Hernandez, Staff Services Analyst
Agendized by: Susan E. Borrego, Interim City Manager

1. ACTION RECOMMENDED:

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)

2. DISCUSSION OF ISSUE:

The City of Turlock is forming the Community Facilities District (CFD) to fund the ongoing maintenance and operation of public services, including but not limited to streetlights, landscaping, storm drain facilities, and streets. Authorized under the Community Facilities Act of 1982, a CFD provides the mechanism for local governments to impose a special tax on properties within a defined area to fund public improvements and services. These special taxes are collected via property tax bills and distributed to the local agency by their county. To ensure sustainable funding for public services, many local agencies require the formation of or annexation into a CFD as a condition of development approval.

City staff are working to establish Community Facilities District No. 3 (CFD No. 3) with the Balisha Ranch development. This project involves the subdivision of a 17.4-acre parcel into 50 single-family residential lots located in the East Tuolumne Master Plan area. The property owner, JKB Living, Inc., has formally petitioned the City to form a CFD for the purpose of financing certain types of maintenance and operational services associated with the project. Types of infrastructure to be maintained include the following:

- 16 streetlights
- 22 storm catch basins
- 37,000 square-foot stormwater basin
- 111,600 square feet of street pavement
- 33,725 square feet of sidewalk

The initial boundaries of CFD No. 3 would include Assessor Parcel Numbers 073-054-001 through 073-055-013.

On June 24, 2025, the City Council approved and adopted Resolution No. 2025-126, a Resolution of Intention to form the CFD. This resolution:

- Described the proposed boundaries of CFD No. 3
- Described the types of services to be funded by CFD No. 3
- Described the Rate and Method of Apportionment (RMA) of the special taxes to be levied on properties within CFD No. 3
- Scheduled a public hearing to be held on August 12, 2025
- Directed the preparation of a report (CFD Report) detailing the proposed services, estimated costs, and tax methodology

In compliance with Section 53321.5 of the California Government Code, the CFD Report has been submitted to the City Council and includes all required information. Additionally, the City Clerk has properly published a Notice of Public Hearing, allowing the CFD formation process to proceed to the next step.

The actions tonight include a public hearing, providing an opportunity for interested persons to comment on the proposed CFD No. 3. If, following the public hearing, there are no majority protests, City Council may consider the following actions:

1. Adopt the Resolution of Formation for CFD No. 3
2. Adopt the Resolution Calling a Special Election to authorize the annual special tax levy
3. Conduct the Special Election
4. Adopt the Resolution Declaring the Results of the Special Election
5. Conduct the First Reading of the Ordinance

As outlined in the RMA, the special tax will be collected in the same manner as ordinary property taxes and will be levied in perpetuity, unless the City Council votes to terminate it. The area within the City's boundaries is designated as a future annexation area, meaning that future development projects requiring a parcel map, subdivision map, general plan amendment, rezone, planned development, area-wide plan, annexation, or other discretionary permits may be required to annex into CFD No. 3 as a condition of approval for their project.

City staff, in coordination with Willdan Financial Services (Willdan), will guide the City Council

and City Clerk through the CFD formation process. Future annexations into CFD No. 3 will follow a similar process, with continued support from Willdan.

3. BASIS OF RECOMMENDATION:

Revenues collected from CFD No. 3 ensure that those who directly benefit from new development contribute to the ongoing costs of maintaining essential services and infrastructure. As new developments are built, they create long-term needs for the upkeep and eventual rehabilitation of roads, utility systems, landscaped areas, and other public spaces. Requiring these developments to fund their own impacts helps protect the General Fund and prevents the financial burden from falling on existing taxpayers. Without a dedicated funding source, public improvements risk deterioration over time, which can lead to higher future repair costs and a decline in the quality of life for nearby residents. CFD No. 3 provides a structured, equitable tax that offers predictable revenue for long-term budgeting and maintenance planning.

4. FISCAL IMPACT / BUDGET AMENDMENT:

The approval and application of CFD No. 3 will generate revenues to support maintenance services and operations for new development projects. In the first year, the Balisha Ranch subdivision is expected to contribute \$74,121.52, or \$1,482.43 per lot, as outlined in the RMA. Annual adjustments will be tied to the Consumer Price Index (CPI) for All Urban Consumers. Revenue from future developments will vary based on the type of land use and the specific improvements and quantities the City will be responsible for maintaining. Future revenue will be collected and deposited into Fund 232, which is the designated fund exclusively for CFD No. 3.

There will be no impact to the General Fund. No budget amendment is required.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

This action has been reviewed per the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the City's environmental regulations. The City, acting as the Lead Agency, determined that the ordinance is not subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the State CEQA Guidelines, because it will not result in a direct or reasonably foreseeable indirect physical change to the environment as there is no possibility that the action would result in a significant environmental impact, and because it does not constitute a "project" as defined in Section 15378 of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.

8. ALTERNATIVES:

A. Reject approval of the proposed resolutions. City staff does not recommend this option, as the resolutions are necessary for establishing CFD No. 3. Without the formation of this CFD, ongoing maintenance costs for infrastructure in the proposed development would need

to be covered by other City funds, increasing the financial burden on the General Fund or other citywide resources.

B. Reject approval of CFD No. 3 and continue to form assessment districts for new development. City staff does not recommend this alternative due to the limitations of assessment districts. They offer less flexibility, require annual reporting, and involve complex administrative processes that make them less efficient over the long term.

C. Provide direction to staff on how to proceed. The Council may wish to provide further direction or request additional changes to the resolutions before they are formally introduced. This alternative would allow for additional refinement but could delay the adoption timeline and potentially exclude the Balisha Ranch subdivision from being included in CFD No. 3.

9. ATTACHMENTS:

1. Draft Resolution of Formation
2. Draft Resolution Calling for Election
3. Draft Resolution Declaring Election Results
4. Draft Ordinance
5. CFD Report

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF 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 NO. 2025-

WHEREAS, the City Council of the City of Turlock (the "City Council"), has previously declared its intention to form a community facilities district and ordered the preparation of a report relating to the initiation of proceedings to create such community facilities district pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This community facilities district shall hereinafter be referred to as CITY OF TURLOCK COMMUNITY FACILITIES DISTRICT NO. 3 (MAINTENANCE SERVICES), COUNTY OF STANISLAUS, STATE OF CALIFORNIA (the "CFD No. 3"); and

WHEREAS, notice of a public hearing relating to the establishment of CFD No. 3, the extent of CFD No. 3, the financing of certain types of services and all other related matters has been given, and a report (the "CFD Report"), as ordered by this City Council, has been presented to this City Council and has been made a part of the record of the hearing to establish CFD No. 3; and

WHEREAS, all communications relating to the establishment of CFD No. 3, the proposed services and the rate and method of apportionment of the special tax proposed to be levied within CFD No. 3 have been presented, and it has further been determined that a majority protest as defined by law has not been received against these proceedings or the levy of the special tax within CFD No.3; and

WHEREAS, inasmuch as there have been less than twelve (12) registered voters residing within the territory of CFD No.3 for at least the preceding ninety (90) days, the authorization to levy a special tax within CFD No.3 shall be submitted to the landowners of CFD No. 3, such landowners being the qualified electors as authorized by law.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Turlock, California,

Section 1. Recitals. The above recitals are all true and correct.

Section 2. Findings. The City Council finds as follows:

(a) All of the preceding recitals are true and correct;

(b) On August 12, 2025, pursuant to notice thereof duly given as provided by law, the City Council conducted a public hearing with respect to the formation

of CFD No. 3, and the annual levying of the special tax on such taxable property to pay the costs of the services which are to be provided within and for CFD No. 3 and which are described in Exhibit A, attached hereto (the "Services");

(c) The boundary map of CFD No. 3 was recorded on July 7, 2025, pursuant to Sections 3111 and 3113 of the California Streets and Highways Code, at page 61 in Book 7 of Maps of Assessment and Community Facilities Districts, and as Instrument No. 2025-0032880 in the official records of the County of Stanislaus;

(d) All prior proceedings with respect to the formation of CFD No. 3 prior to and during the public hearing with respect to the formation of CFD No. 3 which was conducted by the City Council on August 12, 2025, were valid and in conformity with the requirements of the Act;

(e) No written protests were received, at or prior to the time of the public hearing, against the formation of CFD No. 3, or the levying of the special tax or the furnishing of specified types of Maintenance Services, and the special tax and services have, therefore, not been eliminated by majority protest pursuant to Section 53324 of the Act;

(f) The City Council is, therefore, authorized to adopt a resolution of formation pursuant to Section 53325.1 of the Act for the formation of Community Facilities District No. 3 (Maintenance Services) of the City of Turlock, County of Stanislaus, State of California, and CFD No. 3 should be established; and

(g) Twelve (12) persons have not been registered to vote within the territory of CFD No. 3 for each of the 90 days preceding the close of the public hearing on August 12, 2025, and pursuant to Section 53326 of the Act, the vote in the Special Election (defined below) provided for in Section 10 hereof shall, therefore, be by the landowners of CFD No. 3 whose property would be subject to the special tax if it were levied at the time of the election, and each landowner shall have one vote for each acre, or portion thereof, which he or she owns within CFD No. 3 which would be subject to the proposed special tax if it were levied at the time of the election.

Section 3. Formation of District. Community Facilities District No. 3 (Maintenance Services) of the City of Turlock, County of Stanislaus, State of California, is hereby established. The boundaries of CFD No. 3 are set forth and shown on the map entitled "Proposed Boundary Map - Community Facilities District No. 3 (Maintenance Services) of the City of Turlock, County of Stanislaus, State of California," which is on file with the City Clerk, and those boundaries are hereby established.

Section 4. Types of Services; Incidental Expenses.

(a) A general description of the Services which are to be funded with the revenues from the Special Tax (defined below), which is to be levied on parcels of taxable property within CFD No. 3, is set forth in Exhibit A attached hereto.

(b) The proposed CFD No. 3 shall also fund costs associated with the determination of the amount of and the levy and collection of the special tax which is levied to provide such services and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 3 ("Incidental Expenses").

Section 5. Special Tax. Except where funds are otherwise available, a special tax sufficient to finance the Maintenance Services (as defined in the Rate and Method) and related Incidental Expenses ("Special Tax"), secured by the recordation of a continuing lien against all taxable or nonexempt property in CFD No. 3, shall be annually levied within the CFD No. 3.

Under no circumstances will the Special Tax levied in any fiscal year against any parcel used for private residential purposes be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within CFD No. 3 by more than 10 percent (10%) above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. A parcel shall be considered "used for private residential purposes" not later than the date on which an occupancy permit or the equivalent for private residential use is issued for such parcel.

For further particulars as to the rate and method of apportionment of the Special Tax to be levied on parcels of taxable property in CFD No. 3 reference is made to the attached and incorporated Exhibit B (the "Rate and Method") which sets forth in sufficient detail the rate and method of apportionment of the Special Tax to allow each landowner or resident within each CFD No. 3 to clearly estimate the maximum amount that such person will have to pay.

The Special Tax may not be prepaid.

Pursuant to Section 53340 of the Act, said Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided however, that CFD No. 3 may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent assessor's parcels as permitted by the Act.

Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure the levy of the Special Tax shall attach to all non-exempt real property in CFD No. 3, and that lien shall continue in force and effect until collection of the Special Tax ceases.

Section 6. Exempt Properties. Pursuant to Section 53340 of the Act, and except as provided in Section 53317.3 of the Act, properties of entities of the state, federal, and local governments shall be exempt from the levy of the Special Tax.

Section 7. Necessity. The City Council finds that the Services described in Section 4 hereof are necessary to meet increased demands placed upon the City as a result of new development occurring within the boundaries of CFD No. 3.

Section 8. Report. The CFD Report is hereby approved and is made a part of the record of the public hearing regarding the formation of CFD No. 3 and is ordered to be kept on file with the City Clerk as part of the transcript of these proceedings.

Section 9. Description of Voting Procedures. Except as otherwise provided in this section, the Special Election on the measures identified below shall be conducted by the City Clerk in accordance with the provisions of the California Elections Code governing mail ballot elections of cities, insofar as they may be applicable. The voting procedures to be followed in conducting the special election on (i) the measure with respect to the levy of the special tax on parcels of taxable property within CFD No. 3 to pay the annual costs of the Services and (ii) the measure with respect to establishing an appropriations limit for CFD No. 3 in the amount of \$100,000 (the "Special Election") shall be as follows:

(a) The Special Election shall be held on the earliest date, following the adoption by the City Council of this resolution, and a resolution pursuant to Section 53326 of the Act submitting to the qualified electors of CFD No. 3 the measures with respect to (i) the levy of the Special Tax to pay the annual costs of the Services, and (ii) establishing an appropriations limit for the community facilities district to the qualified electors of the community facilities district, upon which such elections can be held pursuant to Section 53326 which may be selected by the City Council, or such earlier date as the owners of land within CFD No. 3 and the City Clerk agree and concur is acceptable.

(b) Pursuant to Section 53326 of the Act, the Special Election may be held earlier than 90 days following the close of the public hearing if the qualified electors of CFD No. 3 waive the time limits for conducting the elections set forth in said Section 53326 by unanimous written consent and the City Clerk concurs in such earlier election date as shall be consented to by the qualified electors.

(c) Pursuant to Section 53326 of the Act, ballots for the Special Election shall be distributed to the qualified electors by the City Clerk by mail with return postage prepaid, or by personal service.

(d) Pursuant to applicable sections of the California Elections Code governing the conduct of mail ballot elections of cities, and specifically Division 4 (commencing with Section 4000) of the California Elections Code with respect to elections conducted by mail, the City Clerk shall mail or deliver to each qualified elector an official ballot in a form specified by the City Council in the resolutions calling and consolidating the Special Election, and shall also mail or deliver to all such qualified electors a ballot pamphlet and instructions to voters, including a sample ballot identical in form to the official

ballot but identified as a sample ballot, a statement pursuant to Section 9401 of that Code, an impartial analysis by the City Attorney pursuant to Section 9280 of that Code with respect to the ballot measures contained in the official ballot, arguments and rebuttals, if any, pursuant to Sections 9281 to 9287, inclusive, and 9295 of that Code, a return identification envelope with prepaid postage thereon addressed to the City Clerk for the return of voted official ballots, and a copy of Resolution No. 2025-126 provided, however, that such statement, analysis, and arguments may be waived with the unanimous consent of all the landowners who are qualified electors and shall be so stated in the resolution adopted by the City Council calling the Special Election. Such statement, impartial analysis, and arguments, if any, shall be prepared by the City Attorney.

(e) The official ballot to be mailed or delivered by the City Clerk or her designee to each landowner-voter shall have printed or typed thereon the name of the landowner-voter and the number of votes to be voted by the landowner-voter and shall have appended to it a certification to be signed by the person voting the official ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner-voter is other than a natural person, that he or she is an officer of or other person affiliated with the landowner-voter entitled to vote such official ballot, that he or she has been authorized to vote such official ballot on behalf of the landowner-voter, that in voting such official ballot it was his or her intent, as well as the intent of the landowner-voter, to vote all votes to which the landowner-voter is entitled based on its land ownership on the measures set forth in the official ballot as marked thereon in the voting square opposite each such measure, and further certifying as to the acreage of the landowner-voter's land ownership within CFD No. 3.

(f) The return identification envelope mailed or delivered by the City Clerk to each landowner-voter shall have printed or typed thereon the following: (i) the name of the landowner, (ii) the address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address of the voter, (vi) the date of signing and place of execution of the declaration, and (vii) a notice that the envelope contains an official ballot and is to be opened only by the City Clerk.

(g) The instructions to voters form to be mailed or delivered by the City Clerk to the landowner-voters shall inform them that the official ballots shall be returned to the City Clerk properly voted as provided thereon and with the certification appended thereto properly completed and signed in the sealed return identification envelope with the certification thereon completed and signed and all other information to be inserted thereon properly inserted by the hour on the date of the election which is specified by the City Council in the resolution calling the Special Election for the receipt of voted ballots; provided that if all qualified voters have voted, the election shall be closed with the concurrence of the City Clerk.

(h) Upon receipt of the return identification envelopes which are returned prior to the voting deadline on the date of the election, the City Clerk shall canvass the votes cast in the Special Election, and shall file a statement with the City Council as to the results of such canvass of the election on each measure set forth in the official ballot.

The procedures set forth in this section for conducting the Special Election, if it is held, may be modified as the City Council may determine to be necessary or desirable by a resolution subsequently adopted by the City Council.

Section 10. Effective Date. This Resolution shall become effective immediately upon its adoption.

BE IT FURTHER RESOLVED AND ORDERED

The City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock,
County of Stanislaus,
State of California

EXHIBIT “A”

DESCRIPTION OF MAINTENANCE SERVICES

The types of services proposed to be provided for and financed by the proposed community facilities district are:

- Maintenance and lighting of parks, parkways, streets, roads, sidewalks, street trees, and open space;
- Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems;
- Maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City; and/or
- Any other services authorized under the Act.

The proposed community facilities district shall also finance costs associated with the determination of the amount of and the levy and collection of the special tax which is levied to provide such services and costs otherwise incurred in order to carry out the authorized purposes of the community facilities district. Maintenance services funded by the City or other special districts shall not be eligible for CFD No. 3 funding.

EXHIBIT “B”

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

For the City of Turlock Community Facilities District No. 3
(Maintenance Services), County of Stanislaus, State of California

The Special Tax as hereinafter defined shall be levied on all Assessor’s Parcels within the City of Turlock Community Facilities District No. 3 (Maintenance Services), (“CFD No. 3”), other than Assessor’s Parcels classified as Exempt Property as defined herein and collected each Fiscal Year commencing in Fiscal Year 2025-26, in an amount determined by the CFD Administrator through the application of the procedures described below. All the real property within CFD No. 3, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Acre” or “Acreage” means the land area in acres of an Assessor’s Parcel as shown on an Assessor’s Parcel Map, or if the land area is not shown on an Assessor’s Parcel Map, the land area in acres shown on the applicable final map, parcel map, condominium plan, or other map or plan recorded with the County. The square footage of an Assessor’s Parcel is equal to the Acreage of such parcel multiplied by 43,560.

“Act” means the Mello-Roos Communities Facilities Act of 1982 as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

“Administrative Expenses” means the following actual or reasonably estimated expenses related to the administration of CFD No. 3: the costs of determining the amount of the levy of the Special Tax, the collection of Special Taxes, including the expenses of collecting delinquencies and pursuing foreclosures, the payment of a proportional share of salaries and benefits of any City employee and City overhead whose duties are directly related to the administration of CFD No. 3, fees and expenses for counsel, audits, costs associated with responding to public inquiries regarding CFD No. 3, and any and all other costs incurred in connection with the administration of CFD No. 3.

“Annual Escalation Factor” means the annual percentage increase of the All Urban Consumers Consumer Price Index (“CPI”) or two percent (2%), whichever is greater. The annual CPI used shall be for the area of San Francisco-Oakland-Hayward, CA as determined by the Bureau of Labor Statistics for the twelve (12) months ending the preceding December 31, or such other replacement index as may be determined by the City.

“Assessor’s Parcel” means a lot or parcel shown in an Assessor’s Parcel Map with an assigned assessor’s parcel number.

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating parcels by assessor’s parcel number.

“Base Year” means Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

“Building Permit” means a permit issued for construction of a residential dwelling or non-residential structure. For purposes of this definition, “Building Permit” shall not include permits for construction or installation of retaining walls, grading, utility improvements, or other such improvements not intended for human occupancy.

“CFD Administrator” means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Tax for CFD No. 3.

“CFD No. 3” means City of Turlock Community Facilities District No. 3 (Maintenance Services) established by the City Council under the Act.

“City” means the City of Turlock.

“City Council” means the Council of the City of Turlock, acting as the legislative body of CFD No. 3.

“Commercial Property” means all Assessor’s Parcels of Developed Property for which a building permit(s) permitting the construction of one or more non-residential facilities has been issued by the City which are, or are expected by the City to be, primarily used for retail, professional/medical offices, or for any other uses that are consistent with commercial land use designations, as determined by the City.

“County” means the County of Stanislaus.

“Developed Property” means an Assessor’s Parcel of Taxable Property for which a Building Permit was issued on or before June 1 preceding the Fiscal Year for which the Special Tax is being levied.

“Exempt Property” means all Assessor’s Parcels within CFD No. 3 that are exempt from the Special Tax pursuant to the Act or Section F herein.

“Final Mapped Property” means an Assessor’s Parcel of Taxable Property, exclusive of Developed Property, that is located within a recorded final map, parcel map, or condominium plan that creates individual lots for which Building Permits may be issued without further subdivision, as of January 1 of the Fiscal Year preceding the Fiscal Year for which the Special Taxes are being levied.

“Fiscal Year” means the period commencing on July 1 of any year and ending the following June 30.

“Industrial Property” means all Assessor’s Parcels of Developed Property for which a building permit(s) permitting the construction of one or more non-residential facilities has been issued by the City which are, or are expected by the City to be, primarily used for manufacturing, production, research and development, storage and/or processing of goods, or for any other uses that are consistent with industrial land use designations as determined by the City.

“Land Use Type” means any of the land use types listed in Table 1 below.

“Maximum Special Tax” means the maximum Special Tax determined in accordance with Section C, which may be levied in any Fiscal Year on an Assessor’s Parcel of Taxable Property.

“Multi-Family Residential Property” means all Assessor’s Parcels of Residential Property for which a Building Permit has been issued for the purpose of constructing a building or buildings comprised of attached Residential Units available for rental by the general public, not for sale to an end user, and under common management.

“Maintenance Services” means those authorized services that may be funded by CFD No. 3 pursuant to the Act, as amended including but not limited to maintenance and lighting of local parks, parkways, trailways, streets, roads, storm drainage systems, sidewalks, street trees, and open space, including without limitation public easements and rights-of-way. Maintenance Services funded by the City or other special districts shall not be eligible for CFD No. 3 funding.

“Non-Residential Property” means any Assessor’s Parcel classified as Developed Property, which is not classified as any, Residential Property, Public Property and Property Owner Association Property.

“Property Owner Association Property” means for each Fiscal Year any property within the boundaries of CFD No. 3 that was owned by or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to a property owner association, including any master or sub-association, as of June 1.

“Proportionately” means in a manner such that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor’s Parcels within each Land Use Class.

“Public Property” means any property that is owned by, dedicated or irrevocably dedicated to a city, the federal government, the State of California, the County, or any other public agency (each, a “Public Entity”); provided, however, that any such property is leased by such a Public Entity to a private entity and is thereby subject to taxation pursuant to Section 53340.1 of the Act, such leasehold estate shall be classified and taxed according to the use thereof.

“Residential Lot” means an individual Assessor’s Parcel located within Final Mapped Property that is intended for the development of one or more Residential Units.

“Residential Property” means all Assessor’s Parcels of Developed Property within CFD No. 3 for which a Building Permit has been issued for purposes of constructing one or more Residential Unit(s).

“Residential Unit” means any residence in which a person or persons may live, which is not considered to be used for non-residential purposes.

“Single Family Residential Property” means all Assessor’s Parcels of Residential Property not classified as Multi-Family Residential Property.

“Special Tax” means the special tax authorized to be levied within CFD No. 3 pursuant to the Act, to fund the Special Tax Requirement.

“Special Tax Requirement” means the amount, as determined by the CFD Administrator, for any Fiscal Year to: (i) pay the costs of providing the Maintenance Services during such Fiscal Year, (ii) pay Administrative Expenses associated with the Special Tax, (iii) establish or replenish any operational reserve fund established for Maintenance Services, (iv) pay incidental expenses related to the Maintenance Services as authorized pursuant to the Act, (v) fund an amount equal to a reasonable estimate of delinquencies expected to occur in the Fiscal Year in which the Special Tax will be levied (“Estimated Special Tax Delinquency Amount”) and (vi) fund the shortfall, if any, in the Special Tax revenues collected in the preceding Fiscal Year necessary to fund the Special Tax Requirement for such Fiscal Year where such shortfall resulted from delinquencies in the payment of the Special Tax in such Fiscal Year that exceeded the Estimated Special Tax Delinquency Amount included in the Special Tax Requirement for such Fiscal Year.

“Taxable Property” means all Assessor’s Parcels that are not exempt from the Special Tax pursuant to the Act or Section H.

“Undeveloped Property” means an Assessor’s Parcel of Taxable Property which is not classified as Developed Property or Final Mapped Property.

B. CLASSIFICATION OF ASSESSOR’S PARCELS

Each Fiscal Year, beginning with Fiscal Year 2025-26, using the definitions above, each Assessor’s Parcel within CFD No. 3 shall be classified by the CFD Administrator as Taxable Property or Exempt Property. In addition, each such Fiscal Year, each Assessor’s Parcel of Taxable Property shall be further classified by the CFD Administrator as Developed Property, Final Mapped Property or Undeveloped Property. Commencing with Fiscal Year 2025-26 and for each subsequent Fiscal Year, all Taxable Property shall be assigned a Land Use Type and subject to the levy of the Special Tax pursuant to Section C below.

C. SPECIAL TAX RATES

1. Developed Property

Each Fiscal Year commencing in Fiscal Year 2025-26, each Assessor’s Parcel of Developed Property shall be subject to the Special Tax, in accordance with the Method of Apportionment presented in Section D below.

The Maximum Special Tax rates for Developed Property for Fiscal Year 2025-26 are shown below in Table 1.

TABLE 1

Land Use Type	Maximum Special Tax
Single-Family Residential Property	\$1,482.43 per Residential Unit
Multi-Family Residential Property	\$1,037.70 per Residential Unit
Commercial Property	\$5,539.72 per Acre
Industrial Property	\$5,539.72 per Acre

For each subsequent Fiscal Year commencing July 1, 2026, the Maximum Special Tax rates shall be increased from the Maximum Special Tax rate in effect for the prior Fiscal Year by the Annual Escalation Factor.

2. Undeveloped Property and Final Mapped Property

Each Fiscal Year commencing in Fiscal Year 2025-26, each Assessor's Parcel classified as Undeveloped Property shall be subject to the Special Tax, in accordance with the Method of Apportionment presented in Section D below.

The Maximum Special Tax rate for Undeveloped Property and for Final Mapped Property shall be \$1,482.43 per Residential Lot, or if the property does not contain Residential Lots \$5,539.72 per Acre.

3. Exempt Property

No Special Tax shall be levied on Exempt Property as defined in Section F.

For each Fiscal Year, if the use or ownership of an Assessor's Parcel or Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in Section F, therefore making such Assessor's Parcel no longer eligible to be classified as Exempt Property, such Assessor's Parcel shall be deemed to be Taxable Property and shall be taxed pursuant to the provisions of Section C.

D. METHOD OF APPORTIONMENT OF SPECIAL TAX

Commencing in Fiscal Year 2025-26 and for each subsequent Fiscal Year, the CFD Administrator shall levy the Special Tax on Taxable Property of CFD No. 3 using the method described below until the total amount of Special Tax levied equals the Special Tax Requirement:

1. First, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property within CFD No. 3 up to 100% of the Maximum Special Tax to satisfy the Special Tax Requirement.
2. Then, if additional revenues are needed, the Special Tax shall then be levied Proportionately on each Assessor's Parcel of Final Mapped Property within CFD No. 3 up to 100% of the Maximum Special Tax to satisfy the Special Tax Requirement.
3. Finally, if additional revenues are needed, the Special Tax shall then be levied Proportionately on each Assessor's Parcel of Undeveloped Property within CFD No. 3 up to 100% of the Maximum Special Tax to satisfy the Special Tax Requirement.

Notwithstanding any provision of this Section D to the contrary, under no circumstances will the Special Tax levied against any Assessor's Parcel of Developed Property that is classified as Residential Property be increased by more than ten percent (10%) per Fiscal Year as a consequence of delinquency or default in the payment of the Special Tax by the owner of any other Assessor's Parcel.

E. PREPAYMENT OF SPECIAL TAX

The Special Tax shall be levied in perpetuity for the purpose of financing ongoing authorized services and therefore may not be prepaid.

F. EXEMPTIONS

The City Council shall classify as Exempt Property: (i) Public Property, (ii) Property Owner Association Property, (iii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, including but not limited to property designated for

open space, trails, pathways, parks or park and recreation related facilities, (iv) property reasonably designated by the City or CFD Administrator as affordable housing subject to income and rent restrictions recorded in a regulatory agreement with the City or other public agency, and (v) property reasonably designated by the City or CFD Administrator as Exempt Property due to deed restrictions, conservation easement, or similar factors.

G. APPEALS

Any property owner claiming that the amounts or application of the Special Tax is not correct may file a written notice of appeal with the CFD Administrator not later than twelve months after having paid the first installment of the Special Tax. The CFD Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the decision of the CFD Administrator requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) to compensate for the overpayment of the Special Tax.

H. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the Special Tax may be billed and collected at a different time or in a different manner if necessary to meet the financial obligations of CFD No. 3.

I. DURATION OF TAX

The Special Tax shall be levied in perpetuity to fund the Special Tax Requirement unless such tax is no longer required as determined by the City Council.

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF 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 NO. 2025-

WHEREAS, pursuant to Section 53325.1 of the California Government Code, the City Council (the "City Council") of the City of Turlock ("the City") has adopted a resolution establishing City of Turlock Community Facilities District No. 3 (Maintenance Services), County of Stanislaus, State of California ("CFD No. 3") and the boundaries thereof; and

WHEREAS, pursuant to Section 53326 of said Code, it is necessary that the City Council submit to the voters of CFD No. 3 the annual levy of special taxes on the property within CFD No. 3 to pay the costs of providing the services described in Resolution No. 2025-126, the resolution of intention with respect to the formation of CFD No. 3 ("Resolution No. 2025-126"); and

WHEREAS, pursuant to Section 53325.7 of said Code, the City Council may also submit to the voters of CFD No. 3 a measure with respect to establishing an appropriations limit for CFD No. 3;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Turlock, California,

Section 1. Findings. The City Council finds that: (i) the foregoing recitals are correct; (ii) less than 12 persons have been registered to vote within the territory of CFD No. 3 during the 90 days preceding the close of the public hearing on August 12, 2025; (iii) pursuant to Section 53326 of the California Government Code, as a result of the findings set forth in clause (ii) above, the vote in the special election called by this resolution shall be by the landowners of CFD No. 3 whose property would be subject to the special taxes if they were levied at the time of the election, and each landowner shall have one vote for each acre, or portion thereof, which he or she owns within CFD No. 3 which would be subject to the proposed special taxes if they were levied at the time of the election; (iv) JKB Living, Inc., the owner of all of the land in CFD No. 3, has by written consent (a) waived the time limits set forth in said Section 53326 for holding the election called by this resolution, (b) consented to the holding of said election on August 12, 2025, (c) waived notice and mailed notice of the time and date of said election, (d) waived an

impartial analysis by the City Attorney of the ballot measures pursuant to Section 9280 of the California Elections Code and arguments and rebuttals pursuant to Sections 9281 to 9287, inclusive, and 9295 of said Code; and (v) the City Clerk of the City has consented to the holding of said election on August 12, 2025.

Section 2. Call of Election. The City Council hereby calls and schedules a special election for August 12, 2025 on the measure with respect to the annual levy of special taxes within CFD No. 3 for paying the cost of the services to be provided within and for the benefit of CFD No. 3 and on the measure with respect to establishing an appropriations limit for CFD No. 3.

Section 3. Measures. The measures to be submitted to the voters of CFD No. 3 at such special election shall be as follows:

MEASURE A

Shall the City of Turlock be authorized to annually levy a special tax solely on lands within the City of Turlock Communities Facilities District No. 3 (the "CFD") in accordance with the rate and method contained in the Resolution of Formation of the CFD adopted by the City Council of the City on August 12, 2025, commencing in the City's fiscal year 2025-26, to pay for the municipal services for the CFD and to pay the costs of the City in administering the CFD, and shall the annual appropriations limit of the CFD be established in the amount of \$100,000?

Section 4. Conduct of Election. Except as otherwise provided in Section 5 hereof, said election shall be conducted by the City Clerk of the City pursuant to the California Elections Code governing mail ballot elections of cities, and in particular, the provisions of Division 4 (commencing with Section 4000) of said Code, insofar as they may be applicable.

Section 5. Election Procedures. The procedures to be followed in conducting the special election on (i) the levy of Special Taxes to pay the annual costs of the Services, and (ii) establishing an appropriations limit for CFD No. 3 to the qualified electors of CFD No. 3 (the "Special Election") shall be as follows:

(a) Pursuant to said Section 53326 of the California Government Code, ballots for the special election shall be distributed to the qualified electors by the City Clerk by mail with return postage prepaid, or by personal service.

(b) Pursuant to applicable sections of the California Elections Code governing the conduct of mail ballot elections of cities, and specifically Division 4 (commencing with Section 4000) of the California Elections Code with respect to elections conducted by mail, the City Clerk shall mail or deliver to each qualified elector an official ballot in the form attached hereto as Exhibit "A," and shall also mail or deliver to all such qualified electors a ballot pamphlet and instructions to voter, including a sample ballot identical in form to the official ballot but identified as a sample ballot, a return identification envelope with prepaid postage thereon addressed to the City Clerk for the return of voted official ballots, and a copy of Resolution No. 2025-126; provided, however, that such statement, analysis and arguments may be waived with the unanimous consent of all the landowners.

(c) The official ballot to be mailed or delivered by the City Clerk to each landowner-voter shall have printed or typed thereon the name of the landowner-voter and the number of votes to be voted by the landowner-voter and shall have appended to it a certification to be signed by the person voting the official ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner-voter is other than a natural person, that he or she is an officer of or other person affiliated with the landowner-voter entitled to vote such official ballot, that he or she has been authorized to vote such official ballot on behalf of the landowner-voter, that in voting such official ballot it was his or her intent, as well as the intent of the landowner-voter, to vote all votes to which the landowner-voter is entitled based on its land ownership on the measures set forth in the official ballot as marked thereon in the voting square opposite each such measure, and further certifying as to the acreage of the landowner-voter's land ownership within CFD No. 3.

(d) The return identification envelope mailed or delivered by the City Clerk to each landowner-voter shall have printed or typed thereon the following: (i) the name of the landowner, (ii) the address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address of the voter, (vi) the date of signing and place of execution of said declaration, and (vii) a notice that the envelope contains an official ballot and is to be opened only by the City Clerk.

(e) The instruction to voter form to be mailed or delivered by the City Clerk to the landowner-voters shall inform them that the official ballots shall be returned to the City Clerk properly voted as provided thereon and with the certification appended thereto properly completed and signed in the sealed return identification envelope with the certification thereon completed and signed and all other information to be inserted thereon properly inserted by 5:00 p.m. on August 12, 2025.

(f) Upon receipt of the return identification envelopes which are returned prior to the voting deadline on the date of the election, the City Clerk shall canvass the votes cast in the special election and shall file a statement with the City Council as to the results of such canvass and the election on each measure set forth in the official ballot.

BE IT FURTHER RESOLVED AND ORDERED

The City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock,
County of Stanislaus,
State of California

EXHIBIT "A"

OFFICIAL BALLOT

CITY OF TURLOCK
COMMUNITY FACILITIES DISTRICT NO. 3

SPECIAL TAX ELECTION

August 12, 2025

This ballot represents 14 votes.

To vote, write or stamp a cross ("+" or "X") in the voting square after the word "YES" or after the word "NO". All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk of the City of Turlock and obtain another.

Shall the City of Turlock be authorized to annually levy a special tax solely on lands within the City of Turlock Communities Facilities District No. 3 (the "CFD") in accordance with the rate and method contained in the Resolution of Formation of the CFD adopted by the City Council of the City on August 12, 2025, commencing in the City's fiscal year 2025-26, to pay for the municipal services for the CFD and to pay the costs of the City in administering the CFD, and shall the annual appropriations limit of the CFD be established in the amount of \$100,000?

YES _____

NO _____

Property Owner: JKB LIVING, INC.

Date: _____, 2025

By: James K. Brenda, CEO

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF 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 COMMUNITY }
FACILITIES DISTRICT }

RESOLUTION NO. 2025-

WHEREAS, the City Council of the City of Turlock, California (the "City Council"), has previously undertaken proceedings to create and did establish a community facilities district pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This community facilities district shall hereinafter be referred to as the City of Turlock Community Facilities District No. 3 (Maintenance Services), County of Stanislaus, State of California ("CFD No. 3"); and

WHEREAS, this City Council did call for and order to be held an election to submit to the qualified electors of CFD No. 3 separate measures relating to the levy of special taxes within CFD No. 3 and the establishment of an appropriations limit for CFD No. 3; and

WHEREAS, at this time said election has been held and the measures voted upon and each such measure did receive the required two-thirds vote of the qualified electors, and this City Council desires to declare the results of the election in accordance with the provisions of the Elections Code of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Turlock, California,

Section 1. Recitals. The above recitals are all true and correct.

Section 2. Approval of Results of the Election. This City Council hereby receives and approves the Certificate of Election Official and Statement of Votes Cast ("Certificate of Election Official"), as submitted by the City Clerk, acting in her capacity as the Election Official, said Statement setting forth the number of votes cast in the election, the measures voted upon, and the number of votes given for and/or against the measures voted upon. A copy of said Certificate of Election Official is attached hereto, marked Exhibit "A", referenced and so incorporated.

Section 3. Entry of the Election Results in the Minutes. The City Clerk is hereby directed, pursuant to the provisions of the Elections Code of the State of California, to enter in the minutes the results of the election as set forth in said Certificate of Election Official.

BE IT FURTHER RESOLVED AND ORDERED

The City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock,
County of Stanislaus,
State of California

CERTIFICATE OF ELECTION OFFICIAL AND STATEMENT OF VOTES CAST

Page 321 of 671

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ADDING ARTICLE 9	}	
(COMMUNITY FACILITIES DISTRICT NUMBER 3) TO	}	ORDINANCE NO. -CS
TURLOCK MUNICIPAL CODE TITLE 3 (FINANCE),	}	
CHAPTER 3-9 (CONSTRUCTION TAXES)	}	

WHEREAS, the City of Turlock has a long-standing practice of utilizing benefit assessment districts formed under the Landscaping and Lighting Act of 1972 and the Benefit Assessment Act of 1982 to fund the maintenance and operation of public improvements such as street lighting, landscaping, storm drain systems, street sweeping, and slurry seal treatments; and

WHEREAS, the City of Turlock wishes to adopt a more streamline and flexible financing mechanism through the formation of a Community Facilities District, as authorized under the Mello-Roos Community Facilities Act of 1982, to fund public services more efficiently; and

WHEREAS, on June 24, 2025, the City Council of the City of Turlock adopted a Resolution No. 2025-126, a Resolution of Intention to establish Community Facilities District No. 3 (Maintenance Services) ("CFD No. 3"), declaring its intent to levy a special tax on all taxable parcels within the CFD No. 3 beginning in Fiscal Year 2025-2026 and for all subsequent fiscal years in the amount of the maximum authorized tax, pursuant to Government Code Sections 53328 and 53340, and in accordance with the Rate and Method of Apportionment of Special Tax (the "Rate and Method of Apportionment") as set forth in said resolution; and

WHEREAS, the special tax under CFD No. 3 will be levied on all new residential and nonresidential development for which a development project is approved which will install new, or contains existing improvements such as landscaping, storm drainage, sidewalks, and/or roadways which the City of Turlock will maintain, which may also include properties proposed to be annexed to the City of Turlock or properties located within its City limits; and

WHEREAS, on August 12, 2025, the City Council of the City of Turlock held a public hearing, and adopted Resolution No. 2025-147, a Resolution of Formation, conducted an election and received a favorable vote from the qualified electors authorizing the levy of special taxes in CFD No. 3 as authorized pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5, Article 1, Division 2, Title 5 of the Government Code of the State of California; and

WHEREAS, the City Council of the City of Turlock desires to establish an ordinance consistent with current State Law and local practice.

BE IT ORDAINED by the City Council of the City of Turlock as follows:

SECTION 1. ENVIRONMENTAL DETERMINATION: The Ordinance has been reviewed with respect to applicability of CEQA and the CEQA Guidelines. The Ordinance is not a project under CEQA Guidelines Section 15378(b)(5) because the Ordinance is an administrative activity that does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

SECTION 2. LEVY AUTHORIZATION: This City Council does, by the passage of this ordinance, authorize the levy of special taxes on taxable properties located in CFD No. 3 pursuant to the Rate and Method of Apportionment as set forth in Resolution 2025-147.

TMC 3-9 CFD 3 DRAFT

SECTION 3. SPECIAL TAX DETERMINATION: This City Council, acting in its capacity as the legislative body of CFD No. 3, is hereby further authorized, by resolution, to annually determine the special tax to be levied within CFD No. 3 for the then current tax year or future tax years; provided, however, the special tax to be levied shall not exceed the maximum special tax authorized to be levied pursuant to the Rate and Method.

SECTION 4. MANNER OF COLLECTION: The special taxes herein authorized to be levied, to the extent possible, shall be collected in the same manner as ad valorem property taxes or in such other manner as this City Council shall determine, including without limitation, direct billing of the affected property owners, and shall be subject to the same penalties, procedures, sale and lien priority in any case of delinquency as applicable for ad valorem taxes. Any special taxes that may not be collected on the County tax roll shall be collected through a direct billing procedure by the Treasurer of the City of Turlock, acting for and on behalf of CFD No. 3.

SECTION 5. SECURITY FOR SPECIAL TAXES: The special taxes authorized to be levied shall be secured by the lien imposed pursuant to Sections 3114.5 and 3115.5 of the Streets and Highways Code of the State of California, which lien shall be a continuing lien to secure each levy of the special tax, shall attach to all non-exempt real property in CFD No. 3 and shall continue in force and effect until the lien is canceled in accordance with law or until collection of the tax by the legislative body ceases.

SECTION 6. ADDITION: Title 3, Chapter 3-9, Article 9 "Community Facilities District Number 3" is hereby added to read as follows:

Chapter 3-9

CONSTRUCTION TAXES

Article 9. Community Facilities District Number 3

3-9-901 Title.

This article shall be known and may be cited as the “Community Facilities District Number 3 Maintenance Services.”

3-9-902 Purpose.

The provisions of this article are adopted to promote the public health, safety, peace, morals, comfort, convenience, and general welfare of the citizens of the City and to implement the goals and objectives of the General Plan of the City. Particularly, the provisions of this chapter are adopted for the following reasons:

- (a) To provide necessary public maintenance and operational services to properties within the Community Facilities District Number 3; and
- (b) To fund all of the annual estimated costs and expense of maintaining and operating such facilities and providing related services as permitted by the Mello-Roos Community Facilities Act of 1982; and
- (c) To establish a reliable and consistent mechanism for financing unfunded public maintenance and operational costs that are reasonably related to new development; and
- (d) To maintain the fiscal health and stability of the City by ensuring that properties pay their share of the maintenance and operational costs of public services within the City; and
- (e) To ensure that public services are expanded and maintained at a pace that corresponds with the rate of development, thereby meeting the increasing demand for services while preserving the City’s established level of service, including, but not limited to, streetlighting, landscaping, street maintenance, and storm drain maintenance; and
- (f) To comply with the provisions set forth in the Mello-Roos Community Facilities Act of 1982, Section [53311](#) et seq., of the Government Code of the State.

3-9-903 Definitions.

For the purposes of this article and the resolutions adopted pursuant thereto, unless otherwise apparent from the context, certain words and phrases used in this chapter and such resolutions are defined as follows:

- (a) “Development project” shall mean the preparation of land and infrastructure that may include the subdivision of property creating one or more residential or nonresidential lots, the designation of land in the General Plan land use diagram or the Zoning Map of the City of Turlock for residential or nonresidential purposes, the construction or placement of one or more buildings or structures on a parcel of land, the annexation of territory for any development purposes, or other similar development activities.

3-9-904 General provisions.

The procedures set forth in the Mello-Roos Community Facilities Act of 1982, Section [53311](#) et seq., of the Government Code of the State shall be applied to the administration of Community Facilities District Number 3 ("CFD No. 3").

3-9-905 Applicability.

(a) No land shall be developed or subdivided for residential or nonresidential purposes which is not in conformity with the General Plan and any Specific Plan of the City or permitted by any applicable provisions of this Code.

(b) Any development project, whether residential or nonresidential, located within the City limits and requiring approval of a parcel map, subdivision map, general plan amendment, rezoning, planned development, area-wide plan, annexation, or discretionary permit pursuant to Title 11 of the Turlock Municipal Code (Subdivisions), Chapter 9-5 of the Turlock Municipal Code (Administration), or TMC 9-2-113 (Planned Developments), shall be required to annex into and participate in CFD No. 3. Such participation shall include the obligation to pay a proportionate share of the costs for the ongoing maintenance and operation of public improvements directly related to or necessitated by the proposed development. Said improvements shall include, but are not limited to, street lighting, landscaping, street maintenance, sidewalk maintenance, street tree maintenance, and storm drain maintenance.

(c) A proposed development project shall be deemed to have complied with the provisions of subsection (b) of this section if the subject property has been annexed into CFD No. 3 according to the procedures and requirements set forth in the Mello-Roos Community Facilities Act of 1982, Section [53311](#) et seq., of the Government Code of the State, unless the City Council, in its discretion, determines that inclusion in CFD No. 3 is not necessary.

(d) As an alternative to annexation into CFD No. 3, the proposer of a development project may provide moneys which, in the sole determination of the City, shall be sufficient to provide the services described in CFD No. 3 for the proposed project in perpetuity. The proposer shall be financially responsible for the preparation of research, studies, documents, and processes undertaken by the City to make this determination.

(e) Notwithstanding TMC 7-2-601, TMC 7-7-206, and TMC 7-7-210, the City may repair sidewalks and prune street trees within CFD No. 3, but this does not absolve any property owners of their obligations under those sections and other sections of the TMC to properly and safely maintain sidewalks and street trees.

SECTION 7. VALIDITY: If any section, subsection, sentence, clause, word, or phrase of this ordinance is held to be unconstitutional or otherwise invalid for any reason, such decision shall not affect the validity of the remainder of this ordinance. The Turlock City Council hereby declares that they would have passed this ordinance, and each section, subsection, sentence, clause, word, or phrase thereof, irrespective of the fact that one or more section, subsection, sentence, clause, word, or phrase be declared invalid or unconstitutional.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

Signed and approved this 26th day of August, 2025.

SIGNED:

AMY BUBLAK, Mayor

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

APPROVED AS TO FORM:

George A. Petrulakis, City Attorney



CITY OF
Turlock

CFD Report

City of Turlock Community Facilities District No. 3 (Maintenance Services)

July 2025

Prepared by:



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I. Introduction

WHEREAS, the City Council of the City of Turlock (the “City Council”) has received a written petition from the owner of certain real property within the City of Turlock (the “City”) requesting that the City Council initiate proceedings for the formation of a community facilities district pursuant to Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the California Government Code, commonly known as the “Mello-Roos Community Facilities Act of 1982,” (the “Act”) for the purpose of financing (a) certain services which are necessary to meet increased demands placed upon the City as a result of the development of said real property (the “Services”), and agreeing to the annual levy of special taxes on said property sufficient to pay the costs of such services and costs incidental thereto.

WHEREAS, this Community Facilities District Report (“Report”) is being provided to the City Council and generally contains the following:

1. A brief description of City of Turlock Community Facilities District No. 3 (Maintenance Services) (“CFD No. 3”);
2. A brief description of the Services (defined below) to be provided by the City in conjunction with the formation of CFD No. 3.
3. A brief description of the boundaries of CFD No. 3; and
4. An estimate of the cost of the Services, including all costs associated with formation of CFD No. 3, determination of the amount of any special taxes, collection of any special taxes, or costs otherwise incurred in order to carry out the authorized purposes of the City and the District with respect to CFD No. 3, and any other incidental expenses to be paid.

For particulars, reference is made to the Resolution of Intention, Resolution No. 2025-126, as previously approved. All capitalized terms not defined herein are defined in the Rate and Method of Apportionment of Special Tax section (Section VI and Exhibit B) of this report.

NOW THEREFORE Willdan Financial Services, the appointed responsible firm directed to prepare the Report, pursuant to the provisions of the Act, does hereby submit the following report.

II. General Description & Boundaries of CFD NO. 3

The boundaries of the territory proposed for inclusion in the proposed community facilities district are described and shown on the map entitled “PROPOSED BOUNDARIES OF CITY OF TURLOCK COMMUNITY FACILITIES DISTRICT NO. 3 (MAINTENANCE SERVICES), COUNTY OF STANISLAUS, STATE OF CALIFORNIA,” which is on file in the office of the Clerk of the City Council of the City of Turlock and was recorded with the County Recorder of the County of Stanislaus on July 7, 2025, in Book 7 of Maps of Assessment and Community Facilities Districts on Page 61 and as Instrument Number 2025-0032880. A copy of the map is attached hereto as Exhibit A and hereby incorporated by reference.

III. Description of Services

The types of public services proposed to be provided for and financed by CFD No. 3 encompass a comprehensive range of operations and tasks designed to ensure the ongoing functionality, safety, and efficiency of the public infrastructure within the designated CFD No. 3 area. The services are including but not limited to:

- Maintenance and lighting of parks, parkways, streets, roads, and open space;
- Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems;
- Maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City; and/or
- Any other services authorized under the Act.

The proposed CFD No. 3 shall also finance costs associated with the determination of the amount of and the levy and collection of special taxes which are levied to provide such services and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 3. Maintenance services funded by the City or other special districts shall not be eligible for CFD No. 3 funding.

IV. Cost Estimates

The following table demonstrates the expected costs for CFD No. 3, broken down by the services provided within the boundary of CFD No. 3.

ANNUAL MAINTENANCE COST ESTIMATES						
<u>Street Lighting:</u>						
16	Street Lights at	\$175.07	Per	1	EA	\$2,801.12
<u>Landscaping Maintenance:</u>						
39,070	SF of Maintenance at	\$960.00	Per	1,000	SF	\$37,507.20
148	Street Trees (includes replacement) at	\$25.00	Per	1	EA	\$3,700.00
<u>Street Maintenance:</u>						
111,628	SF of Pavement (Slurry Seal) at	\$35.71	Per	1,000	SF	\$3,986.24
111,628	SF of Pavement (Overlay) at	\$80.36	Per	1,000	SF	\$8,970.43
6,389	LF of Curb (Street Sweeping) at	\$57.96	Per	1,000	LF	\$370.31
<u>Storm Drainage Facilities:</u>						
22	EA Catch Basins at	\$3,280.86	Per	30	EA	\$2,405.96
2,250	FT of Storm Drain Pipe at	\$217.81	Per	1,000	LF	\$490.07
285	FT of French Drain Pipe at	\$217.81	Per	1,000	LF	\$62.08
285	FT of French Drain Replacement Cost at	\$4,000.00	Per	1,000	LF	\$1,140.00
<u>Concrete Facilities:</u>						
6,660	LF of Curb and Gutter at	\$466.67	Per	1,000	LF	\$3,108.02
33,725	SF of Sidewalk at	\$93.33	Per	1,000	SF	\$3,147.55
11	EA Curb Ramp at	\$250.00	Per	1	EA	\$2,750.00
6,238	SF of Residential Driveway at	\$133.33	Per	1,000	SF	\$831.71
Subtotal:						\$71,270.69
<u>CFD Administration:</u>						
4%	of Maintenance Services Costs					\$2,850.83
Total Annual Cost:						\$74,121.52

V. Revenue Estimates

The following table demonstrates the expected revenues for CFD No. 3, broken down by the number of expected lots within the boundary of CFD No. 3.

ANNUAL REVENUE ESTIMATES	
Expected Development	50 lots
Single-Family Residential Rate	\$1,482.43
Multi-Family Residential Rate	\$1,037.70
Net Acres	13.38
Commercial Property Rate	\$5,539.72
Industrial Property Rate	\$5,539.72
Estimated Annual Revenue	\$74,121.50

VI. Rate and Method of Apportionment of Special Tax

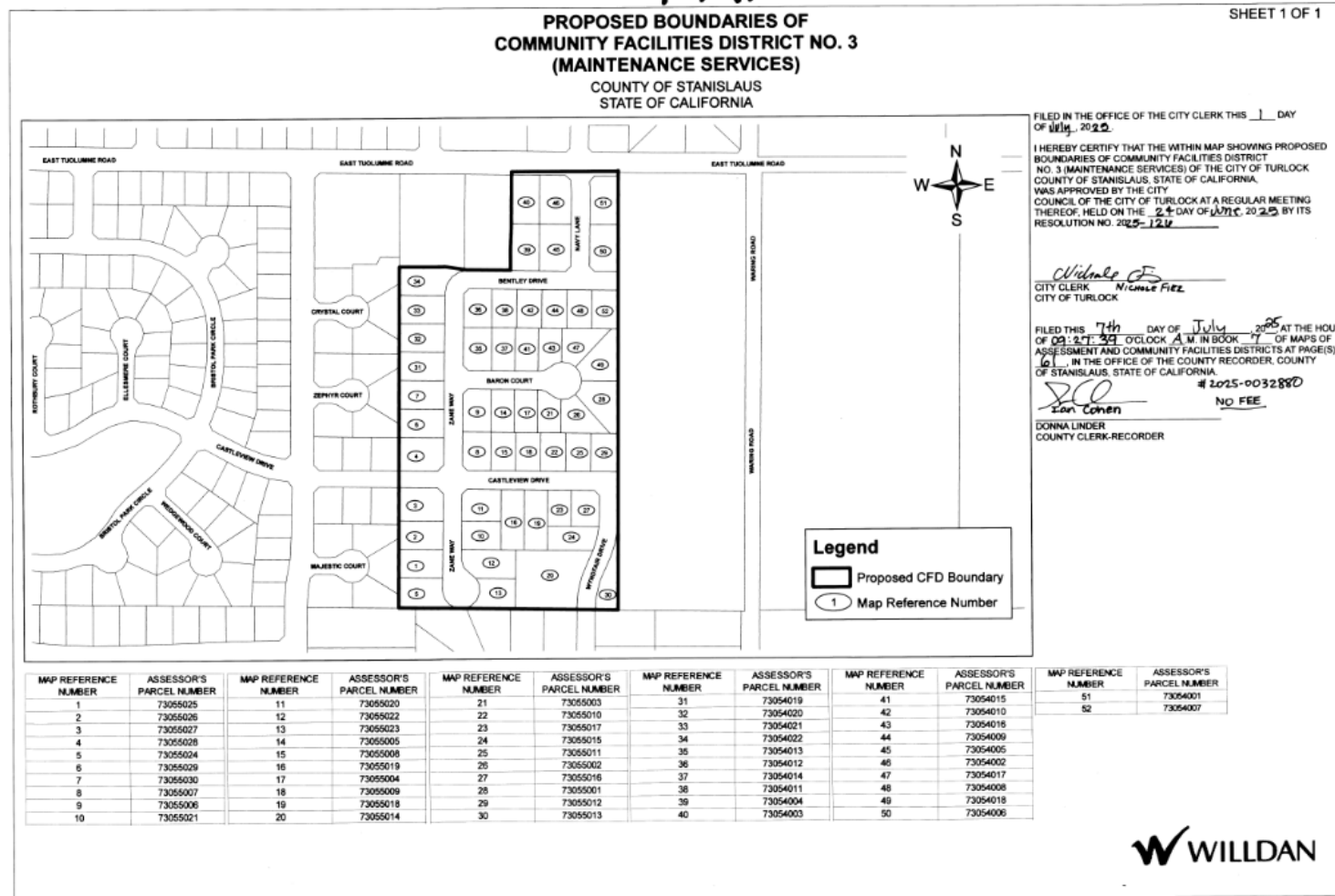
The Rate and Method of Apportionment (RMA) provides sufficient information to allow a property owner within CFD No. 3 to estimate the Maximum Special Tax for his or her property.

For particulars on the RMA, reference is made to Exhibit B of this report.

EXHIBIT A

Boundary Map

7 AM 61



7 AM 61

EXHIBIT B

Rate and Method of Apportionment

CFD No. 3

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

For the City of Turlock Community Facilities District No. 3
(Maintenance Services), County of Stanislaus, State of California

The Special Tax as hereinafter defined shall be levied on all Assessor's Parcels within the City of Turlock Community Facilities District No. 3 (Maintenance Services), ("CFD No. 3"), other than Assessor's Parcels classified as Exempt Property as defined herein and collected each Fiscal Year commencing in Fiscal Year 2025-26, in an amount determined by the CFD Administrator through the application of the procedures described below. All the real property within CFD No. 3, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or "Acreage" means the land area in acres of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area in acres shown on the applicable final map, parcel map, condominium plan, or other map or plan recorded with the County. The square footage of an Assessor's Parcel is equal to the Acreage of such parcel multiplied by 43,560.

"Act" means the Mello-Roos Communities Facilities Act of 1982 as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated expenses related to the administration of CFD No. 3: the costs of determining the amount of the levy of the Special Tax, the collection of Special Taxes, including the expenses of collecting delinquencies and pursuing foreclosures, the payment of a proportional share of salaries and benefits of any City employee and City overhead whose duties are directly related to the administration of CFD No. 3, fees and expenses for counsel, audits, costs associated with responding to public inquiries regarding CFD No. 3, and any and all other costs incurred in connection with the administration of CFD No. 3.

"Annual Escalation Factor" means the annual percentage increase of the All Urban Consumers Consumer Price Index ("CPI") or two percent (2%), whichever is greater. The annual CPI used shall be for the area of San Francisco-Oakland-Hayward, CA as determined by the Bureau of Labor Statistics for the twelve (12) months ending the preceding December 31, or such other replacement index as may be determined by the City.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by assessor's parcel number.

"Base Year" means Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

“Building Permit” means a permit issued for construction of a residential dwelling or non-residential structure. For purposes of this definition, “Building Permit” shall not include permits for construction or installation of retaining walls, grading, utility improvements, or other such improvements not intended for human occupancy.

“CFD Administrator” means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Tax for CFD No. 3.

“CFD No. 3” means City of Turlock Community Facilities District No. 3 (Maintenance Services) established by the City Council under the Act.

“City” means the City of Turlock.

“City Council” means the Council of the City of Turlock, acting as the legislative body of CFD No. 3.

“Commercial Property” means all Assessor’s Parcels of Developed Property for which a building permit(s) permitting the construction of one or more non-residential facilities has been issued by the City which are, or are expected by the City to be, primarily used for retail, professional/medical offices, or for any other uses that are consistent with commercial land use designations, as determined by the City.

“County” means the County of Stanislaus.

“Developed Property” means an Assessor’s Parcel of Taxable Property for which a Building Permit was issued on or before June 1 preceding the Fiscal Year for which the Special Tax is being levied.

“Exempt Property” means all Assessor’s Parcels within CFD No. 3 that are exempt from the Special Tax pursuant to the Act or Section F herein.

“Final Mapped Property” means an Assessor’s Parcel of Taxable Property, exclusive of Developed Property, that is located within a recorded final map, parcel map, or condominium plan that creates individual lots for which Building Permits may be issued without further subdivision, as of January 1 of the Fiscal Year preceding the Fiscal Year for which the Special Taxes are being levied.

“Fiscal Year” means the period commencing on July 1 of any year and ending the following June 30.

“Industrial Property” means all Assessor’s Parcels of Developed Property for which a building permit(s) permitting the construction of one or more non-residential facilities has been issued by the City which are, or are expected by the City to be, primarily used for manufacturing, production, research and development, storage and/or processing of goods, or for any other uses that are consistent with industrial land use designations as determined by the City.

“Land Use Type” means any of the land use types listed in Table 1 below.

“Maximum Special Tax” means the maximum Special Tax determined in accordance with Section C, which may be levied in any Fiscal Year on an Assessor’s Parcel of Taxable Property.

“Multi-Family Residential Property” means all Assessor’s Parcels of Residential Property for which a Building Permit has been issued for the purpose of constructing a building or buildings comprised of attached Residential Units available for rental by the general public, not for sale to an end user, and under common management.

“Maintenance Services” means those authorized services that may be funded by CFD No. 3 pursuant to the Act, as amended including but not limited to maintenance and lighting of local parks, parkways, trailways, streets, roads, storm drainage systems, and open space, including without limitation public easements and rights-of-way. Maintenance Services funded by the City or other special districts shall not be eligible for CFD No. 3 funding.

“Non-Residential Property” means any Assessor’s Parcel classified as Developed Property, which is not classified as any, Residential Property, Public Property and Property Owner Association Property.

“Property Owner Association Property” means for each Fiscal Year any property within the boundaries of CFD No. 3 that was owned by or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to a property owner association, including any master or sub-association, as of June 1.

“Proportionately” means in a manner such that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor’s Parcels within each Land Use Class.

“Public Property” means any property that is owned by, dedicated or irrevocably dedicated to a city, the federal government, the State of California, the County, or any other public agency (each, a “Public Entity”); provided, however, that any such property is leased by such a Public Entity to a private entity and is thereby subject to taxation pursuant to Section 53340.1 of the Act, such leasehold estate shall be classified and taxed according to the use thereof.

“Residential Property” means all Assessor’s Parcels of Developed Property within CFD No. 3 for which a Building Permit has been issued for purposes of constructing one or more Residential Unit(s).

“Residential Unit” means any residence in which a person or persons may live, which is not considered to be used for non-residential purposes.

“Single Family Residential Property” means all Assessor’s Parcels of Residential Property not classified as Multi-Family Residential Property.

“Special Tax” means the special tax authorized to be levied within CFD No. 3 pursuant to the Act, to fund the Special Tax Requirement.

“Special Tax Requirement” means the amount, as determined by the CFD Administrator, for any Fiscal Year to: (i) pay the costs of providing the Maintenance Services during such Fiscal Year, (ii) pay Administrative Expenses associated with the Special Tax, (iii) establish or replenish any operational reserve fund established for Maintenance Services, (iv) pay incidental expenses related to the Maintenance Services as authorized pursuant to the Act, (v) fund an amount equal to a reasonable estimate of delinquencies expected to occur in the Fiscal Year in which the Special Tax will be levied (“Estimated Special Tax Delinquency Amount”) and (vi) fund the shortfall, if any, in the Special Tax revenues collected in the preceding Fiscal Year necessary to fund the Special Tax Requirement for such Fiscal Year where such shortfall resulted from delinquencies in the payment of the Special Tax in such Fiscal Year that exceeded the Estimated Special Tax Delinquency Amount included in the Special Tax Requirement for such Fiscal Year.

“Taxable Property” means all Assessor’s Parcels that are not exempt from the Special Tax pursuant to the Act or Section H.

“Undeveloped Property” means an Assessor’s Parcel of Taxable Property which is not classified as Developed Property or Final Mapped Property.

B. CLASSIFICATION OF ASSESSOR’S PARCELS

Each Fiscal Year, beginning with Fiscal Year 2025-26, using the definitions above, each Assessor’s Parcel within CFD No. 3 shall be classified by the CFD Administrator as Taxable Property or Exempt Property. In addition, each such Fiscal Year, each Assessor’s Parcel of Taxable Property shall be further classified by the CFD Administrator as Developed Property, Final Mapped Property or Undeveloped Property. Commencing with Fiscal Year 2025-26 and for each subsequent Fiscal Year, all Taxable Property shall be assigned a Land Use Type and subject to the levy of the Special Tax pursuant to Section C below.

C. SPECIAL TAX RATES

1. Developed Property

Each Fiscal Year commencing in Fiscal Year 2025-26, each Assessor’s Parcel of Developed Property shall be subject to the Special Tax, in accordance with the Method of Apportionment presented in Section D below.

The Maximum Special Tax rates for Developed Property for Fiscal Year 2025-26 are shown below in Table 1.

TABLE 1

Land Use Type	Maximum Special Tax
Single-Family Residential Property	\$1,482.43 per Residential Unit
Multi-Family Residential Property	\$1,037.70 per Residential Unit
Commercial Property	\$5,539.72 per Acre
Industrial Property	\$5,539.72 per Acre

For each subsequent Fiscal Year commencing July 1, 2026, the Maximum Special Tax rates shall be increased from the Maximum Special Tax rate in effect for the prior Fiscal Year by the Annual Escalation Factor.

2. Undeveloped Property and Final Mapped Property

Each Fiscal Year commencing in Fiscal Year 2025-26, each Assessor's Parcel classified as Undeveloped Property shall be subject to the Special Tax, in accordance with the Method of Apportionment presented in Section D below.

The Maximum Special Tax rate for Undeveloped Property and for Final Mapped Property shall be \$5,539.72 per Acre.

3. Exempt Property

No Special Tax shall be levied on Exempt Property as defined in Section F.

For each Fiscal Year, if the use or ownership of an Assessor's Parcel or Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in Section F, therefore making such Assessor's Parcel no longer eligible to be classified as Exempt Property, such Assessor's Parcel shall be deemed to be Taxable Property and shall be taxed pursuant to the provisions of Section C.

D. METHOD OF APPORTIONMENT OF SPECIAL TAX

Commencing in Fiscal Year 2025-26 and for each subsequent Fiscal Year, the CFD Administrator shall levy the Special Tax on Taxable Property of CFD No. 3 using the method described below until the total amount of Special Tax levied equals the Special Tax Requirement:

1. First, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property within CFD No. 3 up to 100% of the Maximum Special Tax to satisfy the Special Tax Requirement.
2. Then, if additional revenues are needed, the Special Tax shall then be levied Proportionately on each Assessor's Parcel of Final Mapped Property within CFD No. 3 up to 100% of the Maximum Special Tax to satisfy the Special Tax Requirement.
3. Finally, if additional revenues are needed, the Special Tax shall then be levied Proportionately on each Assessor's Parcel of Undeveloped Property within CFD No. 3 up to 100% of the Maximum Special Tax to satisfy the Special Tax Requirement.

Notwithstanding any provision of this Section D to the contrary, under no circumstances will the Special Tax levied against any Assessor's Parcel of Developed Property that is classified as Residential Property be increased by more than ten percent (10%) per Fiscal Year as a consequence of delinquency or default in the payment of the Special Tax by the owner of any other Assessor's Parcel.

E. PREPAYMENT OF SPECIAL TAX

The Special Tax shall be levied in perpetuity for the purpose of financing ongoing authorized services and therefore may not be prepaid.

F. EXEMPTIONS

The City Council shall classify as Exempt Property: (i) Public Property, (ii) Property Owner Association Property, (iii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, including but not limited to property designated for

open space, trails, pathways, parks or park and recreation related facilities, (iv) property reasonably designated by the City or CFD Administrator as affordable housing subject to income and rent restrictions recorded in a regulatory agreement with the City or other public agency, and (v) property reasonably designated by the City or CFD Administrator as Exempt Property due to deed restrictions, conservation easement, or similar factors.

G. APPEALS

Any property owner claiming that the amounts or application of the Special Tax is not correct may file a written notice of appeal with the CFD Administrator not later than twelve months after having paid the first installment of the Special Tax. The CFD Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the decision of the CFD Administrator requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) to compensate for the overpayment of the Special Tax.

H. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the Special Tax may be billed and collected at a different time or in a different manner if necessary to meet the financial obligations of CFD No. 3.

I. DURATION OF TAX

The Special Tax shall be levied in perpetuity to fund the Special Tax Requirement unless such tax is no longer required as determined by the City Council.

City Council Staff Report

August 12, 2025



From: Christopher Fisher, Municipal Services Director
Prepared by: Tania Hernandez, Staff Services Analyst
Agendized by: Susan E. Borrego, Interim City Manager

1. ACTION RECOMMENDED:

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

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

2. DISCUSSION OF ISSUE:

The Landscaping and Lighting Act of 1972 and the Benefit Assessment Act of 1982 allow for the formation of Assessment Districts and Benefit Assessment Areas. The purpose of assessment districts and benefit assessment areas is to ensure that development pays for its own maintenance and operation of streetlights, landscape maintenance, street sweeping, future slurry seals, and storm drainage facilities. The formation of assessment districts and benefit assessment areas allow the associated developments to be built and not impact existing City funds that maintain these components.

The filing of an annual report is required for each fiscal year assessments to be levied and collected. The Engineer of Work produces an Engineer's Report detailing the annual costs to each lot of each assessment district and benefit assessment area which are collected on property taxes. The Engineer's Report is on file with the City Clerk and available to the public.

The proceedings for the filing of the annual report are conducted at two (2) Council meetings. The first meeting was held on July 22, 2025, at which time Council initiated the proceedings, declared the City's intention to levy and collect assessments, preliminarily approved the Engineer's Report, and appointed a time and place for the public hearing. In this second and final meeting, Council will conduct the public hearing and, upon its conclusion, by resolution, confirm the diagrams and assessments for Fiscal Year 2025-2026 for filing with the Stanislaus County Auditor.

3. BASIS OF RECOMMENDATION:

1. Staff recommends the filing of the annual report to the Stanislaus County Auditor.
2. City will receive funds collected from the County Auditor for the maintenance of landscaping, streetlights, storm drainage facilities, and streets.

4. FISCAL IMPACT / BUDGET AMENDMENT:

The assessment districts will generate approximately \$2,625,600 in revenue to Fund 246 "Landscape Assessment." This revenue is used to perform the maintenance work identified in the assessment districts and benefit assessment areas.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378 (Project) of the CEQA guidelines. This action consists of "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment" and therefore is not considered a project.

8. ALTERNATIVES:

City Council could choose to decline to approve assessment reports and levy and collect assessments. Staff does not recommend this action because the City utilizes these funds for the maintenance of the streetlights, landscaping, storm drainage facilities, and streets the assessment districts and benefit assessment areas.

9. ATTACHMENTS:

1. Draft Resolution Approving FY 2025-2026 Engineer's Report
2. Draft Resolution Confirming Assessments and Ordering the Levying

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF 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**

RESOLUTION NO. 2025-

WHEREAS, on the 22nd day of July, 2025, the City Council of the City of Turlock adopted Resolution No. 2025-146, initiating proceedings for the filing of the Annual Report for Fiscal Year 2024-2025 for all Landscaping and Lighting Assessment Districts and all Street Maintenance Benefit Assessment Areas in the City of Turlock; and

WHEREAS, the City Council of the City of Turlock designated the City Engineer of the City of Turlock as the engineer of work for the purpose of preparing the Annual Report for Fiscal Year 2025-2026 for all Landscape and Lighting Assessment Districts and all Street Maintenance Benefit Assessment Areas in the City of Turlock; and

WHEREAS, the City Council of the City of Turlock ordered the City Engineer to prepare and file a report in accordance with Article 4 (commencing with section 22620) of Chapter 1 of the Landscaping and Lighting Act of 1972; and

WHEREAS, on the 22nd day of July, 2025, the City Engineer filed his report with the City Clerk for submission to the City Council; and

WHEREAS, the filed report contains the information statutorily required; and

WHEREAS, the City Council may approve the report, as filed, or may modify the report and approve it as modified.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby approve the City Engineer's report as filed.

BE IT FURTHER RESOLVED that the proposed amount to be collected for some of the assessments has increased per the Engineering News Record (ENR), but will not exceed the maximum allowable, pursuant to City of Turlock Council Resolution 97-128.

BE IT FURTHER RESOLVED City of Turlock has determined and certifies that the proposed charges are either exempt from or are in compliance with all the provisions of Proposition 218 which was passed by voters in November 1996. The City Council of the City of Turlock further determines the charges are in compliance with all laws pertaining to the levy of such charges.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF 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 }**

RESOLUTION NO. 2025-

WHEREAS, on the 22nd day of July, 2025, the City Council of the City of Turlock adopted Resolution No. 2025-146, initiating proceedings for the filing of the Annual 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; and

WHEREAS, the City Council of the City of Turlock designated the City Engineer of the City of Turlock as the Engineer of Work for the purpose of preparing the Annual Report for Fiscal Year 2025-2026 for all Landscape and Lighting Assessment Districts and all Street Maintenance Benefit Assessment Areas in the City of Turlock; and

WHEREAS, the City Council of the City of Turlock ordered the City Engineer to prepare and file a report in accordance with Article 4 (commencing with section 22620) of Chapter 1 of the Landscaping and Lighting Act of 1972; and

WHEREAS, on the 22nd day of July, 2025, the City Engineer filed his report with the City Clerk; and

WHEREAS, on the 22nd day of July, 2025, the City Council of the City of Turlock adopted Resolution No. 2025-137 declaring the City Council's intention for the levy and collection of assessments, preliminarily approving the Engineer's Report, and appointing a time and place for a public hearing for the existing Landscaping and Lighting Assessment Districts (Exhibit A) and Street Maintenance Benefit Assessment Areas (Exhibit B) in the City of Turlock for Fiscal Year 2025-2026; and

WHEREAS, pursuant to Streets and Highways Code §22625 and Government Code §53753, on Tuesday, the 12th day of August, 2025, at the hour of 6:00 p.m., prevailing local time, the City Council of the City of Turlock, at its regular meeting, conducted a public hearing on the question of the levying and collecting the proposed annual assessment. The public hearing was held in the Yosemite Room on the 2nd floor of City Hall at 156 S. Broadway, in Turlock, California; and

WHEREAS, at the public hearing, the City Council considered all oral statements and written protests made or filed by any interested party to the proposed annual assessment. Every person was permitted to present oral and/or written testimony.

WHEREAS, the City Council of the City of Turlock does hereby confirm the diagrams, assessments as originally proposed as set forth in the annual report of the Engineer of Work and hereby levies the assessment set forth therein for Fiscal Year 2025-2026 for all Landscaping and Lighting Assessment Districts and all Street Maintenance Benefit Assessment Areas in the City of Turlock pursuant to Resolution No. 97-128.

WHEREAS, the City of Turlock has determined and certifies that the charges are either exempt from or are in compliance with all the provisions of Proposition 218 which was passed by voters in November 1996. The City Council of the City of Turlock further determines the charges are in compliance with all laws pertaining to the levy of such charges. A certified copy of this resolution and report shall be delivered to the County Auditor-Controller's Office for the County of Stanislaus.

NOW THEREFORE IT BE RESOLVED that the City Council of the City of Turlock does confirm 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.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

EXHIBIT A

Landscape and Lighting Act of 1972 Assessment Districts	
Amberwood	Dewar Estates No. 3
Apple Lane Estates	Dianne Business Park
Arlinda Estates	Dust Bowl Brewery
Ashley Estates	Dutch Bros
Asoofi Subdivision	Enterprise Park
Autumn Brook No. 1	Fairbanks Ranch
Autumn Brook No. 2	Ferreira Ranch Estates
Balboa Park (Fitzpatrick Apartments)	Ferreira Ranch Estates No. 2
Bandera	Ferreira Ranch Estates No. 3
Bandera No. 2	Ferreira Ranch Estates No. 4
Baptista Estates	Ferreira Ranch Estates No. 5
Baptista Estates No. 2	Festival
Blue Diamond	Fifth Street Community
California Freight	Florsheim NEMP (DeLaMotte) for Palermo
Calista Estates	Forest Oak No. 2
Campus Park No. 1,2 ,3	FQC 1347 N Palm
Campus Vista	Gabrielle Estates
Cedarcrest	Gemstone Estates
Cedarcrest No. 2	Gerald Court Estates
Centennial Place No. 2	Glenwood Park
Chevron Fulkerth	Health & Wellness Center
Cimmaron No. 1	Heartland Estates
Cimmaron No. 2	Heirlooms No. 1
Claremont Meadows	Heirlooms No. 2
Colorado Springs	Heirlooms No. 3
Cottage Park	Hervey Estates
Countryside No. 2	Hilmar Cheese
Countryside No. 3 & PM 01-08	Huntington Estates
Countryside No. 4	Huntington Estates No. 2
Countryside Estates	J&R Investments
Countryside Plaza	Jessica House
Danielle Estates	Johnson
Danielle Estates No. 2	Kandola
Del's Lane Townhomes	Karampoor
Delta National Bank	L&M Industrial
Dewar Estates	Lauren Estates
Dewar Estates No. 2	Lauren Estates No. 2

EXHIBIT A

Landscape and Lighting Act of 1972 Assessment Districts	
Lauren Estates No. 3,4	Pinecrest Estates
Legends No. 1,2	Pinecrest Estates No. 2
Legends No. 3	Pinecrest Estates No. 3
Legends No. 4	PM 97-07 Kennedy/King
Legends No. 6	PM 00-03 Sondeno/Starkweather
Legends No. 7	PM 04-02 College Plaza
Legends North No. 1	PM 04-09 Gwin
Legends North No. 2	PM 05-01 Emanuel
Legends North No. 4	PM 05-03 Byung
Lewis Terrace Estates & PM 04-03	PM 05-07 Hawkeye Shopping Center
Les Chateaux	PM 05-09 Lewis
Liberty Industrial Park	PM 05-12 Heritage Homes
Makoor Estates	PM 07-06 Kevin Berger
Milestone	PM 11-04 Avena Bella
Montana Ave Industrial Park (Freitas)	PM 12-01 Moline
Montana Estates	PM 13-01 Sutter Gould
Monte Verde	PM 14-02 Quong & Jennie Doo
Monte Vista Crossings	PM 17-02 Turlock Corners LLC
Monte Vista Crossings North	PM 17-03 Scott
Monte Vista Estates	PM 17-04 Kuo
Monte Vista Manor	PM 17-05 680 D Street LLC
Monte Vista Village	PM 18-01 Nazmi
Mooneyham Estates	PM 18-02 Castle
Northern Sunrise Estates	PM 19-01 Warrior Crossing
Northern Sunrise Estates No. 2	PM 21-03 Bright
Northern Sunrise Estates No. 2A	PM 21-05 Hackler
Northern Sunrise Estates No. 3	Potter's Landing
Northern Sunrise Estates No. 4	Project Hornet
Northlock Industrial Park	Promenade
Northview Meadows No. 2	Rhodes Estates
Northview Meadows No. 3	Rolling Hills
Old Vineyard	Rose Cottage
Olive Grove Manor	Rose Cottage No. 2
Ormi	Rose Cottage No. 3
Pereira No. 1,2	Rose Walk No. 1
Pereira No. 3	Rose Walk No. 2,3,4

EXHIBIT A

Landscape and Lighting Act of 1972 Assessment Districts	
Rose Walk No. 5	Valley Ventures PM 04-05
Shergill	Ventana
Sierra Oaks Apartments	Vermont Villas
Sondeno, Denny's, Jack-n-Box	Wyndfair Estates
Starbucks	
Sterling Oaks No. 1	
Sterling Oaks No. 2	
Sterling Oaks No. 4	
Sterling Oaks No. 5	
Sterling Oaks No. 6	
Summerfield	
Sun Ridge South	
Superstore 2600 Spengler Way	
Swanpark Estates	
Taco Bell	
Tamimi	
The Classics	
Tiffany Park	
Traditions	
Traditions No. 2	
Traditions No. 3	
Traditions No. 4,5	
Turlock 99 Business Park	
Turlock Auto Plaza	
Turlock Dental Care	
Turlock Multi-Family	
Turlock Park Villas (Commercial)	
Turlock Park Villas (Residential)	
Turlock Self Storage	
Turlock Village (Commercial)	
Turlock Village (Residential)	
Turlock Walnut Company	
US Cold Storage	
Valley Milk	
Villagio (Baptista)	
Voumard No. 1 (Rose Classics)	
Voumard No. 2	
Winter Haven	
Winter Haven No. 2	

EXHIBIT B

Benefit Assessment Act of 1982 Benefit Assessment Areas	
Added Space Comm. Center	Countryside Plaza
Alpine Estates	Danielle Estates
Amberwood	Danielle Estates No. 2
Anderson Estates	Del's Lane Townhomes
Apple Lane Estates	Delta National Bank
Arbor Estates No. 10	Dewar Estates
Arlinda Estates	Dewar Estates No. 2
Ashley Estates	Dewar Estates No. 3
Asoofi Subdivision	Dianne Business Park
Autumn Brook No. 1	Dust Bowl Brewery
Autumn Brook No. 2	Dutch Bros
Balboa Park (Fitzpatrick Apartments)	Eastbrook Estates
Bandera	Elizabeth Court
Bandera No. 2	Enterprise Park
Baptista Estates	Fairbanks Ranch
Baptista Estates No. 2	Ferreira Ranch Estates
Berkeley Woods	Ferreira Ranch Estates No. 2
Blue Diamond	Ferreira Ranch Estates No. 3
Bristol Park	Ferreira Ranch Estates No. 4
California Freight	Ferreira Ranch Estates No. 5
Calista Estates	Festival
Cambridge Place No. 6	Fifth Street Community
Campus Park No. 1,2,3	Florsheim (DeLaMotte) for Palermo
Cedarcrest	Forest Oak Estates
Cedarcrest No. 2	Forest Oak Estates No. 2
Centennial Place No. 2	FQC 1347 N Palm St
Chakkar Estates No. 2	Gabrielle Estates
Champagne Estates	Gemstone Estates
Chevron Fulkerth	Gerald Court Estates
Christel Estates	Glenwood Park
Cimmaron No. 1	Health & Wellness Center
Cimmaron No. 2	Heartland Estates
Claremont Meadows	Heirlooms No. 1
Colorado Springs	Heirlooms No. 2
Cottage Park	Heirlooms No. 3
Countryside No. 2	Hervey Estates
Countryside No. 3 & PM 01-08	Hilmar Cheese
Countryside No. 4	Hollis Manor
Countryside Estates	Huntington Estates

EXHIBIT B

Benefit Assessment Act of 1982 Benefit Assessment Areas	
Huntington Estates No. 2	Mooneyham Estates
J&R Investments	North Berkeley Estates
Jessica House	North Olive Estates No. 3,4
Johnson	Northern Sunrise Estates
Kandola	Northern Sunrise Estates No. 2
Karampoor	Northern Sunrise Estates No. 2A
Kensington Estates	Northern Sunrise Estates No. 3
Kirkwood No. 3	Northern Sunrise Estates No. 4
L&M Industrial	Northlock Industrial Park
Lauren Estates	Northview Meadows
Lauren Estates No. 2	Northview Meadows No. 2
Lauren Estates No. 3,4	Northview Meadows No. 3
Legends No. 1,2	Oak Park
Legends No. 3	Old Vineyard
Legends No. 4	Oleander Gardens
Legends No. 6	Ormi
Legends No. 7	Pereira No. 1,2
Legends North No. 1	Pereira No. 3
Legends North No. 2	Pinecrest Estates
Legends North No. 4	Pinecrest Estates No. 2
Les Chateaux	Pinecrest Estates No. 3
Lewis Street Manor	Pineridge Place
Lewis Terrace Estates & PM 04-03	Pleasant Valley Estates
Liberty Industrial Park	PM 97-07 Kennedy/King
Linwood Estates No. 1,2	PM 00-03 Sondeno/Starkweather
Linwood Estates No. 3	PM 04-02 College Plaza
Makoor Estates	PM 04-09 Gwin
McDonald Manor	PM 05-01 Emanuel
Milestone	PM 05-03 Byung
Montana Ave Industrial Park (Freitas)	PM 05-07 Hawkeye Shopping Center
Montana Estates	PM 05-09 Lewis
Monte Verde	PM 05-12 Heritage Homes
Monte Vista Crossings	PM 07-06 Kevin Berger
Monte Vista Crossings North	PM 11-04 Avena Bella
Monte Vista Estates	PM 12-01 Moline
Monte Vista Village	PM 13-01 Sutter Gould

EXHIBIT B

Benefit Assessment Act of 1982 Benefit Assessment Areas	
PM 14-02 Quong & Jennie Doo	Swan Park Estates
PM 17-02 Turlock Corners LLC	Taco Bell
PM 17-03 Scott	Tamimi
PM 17-04 Kuo	The Classics
PM 17-05 680 D Street LLC	Thorsen Estates No. 2
PM 18-01 Nazmi	Tiffany Park
PM 18-02 Castle	Traditions
PM 19-01 Warrior Crossing	Traditions No. 2
PM 21-03 Bright	Traditions No. 3
PM 21-05 Hackler	Traditions No. 4,5
Potter's Landing	Tuolumne East Estates
Project Hornet	Turlock 99 Business Park
Promenade	Turlock Dental Care
Rhodes Estates	Turlock Self Storage
Rolling Hills	Turlock Multi-Family
Rose Cottage	Turlock Park Villas (Commercial)
Rose Cottage No. 2	Turlock Park Villas (Residential)
Rose Cottage No. 3	Turlock Village (Commercial)
Rose Walk No. 1	Turlock Village (Residential)
Rose Walk No. 2,3,4	Turlock Walnut Company
Rose Walk No. 5	US Cold Storage
Royal Oaks	Valley Milk
Shergill	Valley Ventures PM 04-05
Sierra Oaks Apartments	Vasconcellos Estates
Silverado Heights	Ventana
Sondeno, Denny's, Jack-n-Box	Venture Park
Southern Belle Estates / PM 03-08	Vermont Villas
Starbucks	Villa Woods
Sterling Oaks No. 1	Villagio (Baptista)
Sterling Oaks No. 2	Voumard No. 1 (Rose Classics)
Sterling Oaks No. 4	Voumard No. 2
Sterling Oaks No. 5	W Main / Walnut
Sterling Oaks No. 6	Walnut Acres No. 2
Stonridge (Silver Oak)	Winter Haven No. 2
Summer Faire	Wyndfair Estates
Summerfield	
Sun Ridge South	
Superstore 2600 Spengler Way	

City Council Staff Report

August 12, 2025



From: Anthony Sims, Economic Development/Communications Director
Prepared by: Anthony Sims, Economic Development/Communications Director
Agendized by: Susan E. Borrego, Interim City Manager

1. ACTION RECOMMENDED:

Approving the City of Turlock Economic Development Strategic Plan Update that was completed by Kosmont Companies.

2. DISCUSSION OF ISSUE:

The current City of Turlock Economic Development Strategic Plan was adopted in June of 2017 and needed to be updated to reflect the current economy.

Staff issued an informal Request for Proposals (RFP) on April 3, 2024. A panel was formed to review proposals submitted, and Kosmont Companies was selected to develop and implement the City of Turlock Economic Strategic Plan Update. With 39 years of experience being in business within the economic development industry, as well as working with cities and public agencies on economic development strategies, Kosmont Companies has successfully managed over 1,000 economic development projects and initiatives. The total cost of the Economic Development Strategic Plan Update is not to exceed \$77,470.

Kosmont Companies began work on the Economic Development Strategic Plan Update in September of 2024, and completed the update in July/August of 2025. Kosmont Companies carried out a range of economic development activities in support of the Economic Development Strategic Plan update, including:

- Kick-off Meeting
- Demographic and Economic Profile Analysis
- Retail Market Demand Analysis
- SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis
- Community/Stakeholder Outreach
- Economic and Development Strategic Plan Preparation
- Meetings

The updated Economic Development Strategic Plan will identify challenges and threats to the City's economic growth. It will also establish economic development goals, strategies, investment opportunities, and implementation actions for the City over the next several years. An Economic Development Strategic Plan that is current will support existing businesses, as well as play an instrumental role in attracting innovative industries that will elevate Turlock into the future and strengthen its market position within the region for attracting jobs and economic development projects.

3. BASIS OF RECOMMENDATION:

The updated Economic Development Strategic Plan will establish economic development goals, strategies, investment opportunities, and implementation actions for the City over the next several years. An Economic Development Strategic Plan that is current will support existing businesses, as well as play an instrumental role in attracting innovative industries that will elevate Turlock into the future and strengthen its market position within the region for attracting jobs and economic development projects.

4. FISCAL IMPACT / BUDGET AMENDMENT:

Funding for the Economic Development Strategic Plan Update was approved at the August 27, 2024, City Council meeting. The total project cost was not to exceed \$77,470 and was allocated from Fund 120 "Tourism Fund" account 120-10-120.43288 "Economic Development Strategic Plan." There is no fiscal impact associated with the approval of the updated plan scheduled for the August 12, 2025, City Council meeting.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment" and therefore is not considered a project.

8. ALTERNATIVES:

A. City Council may choose not to Approve the City of Turlock Economic Development Strategic Plan Update.

B. City Council may ask for additional or clarifying information to be provided.

9. ATTACHMENTS:

1. Economic Development Strategic Plan - July 2025 Final
2. Economic Development Strategic Plan Appendix - July 22, 2025
3. Kosmont Companies - Proposal to City of Turlock for EDSP Update

DRAFT



CITY OF TURLOCK

ECONOMIC DEVELOPMENT STRATEGIC PLAN

JULY 2025



2301 Rosecrans Ave., Suite 4140
El Segundo, CA 90245
TEL: 424-297-1070 | URL: www.kosmont.com

Kosmont Companies Staff

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Fernando Sanchez, Vice President

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Amy Bublak, Mayor
Kevin Bixel, Councilmember
Rebecka Monez, Councilmember
Cassandra Abram, Councilmember
Erika Phillips, Councilmember

Staff & Advisory

Sue Borrego, Interim City Manager
Anthony Sims, Economic Dev. Director
Adrienne Werner, Dev. Services Director
Isaac Moreno, Finance Director

**CITY OF TURLOCK
ECONOMIC DEVELOPMENT STRATEGIC PLAN**



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1. INTRODUCTION

CITY OF TURLOCK – EDSP



INTRODUCTION

Kosmont Companies ("Kosmont"), a real estate and economics advisory firm serving hundreds of local governments for over 38 years, has been retained by the City of Turlock ("City" or "Turlock") to develop an updated Economic Development Strategic Plan ("EDSP"). The goal of the EDSP update is to provide a current assessment of Turlock's strengths, weaknesses, and opportunities for high-quality job growth and business development, identify and develop a list of prioritized goals and objectives to meet the economic development vision, and provide stakeholder-informed implementation strategies and performance measures.

Kosmont's approach to preparing the EDSP includes the following tasks:

- Review of relevant documents (2017 EDSP and Stanislaus County CEDS), together with a tour of the City and its business districts
- Interviews / feedback from City staff and community stakeholders
- Assessment of regional economic trends
- Assessment of local demographic and market conditions
- Assessment of major employment districts
- Identification of key opportunities, strategies and economic development tools



Disclaimer: The analyses, projections, assumptions, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Actual results are difficult to predict as a function of market conditions, natural disasters, pandemics, legislation and administrative actions.

INTRODUCTION

- The City is the second largest city in Stanislaus County, home to California State University Stanislaus, several cultural experiences, sports activities, twenty-nine parks, sixteen schools, and a full range of medical facilities.
- It has been seven years since the last EDSP was produced and the City wants an updated EDSP to reflect current market conditions and community economic development goals.
- City would also like to explore economic development projects including additions to the West Side Industrial Specific Plan (“WISP”), Downtown and a Tournament Sports Complex project.
- The goal of the new EDSP is to analyze and update the City’s economic vision and goals, assess the City’s current market position and demographics, and develop a list of prioritized goals and objectives that can guide the City for the next three to five years.

HISTORY

- The City grew relatively fast up until the 2008 financial crisis. City council established a policy that called for development fee study that required new projects to pay for 100% of the average per unit cost for all utilities, roads, parks and capital facilities. Since then, there has been modest single-family construction with little or no multi-family.
- The City is planned with residential development to the east of the 99 freeway and commercial and industrial on the west side. Cal State Stanislaus is located near northern edge of the City.
- Downtown is centrally located about 2 miles east from Highway 99. It is 100 years old, retains many historic buildings and is a regional tourist draw with restaurants, retail and office spaces.
- Monte Vista Crossing is a major regional power center on both sides of Highway 99 along with several smaller retail centers totaling over 1 million SF. It is the 4th largest center in California. There are 5-6 large large monument signs to advertise each subarea's tenants.
- The southwest quadrant of the City comprises the master planned Westside Industrial Specific Plan (2600 acres), which has seen significant growth in recent years with new ~1 million SF Amazon warehouse and DIVERT biorecycling facility.

2017 EDSP VISION AND GOALS

Vision – Create economically and socially diverse population and vibrant business community in Turlock

- Attract, retain and expand businesses in Turlock
- Increase job opportunities in agriculture, manufacturing, logistics and medical service cluster and support small business
- Be cultural leader in Central Valley for arts, music and other events - Downtown to be business, cultural and civic center
- Maintain retail centers competitiveness and seek new market opportunities
- Expand tourism and community sporting events/activities
- Improve education system and provide support to give all workers access to living wage jobs

The EDSP also identified a number of challenges facing the City's long term sustainability:

- City budget needs strengthening
- Lack of visitor attractions
- Relative lack of hospitals, doctors and health services
- Labor shortages in many occupations, need for workforce training
- Need for more workforce and executive housing and amenities for young professionals, as well as senior housing
- Accelerate development of Southeast and North Specific Plans as scarcity puts upward pressure on local housing prices
- Improve industrial companies' representation in Chamber of Commerce

2017 EDSP VISION AND GOALS

In the past few years, the City has made substantial progress in addressing these challenges:

- Passage of Measure A in 2021 increased sales tax revenues supporting general fund expenses by \$15 million per year
- New Amazon warehouse is likely to be City's largest sales tax generator
- WISP has helped attract major new development to City (Amazon, Divert)
- Hotel demand has strengthened with several new hotels in process
- City researching opportunities for major indoor sports facility

However, one area that has fallen short is the limited production of new single family and multi-family housing
City's population has seen little or no growth in past decade

STANISLAUS COUNTY CEDS

In 2022, Stanislaus County adopted a Comprehensive Economic Development Strategy (“CEDS”) that outlined regional challenges and discussed assets and opportunities for each community in the County.

- County suffers from relatively high unemployment and low high school graduation rates (~80%)
- Large numbers of residents commute to the greater Bay Area
- Per capita income is well below State levels
- Agriculture is the major economic driver accounting for over \$7 billion per year
- Manufacturing (food and beverage related) is a growing sector (EJ Gallo Winery, Foster Farms, Del Monte Foods, Blue Diamond)
- Warehouse/Distribution is a strong sector (e.g., 1.1 million SF Amazon warehouse opened in 2022)
- Water supply is a major threat to economic prosperity due to State’s frequent drought conditions

OPPORTUNITY STANISLAUS – VOLT INSTITUTE

- Stanislaus County formed Opportunity Stanislaus to address regional challenges and opportunities for business in each community in the County by providing business development and talent development services. Opportunity Stanislaus is the County regional economic development arm (501(c) 3) that partners with major private sector businesses. (Dave White – CEO; Eric Nuenfeldt - Executive Director)
- Volt Institute is a member of California Manufacturing Network, was established as offshoot of OS in 2017 to provide expedited training in high-paying careers in manufacturing, such as Industrial Maintenance Mechanic and Supervisor Development Academy. “Volt on the Go” is a new program that brings training classes directly to local businesses or community centers.
- In 2024, Volt provided 30,000 hours of training for 125 trainees at homesite, plus 156 trainees offsite at employers’ place of business. 91% of the trainees were successfully placed in industrial maintenance and electric mechanisms. The goals for 2025 are to provide apprenticeships and gain national accreditation from ACCET to gain eligibility for financial aid and deepen industry partnerships.



2. BACKGROUND

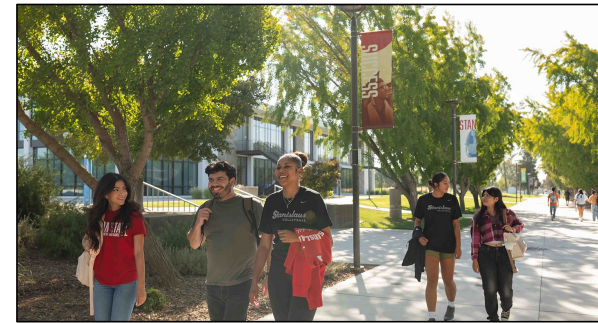
CITY OF TURLOCK – EDSP



BACKGROUND

The City's economic prosperity is underpinned by several compelling factors:

- Cal State University, Stanislaus is a 100-acre campus with 10,000 students and over 700 full time faculty
- Turlock Regional Industrial Park (WISP) 2,600 acres planned for industrial development with over 8 million SF built.
- Monte Vista Crossings is a +1 million SF regional shopping center
- Turlock Town Center
- Turlock's commitment to workforce training is evident in its collaboration with Opportunity Stanislaus



Sources: CSU Stanislaus; Modesto Bee; CBRE (Accessed January 2025)

Left: Exterior of new Amazon fulfillment center (located within the Westside Industrial Specific Plan);

Middle: Aerial image of Monte Vista Crossings shopping center; **Right:** CSU Stanislaus campus

COMMUNITY ASSETS

Kosmont has identified significant community assets that act as regional draws.

Downtown Turlock – Due to age of buildings, there are ADA and other building code issues that make reuse problematic. Downtown PBID maintains the 10-12 block area. Current budget is \$215,000 annually. Property owners pay \$0.36 psf of building area +\$0.10 pf of land area (including the city hall space). City also contributes \$40,000 per year towards maintenance. PBID sponsors 4th of July parade and many small events.

Stanislaus County Fairgrounds is 78-acre site that is adjacent to the regional transit center. 10-day county fair attracts 240,000 people in summer. 2-day swap meet in January attracts ~100,000 people. There are many smaller events as well.



Top Left and Right: Outdoor dining and street art in Downtown Turlock

Below Left: Stanislaus County Fairgrounds

Below Right: Exterior shot of Turlock Community Theatre

COMMUNITY ASSETS

- Turlock Regional Sports Complex – 2 softball fields; 10 full-size soccer fields; two other adjacent parks that have playgrounds, covered arbor areas, picnic areas, and 2 professional volleyball sand pits
- Pedretti Sports Complex – 4 softball fields; 1 baseball diamond; large arbor area with playgrounds



Sources: City of Turlock (cityofturlock.org) (Accessed January 2025)

Above Left: Pedretti Sports Park

Above Right: Baseball field at Regional Sports Complex

COMMUNITY EVENTS / ASSETS

- Class 1 Bike Trails – 50+ miles paved for walking, running, hiking, and cycling
- Dozens of community events are funded by the City and Chamber every year. Some notable events hosted in Downtown Turlock include: Farmers Market, Makers Market, Independence Day Parade and Car Show, Sip and Stroll (second Saturday in September), Festival of Lights (Black Friday), Christmas Parade

Sources: City of Turlock (cityofturlock.org) and Instagram @downtownturlock (Accessed January 2025)

Top Left: Farmers Market

Top Right: Christmas Parade

Bottom Left: Cyclists in Downtown Turlock

Bottom Right: Cyclists riding the bicycle lanes in Turlock





3. EXISTING CONDITIONS

CITY OF TURLOCK – EDSP

ECONOMIC TRENDS

- Economic forces are reshaping local economies across the State:
 - Today's consumers are using online websites for purchasing a broad array of goods. As **e-commerce continues to take an increasing percentage of consumer spending**, cities must take new approaches to land use that explore concepts for public amenities and private attractions that help cities **capture trips** and thus “sales”.
 - Younger **consumers**, with increased use of media and digital communication, **seek gathering places with restaurants, entertainment venues and experiential retail**, rather than simply a collection of traditional store fronts.
 - **Telework dynamics have drastically changed work patterns** over the past few years and are poised to reshape office needs. Creative class professionals are attracted to communities with clustered centers, which provide a sense of vitality, diversity, convenience and a mix of work, entertainment, services, arts and culture.
- In light of these trends, Kosmont is assisting the City in achieving its economic objective by providing market analysis and recommendations with a goal to foster economic vitality in the City, improving business conditions and resident quality of life.

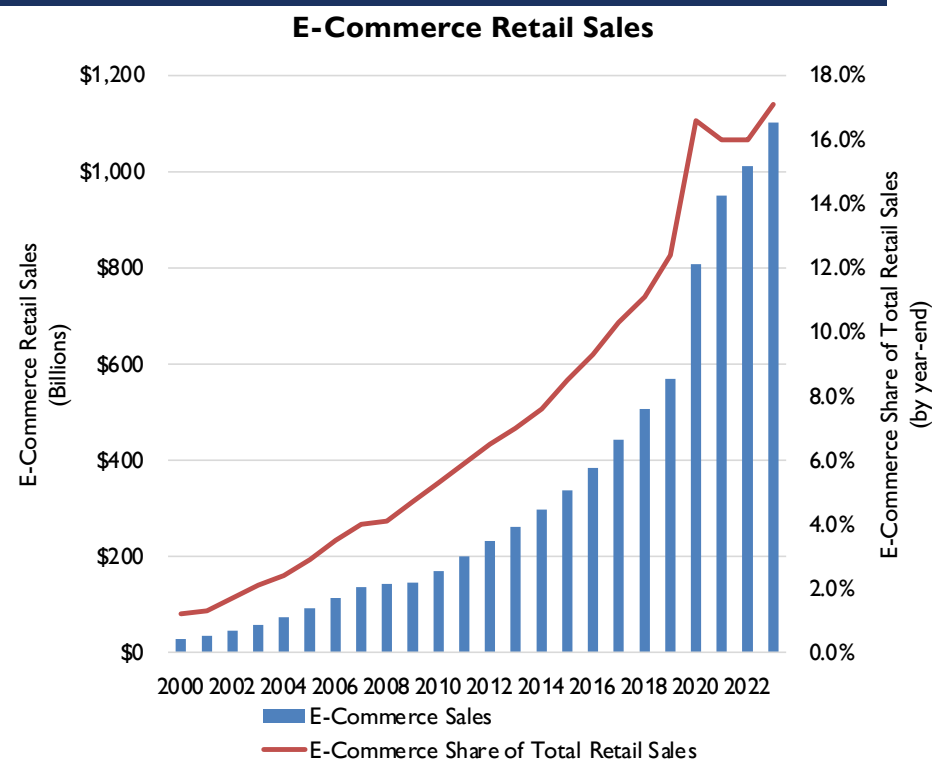


Sources: Kosmont Companies, CoStar, Coresight Research, Cowen & Company, Cushman & Wakefield, ICSC, St. Louis Federal Reserve, UBS, U.S. Census Bureau, St. Louis Federal Reserve,

E-COMMERCE GROWTH

SIGNIFICANT IMPACTS ON BRICK-AND-MORTAR RETAIL

- Historically, e-commerce sales in the U.S. have increased steadily over time from 2000 to 2019. The COVID-19 pandemic saw increased online retail utilization and e-commerce sales soared by 42% compared to 2019. E-commerce sales continued to grow by double-digits into 2021 but cooled to just 6% growth in 2022. 2023 saw an increase in e-commerce sales by 9%
- The share of e-commerce sales continues to grow as well with e-commerce reaching 17.1% of total retail sales by year-end 2023.
- FTI Consulting's 2024 Online Retail Report projections indicate U.S. online retail sales would hit \$1.2 trillion in 2024, an increase of 9.8% or \$108 billion compared to 2023. Additionally, the report states that e-commerce sales growth represented 46% of total retail sales growth in 2023.
- Furthermore, a UBS report estimates that 45,000 net retail store closures will occur in the U.S. by 2028 (approximately 5% of the total retail store base)



Source: St. Louis Federal Reserve; FTI Consulting "2024 Online Retail Report"; UBS (Accessed December 2024)

DEMOGRAPHIC / EMPLOYMENT OVERVIEW

- Per ESRI July 2024 data, Turlock has a **Population** of ~73,100 (24,500 households).
- **Average Household Size** is 2.9 persons, lower than County/State, and the **Median Age** is 36 years, younger than County and State median of 37 and 38 years old, respectively.
- City **Average Household Income** is \$103,900, approx. 2% lower than County and 25% lower than statewide levels. Turlock residents generate \$647 million in annual retail spending potential across major retail categories.
- Per ESRI and Census data, Turlock businesses have ~29,000 **Employees** with a resident workforce of ~8,300 people.
- **Jobs in the City** are primarily in *Health Care and Social Assistance, Retail Trade, Educational Services, Accommodation and Food Services*, and Manufacturing. Of these five, three are part of the fastest growing industries in the County (shown in italics).
- **Residents of the City** are primarily employed in Healthcare and Social Assistance / Educational Services / Manufacturing / Retail Trade / Accommodation and Food Services.



See Appendix A.2

Sources: ESRI Business Analyst Online; Zillow.com; U.S. Census Bureau Center for Economic Studies, California Employment Development Department, ESRI Business Analyst Online

ECONOMIC GROWTH COMPARISON

To help understand the City's ability to capture a fair share of regional growth, Kosmont has researched economic incentive policies and impact fees affect growth for Turlock's and its main competitor cities of Modesto and Merced.

Retail

- City retail space at 5.9 million SF, comprises 21% of the overall retail market in Stanislaus County. Since 2017, City retail space grew by 334,000 SF, much faster than the retail markets of Manteca, Merced, and Modesto. Roughly 56% of the growth in the retail development in Stanislaus County has been in Turlock.
- Over that time period, market asking rents in the region have grown by 23% to 27% across the comparison cities, with Turlock reaching \$22.12 PSF, the highest in Stanislaus County.
- During the 15-year period from 2008 to 2023, Turlock's retail vacancy peaked at 7.7% in 2011 and has since steadily declined. Retail vacancies in Turlock in Q3 2024 were lowest in the region at 2.2%, while Manteca, Merced, and Modesto have retail vacancies of 5% or greater.



See **Appendix A.4**

Sources: Costar, Kosmont Companies

ECONOMIC GROWTH COMPARISON

Office

- Office market growth came from Modesto (78,000 SF). Turlock's office market grew by just 4,000 SF.
- Market rents in Turlock increased by 25%, similar to the comparison cities
- The region has a sub-5% vacancy rate with office vacancies in Turlock at 3.2%, slightly higher than in 2017

Multi-Family

- Despite need for more housing Statewide, new construction from 2017 to Q3 2024 added 660 units in the County, but was limited to 36 new units in Turlock (~1% growth)
- Over the 15-years from 2008 to 2023, the County saw 1,700 new units constructed compared to 327 in Turlock.
- Multifamily residential vacancies in the region were below 4%, with Turlock seeing the lowest vacancies at 2.5%.
- Average rents across the region showed solid growth of 40% to 50% since 2017. Turlock and Merced have the lowest average rents reflecting a significant percentage of Class C and affordable housing projects (~70%) as compared to Class A/B units (~30%).

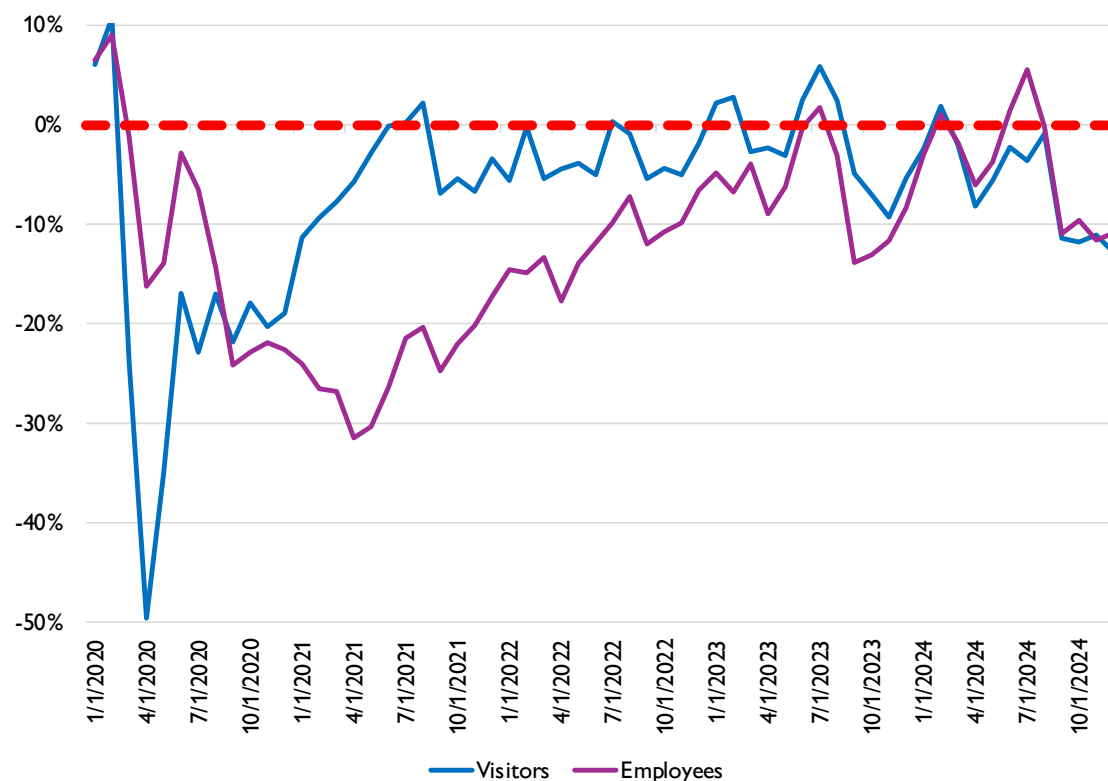


Source: Kosmont Companies

PLACER.AI LOCATION ANALYSIS

Placer.ai is a mobility data provider that tracks daily movement of over 30 million people in the U.S. via anonymized mobile app data. This information reveals travel trends to/from major events, shopping centers, and other places of interest – providing insight into retail center trade areas, hourly and daily visitation statistics, and consumer demographic characteristics.

- Visits to the City by visitors and employees dropped sharply at the start of the COVID-19 pandemic.
- Visits by visitors to the City returned to pre-pandemic levels beginning August 2021. Since then, visitor traffic has averaged **4% lower** than pre-pandemic levels fluctuating between -13% and 6% compared to the 2019 baseline.
- Visits by employees to the City returned to pre-pandemic levels beginning July 2023. Since then, employee visits have averaged **5% less** compared to the 2019 baseline due to the increasing number of people working from home.



See Appendix A.3 for more detail

Sources: Placer.AI (Accessed October 2024)

KOSMONT COMPANIES

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CITY OF TURLOCK

VISITOR / EMPLOYEE FOOT-TRAFFIC OVERVIEW

Visitor / Employee Summary Data
(1/1/2024 to 12/31/2024)

	Visitors	Employees
Annual Visits	27.0 million	16.5 million
Visit Frequency	13.5	252.5
Visitors	2.0 million	65.3 thousand
Median Visit Length	1 hr. 33 min.	9 hrs. 39 min.
Median HH Income	\$72,300	\$75,100

Visitation Data:
Distance from Home Area
(Based on % of Visits)

	0-3 Miles	3-7 Miles	7-10 Miles
Visitors	2%	17%	15%
Employees	42%	14%	10%
	10-30 Miles	30-100 Miles	100+ Miles
Visitors	42%	15%	9%
Employees	28%	5%	1%



Source: Placer.ai (Accessed January 2025);

Notes: Considers a minimum of 1 visit to the City of Turlock by visitors.

SWOT ANALYSIS SUMMARY

Kosmont has summarized City strengths, weaknesses, opportunities and threats (“SWOT”).

Strengths

- Monte Vista Crossing is major regional retail draw – 3rd largest power center in CA with dozens of strong retailers (Costco, Target, Wal-Mart, Auto Mall)
- Regularly draws hundreds of thousands of shoppers from 20 miles away (640,000 population in trade area)
- City is home to a major agricultural economy
- Entrepreneurial spirit with many startup companies
- Significant outdoor amenities and recreational venues
- Opportunity Stanislaus / Volt Institute

Weaknesses/Threats

- Due to age of buildings in downtown there are ADA and other building code issues making reuse difficult
- Development fees slowed new industrial and residential development (fees \$400,000 to \$1 million per acre)

- Need to improve business permit processes
- Limited number of City owned development sites
- There is a relatively unskilled labor pool for STEM

Opportunities

- Downtown Turlock is a unique regional draw with boutique shops, fine dining, and entertainment
- Strong regional demand for single family housing
- City has healthy financial reserves for possible investment
- Large infill sites that can grow with mixed-use development such as D.O.R.[®] and financing districts can facilitate development. See Section 7 – Economic Development Tools
- WISP area ideally located to provide commercial/industrial and recreational facilities.
- City well positioned for agricultural processing jobs
- New online permitting software can be major benefit to business attraction by expediting permits



4. STRATEGIES

CITY OF TURLOCK – EDSP



Key Market and Economic Development Trends

DRAFT

			
Housing is Not a Loss Leader, it's a <u>Growth Driver</u>	Retail is Not <u>Just</u> Retail Anymore	Telework is Reconfiguring Office	Industrial / Distribution is Critical for the Economy
Housing Creation as Economic Development	Retail Reimagination as Economic Development	Office Conversions as Economic Development	Industrial & Fulfillment as Economic Development
• New housing generates significant new tax revenues and supports local jobs from resident spending • Variety of housing types is essential to attracting new businesses and developing diverse productive workforce • Housing is not a net negative fiscal impact, especially at current property values	• U.S. retail over-built and needs “right sizing;” Covid accelerated trends; today its about essentials, experience & e-commerce • Blended/mixed use projects integrate multiple uses (housing, retail, open space, creative office, hotel)	• Telework and work from home options are reshaping the needs for office space and business districts • New multi-family projects with co-working spaces and amenities will help attract young professionals with computer skills	• Retail can’t thrive without distribution; Booming demand for e-commerce, particularly smaller last-mile delivery facilities • Flex space (a blend of industrial, office, research and development space) is a growing market. Cities can attract high tech / skill firms. • Industrial supports development of new agricultural products

STRATEGIES / PROPOSED ACTION PLAN

Kosmont has identified Economic Development Strategies and an estimated investment range in order of priority for City's consideration. Here is a summary that is followed by supporting detail and action items:

1. Business Enhancement, Attraction & Retention ("BEAR")
2. Housing as Economic Development (Housing Element for Economic Development HEED™)
3. Establish Business Incentive Program for targeted retail / commercial /industrial
4. WISP
5. Utilize Value Capture
6. Expand Sports Facilities
7. Downtown Placemaking
8. Gather Performance Metrics to measure annual progress



Source: Kosmont Companies

BUSINESS EXPANSION, ATTRACTION AND RETENTION

A vibrant business sector is important to the fiscal health of the City. Business Expansion, Attraction and Retention (“BEAR”) is the keystone of most economic development departments. Ideally the City should focus on attracting industries with diverse employment opportunities, that embrace new technology and offer higher paying jobs.

City attracted ~1 million SF Amazon warehouse and has had success in large scale food processing with companies such as Divert (converting 100,000 tons of food waste into energy and nutrients), Sensient (global company creating colors, flavors and fragrances from organic foods), and Blue Diamond (using technology to create value added almond products).

Business-friendliness (“How to get to Yes”) is a vital component to support the needs of businesses, developers and to foster entrepreneurship, and bolster the local economy.

Action Item 1: Develop technical assistance programs to support emerging businesses/entrepreneurs in the City.

Action Item 2: Proactively work with business/property-owners to understand challenges and opportunities that may align with the City’s economic development goals. Regularly contact the top 25 Sales Tax generators / Employer
Action Item: Pursue Healthcare providers (new and expansion).

Action Item 3: Create customized development agreements/incentive packages to facilitate major tenants.



Source: Kosmont Companies

BUSINESS EXPANSION, ATTRACTION AND RETENTION

Action Item 4: Conduct outreach and collaborate with property owners to explore development opportunities and address challenges that can bring new uses to privately-owned sites.

Action Item 5: Standard plan check review process with a set number of days for initial submission and subsequent submittals.

Action Item 6: Consider incubator/accelerator programs for maker spaces that can help small businesses thrive.

Action Item 7: Online permitting system will improve business attraction and expansion.

Action Item 8: Consider adding business concierge or ombudsman to ED or Planning Dept to assist new business or development applications.

Action Item 9: Attend ICSC and other conferences to meet with major retailers / restaurants / hotels / developers / brokers.

HOUSING AS ECONOMIC DEVELOPMENT

(HOUSING ELEMENT FOR ECONOMIC DEVELOPMENT™)

New housing generates demand for commercial service and retail uses, significant new tax revenues, and supports wide range of local jobs.

New mid to high-end single family housing with recreational amenities can draw regional skilled tradesmen, as well as STEM workers (Science, Technology, Engineering and Math) that can attract medical and other professional companies to Turlock.

Office reconfiguration and work at home schedules alleviate traffic and help keep “wallets” in local communities – allowing small businesses to capture more local spending.

High assessed value = annual City share of property taxes of \$750 to \$1,000 per unit (including VLF In Lieu).

Retail spending by new households of \$25,000 to \$30,000 could generate \$500 to \$600 annually in sales and use taxes (including E-commerce spending from new Amazon warehouse).



Source: Kosmont Companies

BUSINESS INCENTIVE PROGRAM

There are a wide range of business and economic development incentive programs utilized by communities across the State. The City can create such a program, but first it is important to set specific goals (e.g., assist small business, expand job creation, attract major tax generator, attract downtown development) and create a system to measure the success of each initiative. Cost of implementing can vary: job credits, façade improvement and infrastructure represent out of pocket costs, while tax sharing agreements and fee waivers are offset by new development tax revenues.

Examples of incentives include:

- Fast track permitting
- Tax sharing agreements / tax abatements
- Job tax credits / Workforce training
- Façade Improvement Program
- Infrastructure investment
- Fee waivers / deferrals in targeted areas

See Section 5 – Regional Econ Dev Comparison for specific examples of incentives used by nearby cities



Source: Kosmont Companies

IMPACT FEES AND CREDITS

Development Impact Fees can be an obstacle to new development. Kosmont's analysis indicates that residential and industrial impact fees are 50% to 150% higher than Modesto and Merced. There appears to have been less than 350 new apartment units built in past 15 years. City should consider re-examining its development fee schedule.

- Consider establishing a Citywide policy of Impact Fee Credits to encourage redevelopment opportunities. This is a strategy used by Sacramento County allowing developers to receive (harvest) a pro rata credit for impact fees from demolition of existing commercial centers against impact fees for new redevelopment.
- The Sacramento County Ordinance provides credits from demolition of commercial buildings on a square footage basis. The credit captures Road, Water and Drainage, and other fees and can be applied towards the impact fees required for construction of new square footage. The credit has a term of three years and can be extended for one additional year. The credit can also be used on different assessor parcels if the parcels are contiguous.
- The Ordinance is credited for the redevelopment of How Bout Arden (HBA), Country Club Centre and Country Club Plaza in Sacramento.

WESTSIDE INDUSTRIAL SPECIFIC PLAN (WISP)

The City has a 20-year old Master Plan for the 2,600-acre Turlock Industrial Park, which is in need of significant infrastructure. The recent construction of the ~1 million SF Amazon warehouse at the northern end of WISP was a major economic success, but not every new tenant can invest the millions of dollars for impact fees and wait years.

Action Item 1: Establish Community Facilities Districts to help major land owners finance the infrastructure backbone and enable them to attract developers who market to major users in need of near-term space for rent.

Action Item 2: City Econ Dev Staff to participate in NAIOP and other industrial organizations to promote WISP

Action Item 3: Explore creation of Property Business Improvement District (PBID) to give area a unified image.

Action Item 4: Consider update of the Specific Plan with an emphasis on assisting economic growth.

Action Item 5: Explore feasibility of Enhanced Infrastructure Financing District to refund CFD Special Taxes paid by developers for the upfront infrastructure (See Section 7 discussion of EIFD financing strategies).

UTILIZE VALUE CAPTURE REAL ESTATE STRATEGIES

Public and private sector real estate can be important assets to leverage for long-term economic development benefits. While Turlock has limited publicly owned land available for new development, there are many large private sector properties that can be leveraged, as discussed on following slides.

Capture Value from Private Real Estate

- From Value Capture Zoning VCZ™ - Development Opportunity Reserve (D.O.R.®) allows cities to create a “bank” of new density in zoning / specific plans, allowing them to give the density to projects that deliver community benefits & public amenities.*
- From Tax Increment and Special Districts - Enhanced Infrastructure Financing Districts (“EIFD”) use property tax increment and Community Facility Districts (“CFD”) are tools to fund important local and regional infrastructure, especially WISP.*
- From Public Private Partnerships - Enter into partnerships with property-owners to commit local government resources, help solicit development proposals that will advance both the property owner’s goals and the community’s goals.

Capture Value from Public Real Estate

- Cities can use a variety of sale or lease strategies to capture the value of their properties, while also increasing the General Fund tax base.

**See Section 7 - Economic Development Tools for more detailed discussion*



Source: Kosmont Companies

DOWNTOWN PLACEMAKING

A healthy Downtown is important to a city. Turlock has significant assets, but the age of many buildings makes reuse challenging.

Action Item 1: Consider programs to help existing businesses (such as façade improvement programs, streetery / outdoor retail) and help existing properties utilize their space (such as expanding allowable uses in storefront spaces and allowing small scale manufacturing, food makers, artisans, breweries, woodworkers). Support non-profits willing to develop collaborative spaces with tools and other resources in underutilized buildings.

Action Item 2: Explore expansion of the Property Based District to support enhanced cleaning, security, marketing and physical improvements in downtown.

Action Item 3: Evaluate publicly-owned opportunity sites in the downtown area – such as the surface parking lots– to evaluate potential reuse strategies that aim to add gathering places, activities, and other amenities.

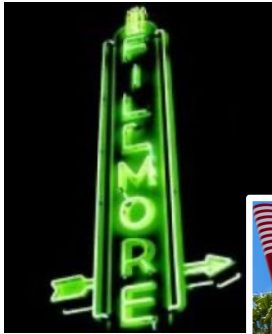
Action Item 4: Invest in physical improvements that can create sense of place and further activate the downtown area—through gateway signage and wayfinding, public art, pedestrian-oriented improvements such as plazas and outdoor spaces, water features, street improvements, micro-transit services.

Action Item 5: Grow social media engagement channels, social medial influencer/engagement channels, as well as marketing/trade publications to promote Downtown businesses and events.



Source: Kosmont Companies

PLACEMAKING BY DESIGN, DISTRICTS & EVENTS



Distinctive signs – such as the neon signs in Fillmore and the Star Theatre in Oceanside – can give an area a distinctive sense of place.



Events like the CicLAvia bike / walk fairs in Los Angeles and the Mission Inn Festival of Lights in Riverside, CA are memorable and engaging activations of public spaces.



Murals in downtown Providence, RI add character and highlight local artists and themes.



The Medical Main Street district in Lancaster, CA aims to be a blended use area centered around major medical anchors that includes many complementary uses.

SPORTS AND ECONOMIC DEVELOPMENT

In the past decade, youth sports facilities have become a major economic driver for suburban communities across the U.S. with families traveling hours to participate in weekend tournaments for baseball, softball, soccer, tennis etc. In early 2022, the City retained Victus Advisors to analyze the potential for an indoor sports center in Turlock. Based on extensive interviews from County business and community leaders and other stakeholders they found significant support for an indoor facility to serve up to 80 weekend tournaments per year (e.g. basketball, volleyball, pickleball, cheer leading). During the week, the facility would be used by local groups.

- Victus estimated the center could increase overnight hotel visits by 76,000 per year and generate over \$50 million in economic activity and close to \$1 million per year in hotel and sales tax revenues to Turlock.
- Kosmont research found exciting examples of sports facilities built in rural/suburban areas that expanded into major entertainment centers that can be good examples for Turlock to consider.
- WISP has large land to accommodate a major indoor/outdoor sports facility and supporting retail, entertainment and hospitality uses. If desired by City Council, consider interviewing sports facility experts with operation experience on projects illustrated on following pages.

EXAMPLE - ADVENTHEALTH SPORTS PARK

OVERLAND PARK, KANSAS

- Opened: 2024
- Owned/Operated by Bluhawk Sports
- Size: 420,000 sf indoor sports & entertainment complex
- Facilities: 3,200-seat multipurpose arena, 8 basketball courts, 1,500-seat NHL regulation ice rink, 40,000 sf indoor turf football field, e-sports arena, performance training center
- Hawk's Outpost (family entertainment center)



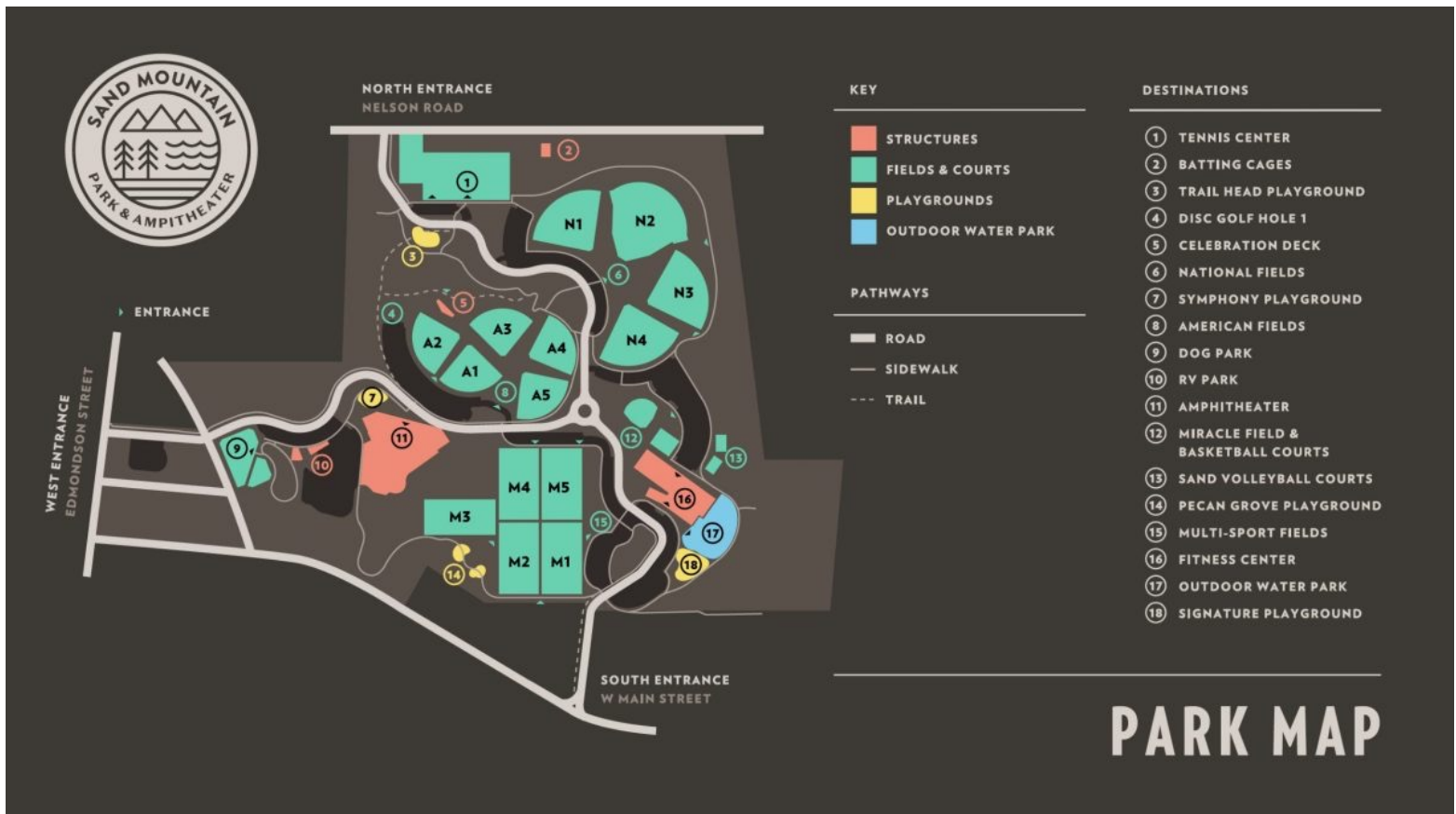
EXAMPLE - SAND MOUNTAIN PARK & AMPHITHEATER

ALBERTVILLE, ALABAMA

- Size: 130-acre sports, leisure, wellness & entertainment venue. Opened: 2021
- Owned by the City of Albertville
- Operated by The Sports Facilities Companies
- Outdoor Features: outdoor water park, 9 diamond turf fields, 5 multi-sport turf fields, 18-hole disc golf course, 17 slot RV park, 16 tennis courts, 5,000+ capacity amphitheater, 2 basketball courts, 2 sand volleyball courts
- Indoor Amenities: fitness center, 2 racquetball courts, 2-lane indoor track, 8-lane aquatics center, 4 hardwood courts, 25,000 sf event space, concession area



Sand Mountain Park
Indoor & Outdoor Facilities Blueprint



PERFORMANCE METRICS

In order to track economic development progress, it is important for the City to maintain **annual** business and development data analytics to keep on top of economic and market trends:

1. Commercial Building Permits in Key Areas – measure commercial developer interest
2. Assessed Value of Commercial and Industrial Property – show increased private sector investment
3. Number and Type of Business Licenses – measure new business formations
4. Employment by Industry – show success in commercial and industrial business attraction and employment growth
5. Sales Tax Revenues by Geographic District – measure success in attracting businesses and economic activity
6. Hotel Tax Revenues – measure success in attracting more visitors
7. Hotel Visitor Survey – identify types of visitors, short term vs longer term stays
8. Annual Survey of Business Owners – identify issues regarding City permitting / zoning process and other programs
9. Special Event Data attendance estimates – show success of community outreach efforts



5. REGIONAL ECON DEV COMPARISON

CITY OF TURLOCK – EDSP

REGIONAL ECONOMIC DEVELOPMENT COMPARISON

To help understand the City's competitive position, Kosmont has done research on how two key nearby competitive cities treat economic development, how their impact fees and incentive policies compare with Turlock.

Turlock has few formal economic incentives.

Merced offers the following economic incentives:

- Development fee reduction of 50% for construction in infill zone plus fee deferrals
- PG&E 5-yr electricity rate reduction for large power users
- Recycling zone low interest loans and credits for businesses that use recycled material
- Small business revolving loan fund
- UC Merced Venture Lab Proof of Concept fund to assist in commercialization of university startups

REGIONAL ECONOMIC DEVELOPMENT COMPARISON

Modesto has significant business attraction and development incentives:

- White glove permitting assistance from entitlement thru certificate of occupancy
- Incentives for green business by providing financing through the Community Development Financial Institution
- Workforce training programs thru Modesto JC and Stanislaus Workforce Development at low or no cost
- Expedited entitlement and permitting (same day tenant improvement permits)
- Fee deferrals (5-year installments) and full waiver in special circumstances)
- Downtown occupancy incentive (rebate of 1-year City sales and mil tax)
- Downtown façade incentives of up to \$10,000 matching rebate upon completion of approved projects
- Downtown residential development incentives (fee exemptions and free permits)
- Shop Greater Modesto free e-commerce portal for local businesses
- Modesto Irrigation District incentives for new energy efficient equipment

COMMERCIAL IMPACT FEE COMPARISON

Turlock fees for new retail development are modestly higher than Merced and Modesto.

RETAIL		TURLOCK	MERCED	MODESTO
Water & Sewer Fees (Per SF)		\$ 2.10	\$ 6.50	\$ 3.57
Parks		\$ -	\$ 4.04	
Capital Facilities		\$ 19.80	\$ 3.14	\$ 13.50
Transportation		\$ -	\$ 7.54	
Storm Drain		\$ 2.00	\$ -	
Total Per Unit/SF		\$ 23.90	\$ 21.22	\$ 17.07
MASTER PLAN/CFD AREAS				
Master Plan/CFD Fees		\$ 4.20	NA	\$ 26.00
Total Per Unit/SF		\$ 28.10	NA	\$ 26.00
<i>Disclaimer: The estimates shown above are for illustrative prototypes</i>				
<i>Actual fees vary based on location, land use type and density</i>				

INDUSTRIAL IMPACT FEE COMPARISON

Turlock fees for new industrial development within WVSP are significantly higher than Merced and Modesto.

INDUSTRIAL	TURLOCK	MERCED	MODESTO
Water & Sewer Fees (Per SF)	\$ 3.00	\$ 6.30	\$ 1.64
Parks	\$ -	\$ 1.79	\$ -
Capital Facilities	\$ 2.60	\$ 1.38	\$ 3.40
Transportation		\$ 2.53	\$ -
Storm Drain	\$ 1.10	\$ -	\$ -
Total Per Unit/SF	\$ 6.80	\$ 12.00	\$ 5.04
MASTER PLAN/CFD AREAS			
Master Plan/CFD Fees	\$ 13.70	NA	\$ 7.00
Total Per Unit/SF	\$ 20.50	NA	\$ 7.00
Disclaimer: The estimates shown above are for illustrative prototypes			
Actual fees vary based on location, land use type and density			

MULTI-FAMILY IMPACT FEE COMPARISON

Turlock fees for new multi-family development within Master Plan areas are up to \$38,000 per unit, which is almost \$1 million per acre, much higher than Merced and Modesto.

MULTI-FAMILY	TURLOCK	MERCED	MODESTO
Water & Sewer Fees (Per Unit/SF)	\$ 7,800	\$ 7,200	\$ 3,100
Parks	\$ 2,100	\$ 4,110	\$ -
Capital Facilities	\$ 13,500	\$ 3,000	\$ 12,250
Transportation	\$ -	\$ 1,900	\$ -
Storm Drain	\$ 620	\$ -	\$ -
Total Per Unit/SF	\$ 24,120	\$ 16,210	\$ 15,350
MASTER PLAN / CFD AREAS			
Master Plan/CFD Fees	\$ 14,700	NA	\$ 24,800
Total Per Unit/SF	\$ 38,820	NA	\$ 24,800
Disclaimer: The estimates shown above are for illustrative prototypes			
Actual fees vary based on location, land use type and density			

TURLOCK IMPACT FEES

Development Fees - 4-acre Example				
	Multi-Family	Office	Retail	Industrial
Units/SF	100	50,000	40,000	80,000
Street Lights est (per acre)	\$2,333	\$2,333	\$2,333	\$2,333
Water/Sewer Fees (per DU/1000 SF) /1	\$7,800	\$1,300	\$2,100	\$3,000
Master Storm Fee (per acre)	\$15,500	\$22,000	\$22,000	\$22,000
Capital Facilities Fee /2 (per DU/1000 SF)	\$15,600	\$10,500	\$19,800	\$2,600
North Area Master Plan (per DU)	\$14,700	NA	NA	NA
WISP Master Plan Fee (per acre)	NA	\$4,197	\$4,197	\$13,721
Project Total - Low /3	\$2,411,000	\$687,000	\$973,000	\$545,000
Per Unit/1000 SF	\$24,100	\$13,700	\$24,300	\$6,800
Project Total - MP Areas	\$3,881,000	\$897,000	\$1,141,000	\$1,643,000
Per Unit/1000 SF	\$38,800	\$17,900	\$28,500	\$20,500

/1 Water Fees are included as rough estimates as they are based on fixtures and meter size

/2 Includes Park Fees for Residential Only (\$2,100 per unit)

/3 Project Total -Low excludes projects in North Area and WISP master plan Fees



6. OPPORTUNITY SITES EVALUATION

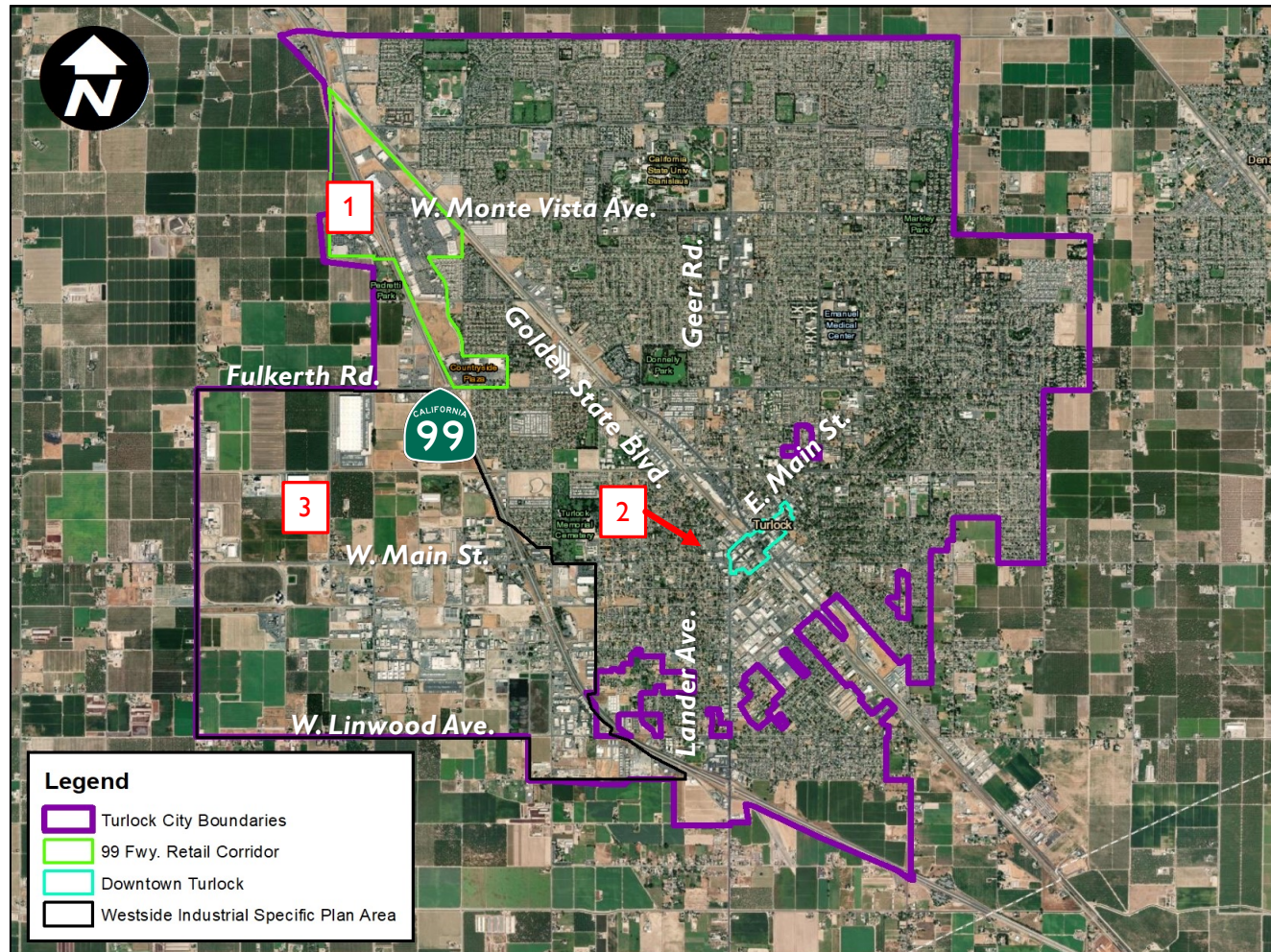
CITY OF TURLOCK – EDSP

City has three major development areas with several thousand acres of privately owned land for industrial, retail, entertainment and blended-use opportunities,

They include:

1. Hwy 99 Corridor
2. Downtown Turlock
3. Westside Industrial Specific Plan

The most significant near-term opportunity is the ~30-acre site on the east side of Hwy 99 planned for restaurants, entertainment, retail and hotel uses.



OPPORTUNITY AREA #1: HWY 99 RETAIL CORRIDOR

- Total area size: 371.2 acres with over 1.7 million SF of existing retail space and over ~100 acres of vacant land
- Zoning: Planned Development (PD), Community Commercial (C-C), Thoroughfare Commercial (C-T), Heavy Commercial (C-H)
- 30-acre site north of Countryside Plaza is master planned for high volume food, retail shops and hotel uses.



Sources: (Accessed December 2024)

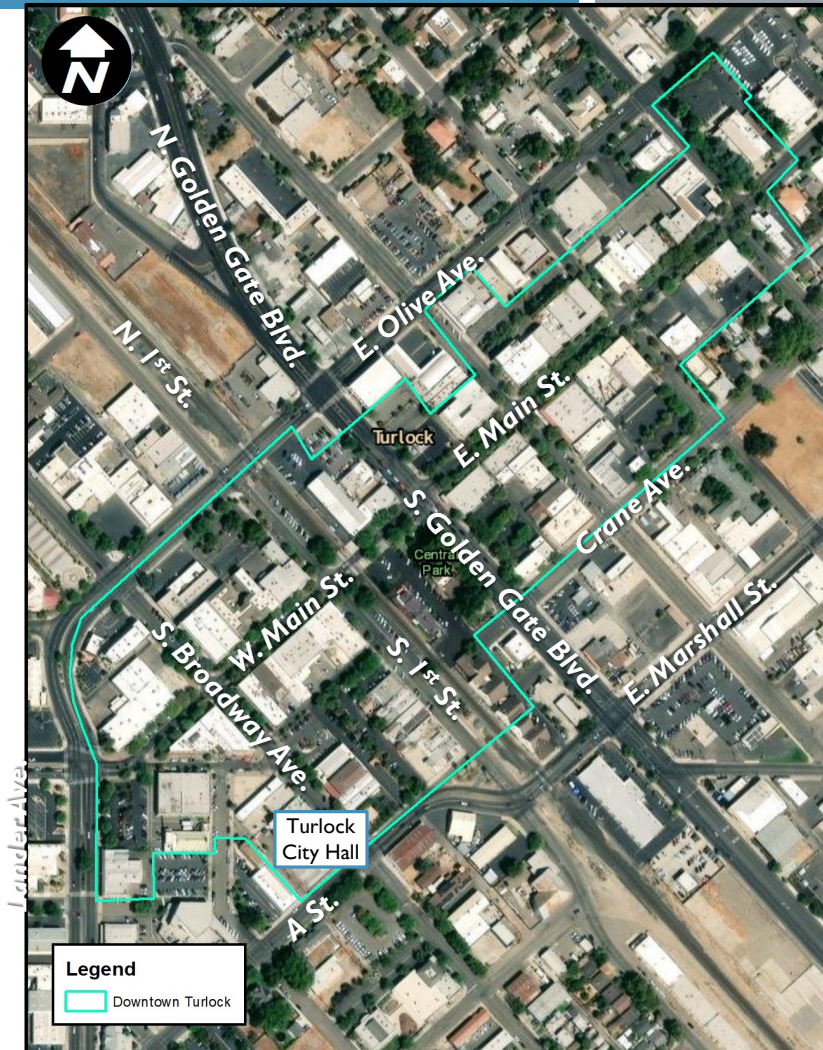


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OPPORTUNITY AREA #2: DOWNTOWN TURLOCK

- Total area size: 38.4 acres
- Zoning: Low-Density Residential (R-L), Transitional Commercial (TC), Office or Residential (OR), Downtown Core (DC), Planned Development (PD)



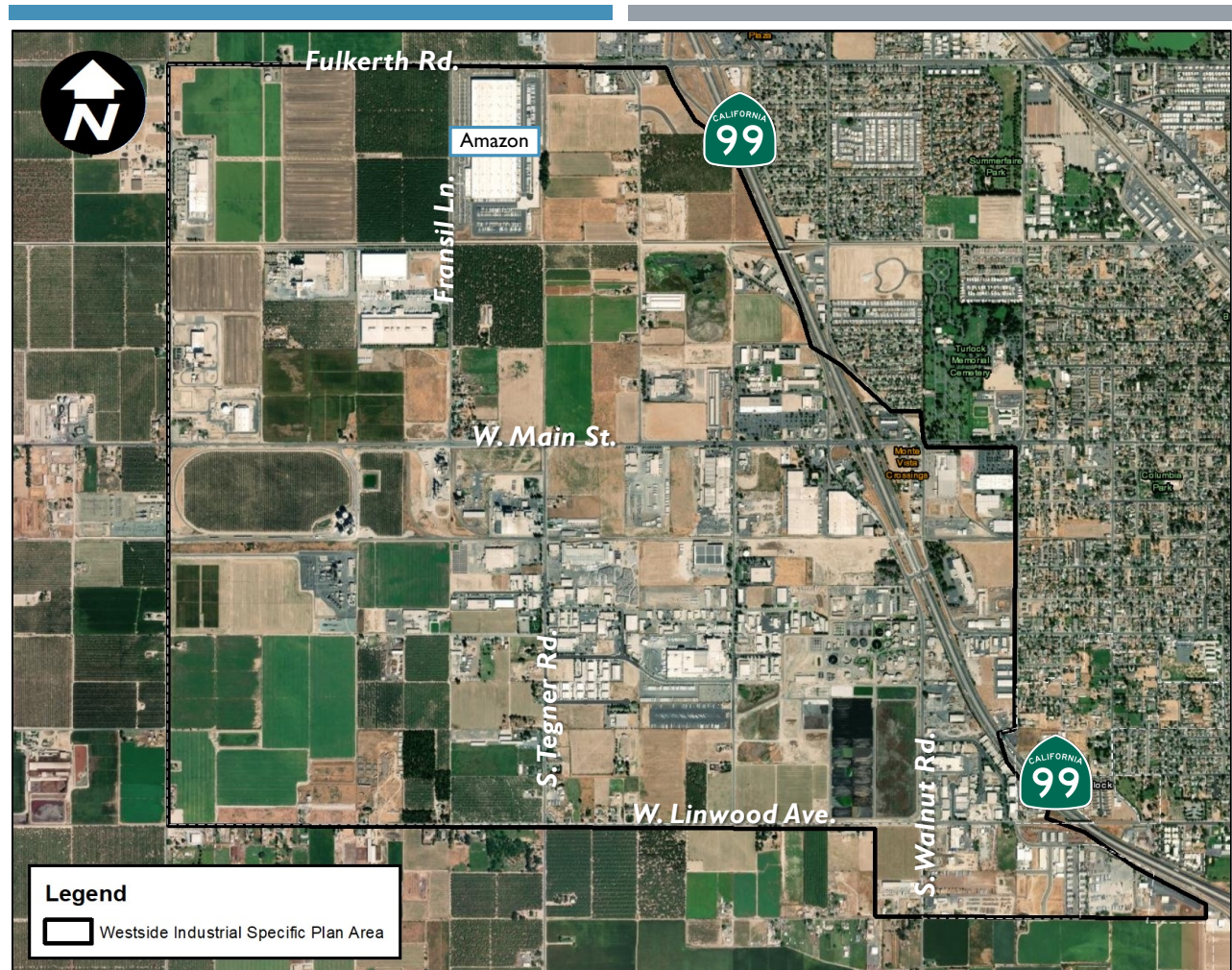
OPPORTUNITY AREA #3: WESTSIDE INDUSTRIAL SPECIFIC PLAN

- Total area size: 2,598 acres
- Zoning: Industrial (I), Industrial Business Park (IBP), Community Commercial (C-C), Office Commercial (C-O), Low Density Residential (R-L), Public/Semi-Public (P-S), Planned Development (PD)

With major infrastructure investment, and city incentives, the northern area can help attract thousands of new industrial jobs, as well as an indoor/outdoor regional sports complex, hotels and regional entertainment uses.



Sources: (Accessed December 2024)



KOSMONT COMPANIES



7. ECONOMIC DEVELOPMENT TOOLS

CITY OF TURLOCK – EDSP

ECONOMIC DEVELOPMENT TOOLS

Kosmont has prepared a summary of various Economic Development tools and a playbook that the City can consider for Value Capture and to facilitate future development:

Capture Value from Tax Increment and Special Districts

- Enhanced Infrastructure Financing District (“EIFD”) use property tax increment and Community Facility Districts (“CFD”) are tools to fund important **local and regional infrastructure**.

Capture Value from Zoning (Value Capture Zoning VCZ™)

- Development Opportunity Reserve (D.O.R.)® allows cities to create a “bank” of new density in zoning / specific plans, allowing them to give the density to projects that deliver **community benefits & public amenities**.

Capture Value from Real Estate

- Cities can use a variety of strategies to capture the value of their properties (sale or long-term lease / Surplus Land Act).



SPECIAL DISTRICTS FOR INFRASTRUCTURE FINANCING

- Public agencies can utilize a variety of tax increment financing (TIF) and special district tools to fund infrastructure projects that can help to motivate private investment. This includes Enhanced Infrastructure Financing Districts (EIFDs), community facilities districts (CFDs), and business improvement districts (BIDs). These special districts are not mutually exclusive, and can work well together to advance goals of motivating private investment.
- Enhanced Infrastructure Financing Districts (EIFDs) may be well suited for some of the Region's opportunity areas that have significant infrastructure needs (roads / connectivity, water / sewer, electricity, telecom / broadband, etc.).
- EIFDs utilize property tax revenues from new development to finance public infrastructure projects without introducing new or increased taxes.
- EIFD project areas do not have to be contiguous, allowing them to target specific areas of high development and high infrastructure need.
- The district commitment of revenues toward infrastructure can induce private sector investment, accelerate growth, create jobs, and capture / grow fiscal revenues.

SPECIAL DISTRICTS FOR INFRASTRUCTURE FINANCING

FUNDAMENTALS OF EIFDS

Tax Increment Financing	Tax increment from new development / assessed value increase used to <u>fund infrastructure projects in approved project areas</u>
Long-term Districts	Up to 45-year districts from first bond issuance; Districts provide <u>long-term, committed revenues</u> in targeted investment areas; Districts can be created in 12-18 months
Non-Contiguous Areas	EIFD project areas <u>do not have to be contiguous</u> , allowing them to target specific sites / areas and making them compatible with other zoning / entitlement strategies
Eligible Projects	Any property with useful life of 15+ years and of communitywide significance; purchase, construction, expansion, improvement, seismic retrofit, rehabilitation, and <u>maintenance</u>
Return on Investment	Private sector investment induced by District commitment accelerates growth of <u>net fiscal revenues, job creation, housing production, essential infrastructure improvements</u>
Attract Additional Funds	Allows community to attract <u>tax increment from other entities</u> (cities, special districts), <u>federal / state grants & loans</u> (TOD, water, housing, parks), brownfield funding

EIFD WITH A POTENTIAL CITY/COUNTY PARTNERSHIP

TIF Districts which involve a City / County joint effort are more likely to win state grant funding sources

Federal & State Sources

- Cap-and-Trade / HCD grant & loan programs (AHSC, IIG, TCC)
- Prop 1 bond funds / Prop 68
- SB 1 Road funds
- SB 2 Transfer Tax funds
- Federal DOT / EPA / EDA funding



Other Potential Funding Sources

- Property tax revenue including RPTTF
- Vehicle license fee (VLF) prop. tax backfill increment
- Development Agreement / impact fees
- Benefit assessments (e.g. contribution from CFD)
- Local transportation funding (e.g. Measure M/R)
- Private investment

TAX INCREMENT DISTRICT CASE STUDY

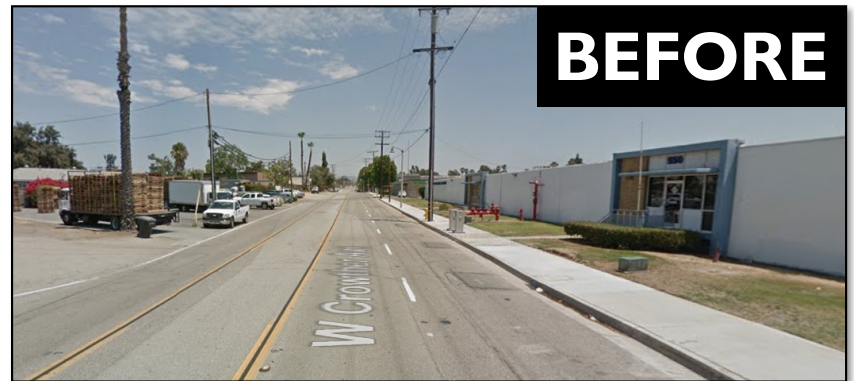
PLACENTIA CASE STUDY – FORMED IN 2019

Placentia / Orange County EIFD Partnership

- 300+ acres: Old Town Placentia Revitalization Plan, Metrolink Station, TOD Packing House Area
- Infrastructure Financing Plan (IFP) will fund \$13 million in public infrastructure improvements for those areas
- Water, sewer, streets, parking, transit connectivity
- \$460M+ expected in new AV from residential, retail, restaurant development
- Net Fiscal Benefit: \$22M to City, \$15M to County

Implementation

- EIFD feasibility analysis & formation process
- Led education/outreach meetings with County BOS
- Developed County EIFD Policy for City/County EIFD
- Completed first EIFD TIF Court Validation in the state
- **Working on TIF Bond—expected by fall of 2022**



BEFORE



AFTER



Sources: Kosmont Companies, City of Placentia

SPECIAL DISTRICTS FOR INFRASTRUCTURE FINANCING OTHER DISTRICT TOOLS

Property Business Improvement Districts (PBID)	Property Business Improvement Districts are special assessments levied on real property to fund improvements and promote activities the benefit the properties located within the PBID area. This includes capital improvements, parking facilities, street / streetscape improvements, lighting and landscaping, marketing and promotion, and business attraction / retention. The special assessment amount that each property owner pays must be directly proportional to the benefit received.
Community Facilities District (CFD)	Community Facility Districts are a new property assessment or "special tax" that appears as a separate line item on a tax bill and can be used to fund infrastructure / services that benefit the property. This includes transportation, parking, street / utility improvements, hazardous waste remediation, street lighting / sidewalk, and public services. CFDs are useful because they provide early financing for a variety of critical services and infrastructure. CFDs also pair well with EIFDs as a value capture strategy – with CFDs providing early funding and EIFDs providing funds as projects are constructed, and tax increment grows.
Parking Authority District	Parking Authority Districts can utilize a variety of funding sources – including bonds, ad valorem taxes, user fees, parking meter charges, parking revenues, and City / County contributions – to fund improvements such as parking lots, structures, and alterations to circulatory infrastructure to facilitate ingress and egress.
Climate Resilience District (CRD)	Climate Resilience Districts are a new type of district can fund projects to mitigate climate change. These districts have broad financing powers, and can fund a wide range of eligible projects, including projects that address sea level rise / flooding, extreme weather, wildfire, and drought.

ZONING AND LAND USE STRATEGIES DEVELOPMENT OPPORTUNITY RESERVE D.O.R.[®]

Zoning and entitlements create value. Cities can avoid simply giving that value away, and instead capture that value as currency to support community benefits and public amenities.

Old Playbook:

Rezone Areas for New Density
and Expect New Development

Rezoning gives the value of the new density to current property owners: inflated land values, limited possibility of development.

New Playbook:

Bank Density with Development
Opportunity Reserve D.O.R.[®]

D.O.R.[®] allows cities to create a “bank” of new density in zoning / specific plans, allowing them to give the density to projects that deliver **community benefits & public amenities.**

ZONING AND LAND USE STRATEGIES

DEVELOPMENT OPPORTUNITY RESERVE D.O.R.[®] - *PROCESS*

Create D.O.R.[®]	Step 1 Conduct market / economic density analysis to understand development potential. Identify sites and areas within community as areas targeted for new development.	Step 2 Use planning process to create a reserve bank of density to use in target areas and create an amenity list of desired community benefits and advance projects.
Implement D.O.R.[®]	Step 3 Development Projects apply for density from the DOR in exchange for amenities and community benefits delivered.	Step 4 City & Developer sign a Development Agreement, assigning D.O.R. [®] density to project with contractual commitment to deliver amenities or infrastructure.

D.O.R.® CASE STUDY ILLUSTRATIONS

City of Buellton: Avenue of Flags

- **Goal:** Induce housing development in downtown area
- **Benefits & Amenities:** public restrooms, off-site improvements, public parking, parking district, public art, parks, green buildings, other
- **Incentives:** Increase density up to 40 units / acre, increase heights, reduce on-site parking, reduced setbacks, reduced traffic and application fees

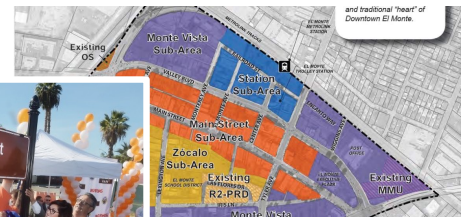


Implementation Steps

1. Conduct market housing / economic study to match RHNA needs
2. Discuss new density and public amenities with community
3. Create DOR mechanism as new Zoning / Specific Plan provision

City of El Monte: Downtown Main St.

- **Goal:** Increase downtown density along with community benefits and public improvements
- **Benefits & Amenities:** streets, bicycle facilities, parking, open space, beautification, transit, arts / cultural spaces, lot consolidation; developer can either install improvements or make payment into public improvement fund; value based on a portion of residual land value (~75%)
- **Incentives:** Increase density, heights, FAR, dwelling units per acre



CREATE CURRENCY WITH REVENUE REPLACEMENT

REPLACING TAX REVENUES VIA DAS & P3S

Replace Revenue with Sales Tax Assessment Revenue (STAR*)[®]

Project would result in a loss in retail sales tax revenues resulting from non-sales tax generating uses
(e.g. industrial)

Analyze sales tax revenue loss potential of opportunity sites & zoning designations to understand scale

Create equivalent General Fund revenue through entitlement document / development agreement
(Tax Equivalency as currency)

STAR* Case Study: Jurupa Valley – Agua Mansa Commerce Park Site

- ~280-acre site (originally planned for retail)
- Proposed 3.6 million SF industrial development project
- **STAR analysis estimated annual sales tax in-lieu payment of ~\$362,500**

CAPTURE VALUE WITH CITY PROPERTY *REAL ESTATE & LEASING STRATEGIES*

Cities can use a variety of strategies to better utilize the value of their properties:

- Performance-based leases / ground leases
- Monetizing assets (such as parking garages)
- Selling property to private sector – includes lease-back strategies, continued operation of existing use, redevelopment into new uses

SELLER BEWARE –

Cities must follow Surplus Land Act (SLA) requirements / procedures



SURPLUS LAND ACT CONSIDERATIONS

(FOR PUBLIC AGENCY OWNED PROPERTIES)

- The Surplus Land Act (SLA) was passed in response to the housing shortage in California. Public agency owned property cannot be sold or leased until it complies with the SLA, with certain exceptions.
- After navigating the SLA for a City-owned site, either an affordable housing project will be ready to come to the site, or the City will have the ability to market the land for a different use.
- SLA requires an up to 150-day (NOA for 60 days + good faith negotiations for 90 days) RFP process to either select or reject an affordable housing project/proposal. City does not have to sell the property for less than fair market value. If rejected, property can be sold to broader market.
- After completing the process, any development will be subject to a covenant requiring any residential development with 10 or more units to provide at least 15% of units available to low-income households.
- If local agency does not comply with SLA, HCD will impose fine of 30% of final sale price for first violation, 50% of final sale price for second violation.
- City should engage real estate and legal counsel to navigate SLA process and conduct appropriate property due diligence.
- Potential exemptions include leases existing prior to 1/1/2019, land dedicated for 75% or more affordable housing or public uses and land not suitable (too small).

SLA Required Disposition Process

1. Declaration of the property as either “surplus” or “exempt surplus.”
2. If declared “surplus,” disseminate a Notice of Availability (NOA) offering the property to other government agencies and affordable housing developers for a period of 60 days.
3. If the City receives letters of interest from government agencies and/or affordable housing developers, then it must negotiate in good faith with those interested parties for a period of 90 days.
4. After the 90-day good faith negotiation period, the City must notify the State Department of Housing and Community Development (HCD) and provide information that documents compliance with the process and request a letter of compliance.
5. HCD has 30 days to respond to City with questions/request for more information and, at the conclusion of the 30-day period, must provide a letter stating that the City has complied with the process or not.

DRAFT

CITY OF TURLOCK ECONOMIC DEVELOPMENT STRATEGIC PLAN

JULY 2025



2301 Rosecrans Ave., Suite 4140
El Segundo, CA 90245
TEL: 424-297-1070 | URL: www.kosmont.com



CITY OF TURLOCK

ECONOMIC DEVELOPMENT STRATEGIC PLAN

APPENDIX

JULY 2025



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TEL: 424-297-1070 | URL: www.kosmont.com

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Amy Bublak, Mayor
Kevin Bixel, Councilmember
Rebecka Monez, Councilmember
Cassandra Abram, Councilmember
Erika Phillips, Councilmember

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Sue Borrego, Interim City Manager
Anthony Sims, Economic Dev. Director
Adrienne Werner, Dev. Services Director
Isaac Moreno, Finance Director

**CITY OF TURLOCK
ECONOMIC DEVELOPMENT STRATEGIC PLAN**



APPENDIX

- A.1 FINANCIAL DATA
- A.2 DEMOGRAPHIC DATA
- A.3 PLACER.AI VISITATION DATA
- A.4 REAL ESTATE MARKET DATA

CITY OF TURLOCK – EDSP

APPENDIX – DATA

The following sections contain detailed supporting information on the following topics

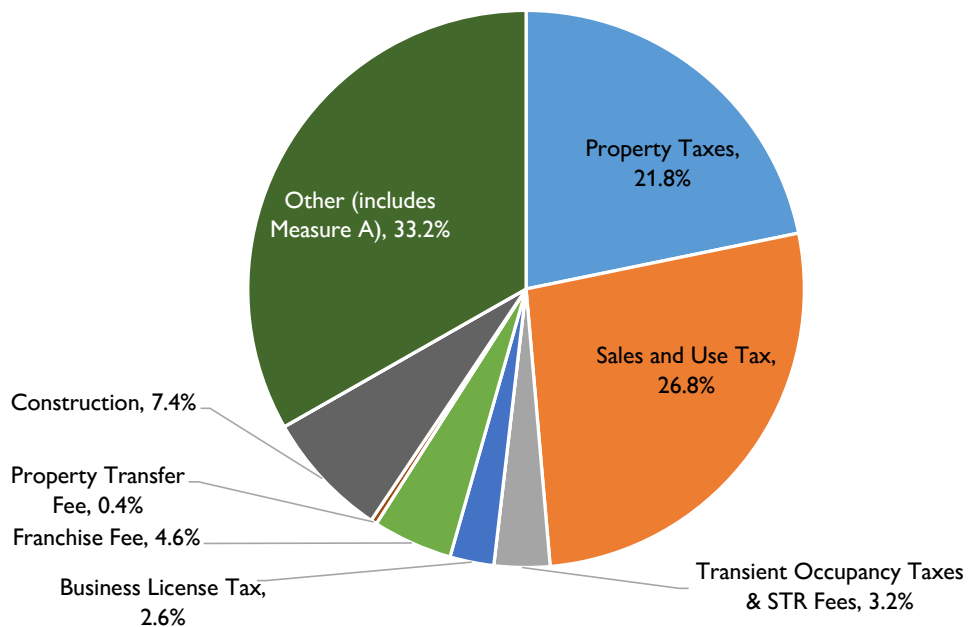
1. City general fund financial trends
2. Demographic comparison with surrounding communities
3. Placer.ai visitation and trade area
4. Real estate market data trends
 - a) Retail Market
 - b) Office
 - c) Industrial
 - d) Multi-Family
 - e) Hotel

A.1 FINANCIAL OVERVIEW

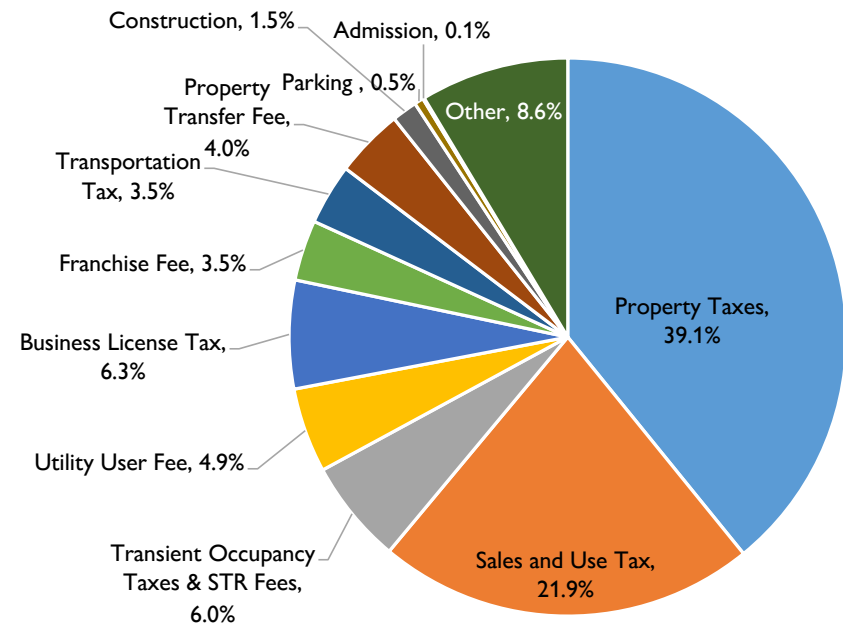
- Like most cities, Turlock saw major declines in retail sales taxes following the Great Recession in 2008-09. It took until 2015 before sales recovered to 2008 level. However, Citywide retail sales growth have been very strong for the past decade, with growth averaging approximately 6% per year, excluding the impact of new Amazon facility, which will add several million dollars per year in tax revenue. We note that during Covid, the City had only one quarter decline in sales of approximately 7%.
- There has been strength in most categories with the exception of gasoline and furniture sales, reflecting the increase in electric vehicles and lack of new home development.
- The graphs on next page illustrate how important retail sales and use taxes are to Turlock, representing almost 60% of total general fund revenues, compared to less than 22% for the average city in California, which rely more on property taxes, utility taxes, and other business taxes.

2022 GENERAL FUND REVENUES

CITY OF TURLOCK VS. ALL CA CITIES



City of Turlock



All CA Cities



Source: Kosmont Companies; CA DOF (Accessed Sept. 2024)

Note: The City of Turlock did not collect Utility User Fees, Transportation Tax, Parking Fees, and Admission Fees. Other revenues may include interest, penalties, employer payroll tax, also includes Measure A, a 2021 sales and use tax.

HISTORIC TAX REVENUE GROWTH TABLES (2018-2022)

CITY OF TURLOCK VS STANISLAUS COUNTY CITIES VS ALL CA CITIES

City of Turlock

YEAR	TOTAL	PROPERTY	SALES /1	HOTEL	PROP %	SALES %	HOTEL %
2018	\$ 37,951,822	\$ 12,104,494	\$ 13,673,561	\$ 1,603,705	31.9%	36.0%	4.2%
2019	\$ 40,966,263	\$ 12,942,930	\$ 14,704,486	\$ 1,659,697	31.6%	35.9%	4.1%
2020	\$ 42,511,143	\$ 13,646,993	\$ 14,457,358	\$ 1,566,292	32.1%	34.0%	3.7%
2021	\$ 52,013,432	\$ 14,324,145	\$ 17,118,031	\$ 1,757,476	27.5%	32.9%	3.4%
2022	\$ 68,762,103	\$ 14,979,546	\$ 18,449,523	\$ 2,228,182	21.8%	26.8%	3.2%
% Chg. '18-'22	81%	24%	35%	39%	(32%)	(26%)	(23%)

Stanislaus County Cities

YEAR	TOTAL	PROPERTY	SALES	HOTEL	PROP %	SALES %	HOTEL %
2018	\$ 220,574,723	\$ 65,466,962	\$ 66,532,299	\$ 5,132,622	29.7%	30.2%	2.3%
2019	\$ 226,106,200	\$ 69,340,392	\$ 70,512,352	\$ 5,328,454	30.7%	31.2%	2.4%
2020	\$ 242,667,301	\$ 73,433,136	\$ 70,288,464	\$ 5,231,115	30.3%	29.0%	2.2%
2021	\$ 279,808,888	\$ 77,006,596	\$ 83,671,973	\$ 5,539,916	27.5%	29.9%	2.0%
2022	\$ 301,869,504	\$ 81,021,309	\$ 92,398,483	\$ 6,766,030	26.8%	30.6%	2.2%
% Chg. '18-'22	37%	24%	39%	32%	(10%)	1%	(4%)

All CA Cities

YEAR	TOTAL	PROPERTY	SALES	HOTEL	PROP %	SALES %	HOTEL %
2018	\$ 31,799,746,521	\$ 12,890,489,342	\$ 7,005,395,050	\$ 2,585,451,532	40.5%	22.0%	8.1%
2019	\$ 34,539,905,371	\$ 14,177,924,698	\$ 7,726,240,615	\$ 2,748,778,129	41.0%	22.4%	8.0%
2020	\$ 34,343,088,470	\$ 14,733,616,783	\$ 7,273,442,316	\$ 2,052,851,870	42.9%	21.2%	6.0%
2021	\$ 37,523,287,391	\$ 15,875,562,038	\$ 7,935,922,642	\$ 1,299,716,160	42.3%	21.1%	3.5%
2022	\$ 42,007,714,014	\$ 16,441,856,815	\$ 9,212,861,760	\$ 2,532,105,390	39.1%	21.9%	6.0%
% Chg. '18-'22	32%	28%	32%	(2%)	(3%)	0%	(26%)



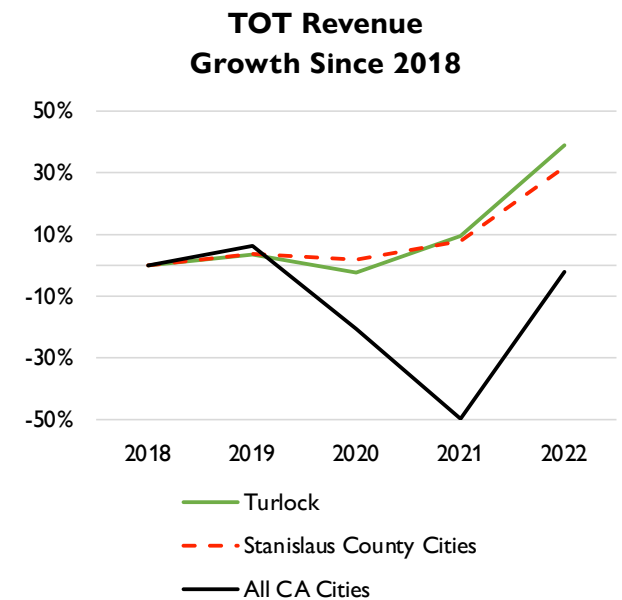
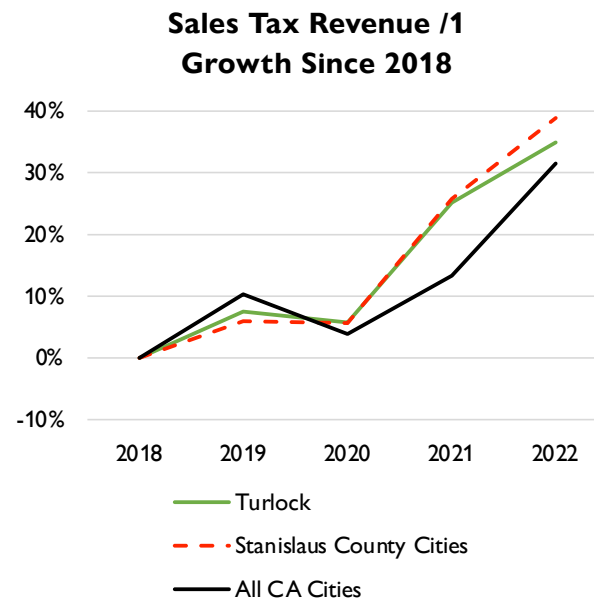
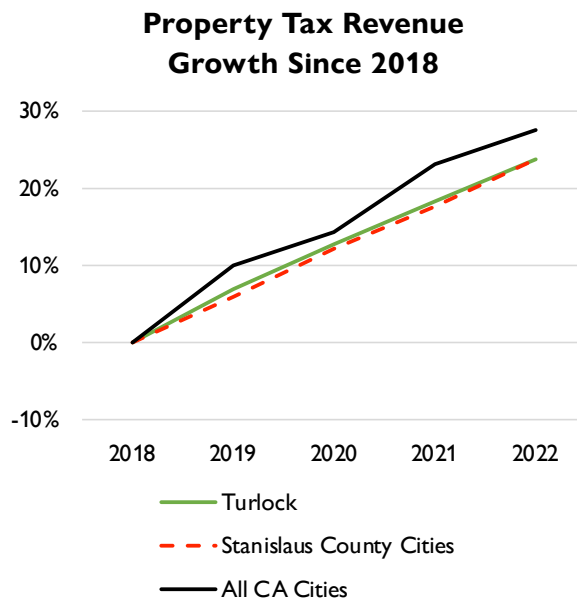
/1 Excludes Measure A sale and use tax revenue

Source: Kosmont Companies; CA DOF (Accessed Sept. 2024)

Note: Numbers in parentheses and in red indicate a negative number.

HISTORIC TAX REVENUE GROWTH (2018-2022)

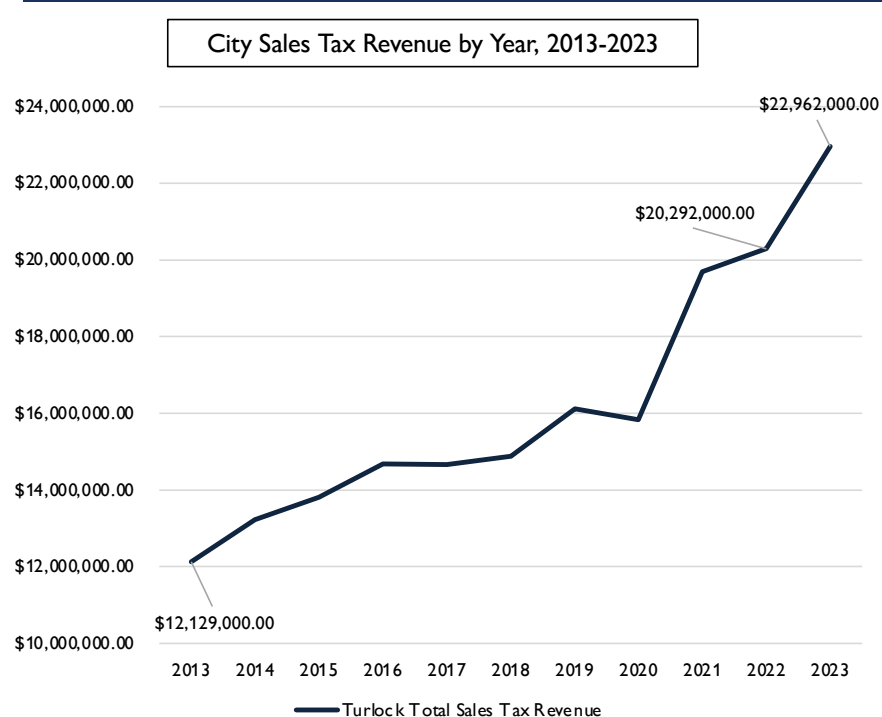
CITY OF TURLOCK VS STANISLAUS COUNTY CITIES VS ALL CA CITIES



/1 Excludes Measure A sale and use tax revenue
Source: Kosmont Companies; CA DOF (Accessed Sept. 2024)

SALES TAX REVENUES BY YEAR /1

CITY OF TURLOCK (2013-2023)



Year	City Brick & Mortar Subtotal	City Share from County Pool	City Total
2023	\$19,684,000	\$3,278,000	\$22,962,000
2022	\$17,057,000	\$3,235,000	\$20,292,000
2021	\$16,816,000	\$2,874,000	\$19,690,000
2020	\$13,007,000	\$2,834,000	\$15,841,000
2019	\$13,906,000	\$2,209,000	\$16,115,000
2018	\$13,052,000	\$1,826,000	\$14,878,000
2017	\$13,060,000	\$1,605,000	\$14,665,000
2016	\$12,694,000	\$1,989,000	\$14,683,000
2015	\$12,261,000	\$1,545,000	\$13,806,000
2014	\$11,856,000	\$1,365,000	\$13,221,000
2013	\$10,780,000	\$1,349,000	\$12,129,000
10-Year CAGR*	6.2%	9.3%	6.6%
COVID-19 Effect (2019-2020)	(6.5%)	28.3%	(1.7%)



/1 Excludes Measure A sale and use tax revenue

Source: CA DOF; CDTFA; Kosmont Companies (Accessed Sept. 2024); *CAGR = Compound Annual Growth Rate

Note: Numbers in parentheses and in red indicate a negative number.

RETAIL SALES BY CATEGORY BY YEAR

CITY OF TURLOCK (2018-2023)

Category	No. of Outlets	2018	2019	2020	2021	2022	2023	5-Year % (2018-2023)
1 Clothing and Clothing Accessories Stores	121	\$80,724,904	\$81,404,267	\$67,792,720	\$104,309,894	\$104,053,075	\$105,063,042	30%
2 Food and Beverage Stores	61	\$57,150,684	\$59,411,705	\$64,304,968	\$72,110,636	\$71,281,105	\$69,799,976	22%
3 Food Services and Drinking Places	272	\$161,108,894	\$175,947,599	\$151,483,989	\$203,012,886	\$213,898,850	\$220,647,281	37%
4 Gasoline Stations	28	\$144,784,522	\$150,039,074	\$98,569,470	\$137,890,851	\$170,385,064	\$151,039,701	4%
5 Building Material and Garden Equipment and Supplies Dealers	29	\$110,142,823	\$112,729,735	\$139,946,382	\$154,631,367	\$142,627,880	\$143,402,521	30%
6 Motor Vehicle and Parts Dealers	92	\$127,753,461	\$125,776,785	\$141,218,678	\$174,679,263	\$157,002,990	\$158,853,732	24%
7 Home Furnishings and Appliance Stores	46	\$18,878,022	\$16,217,119	\$14,850,052	\$17,040,243	\$15,414,354	\$11,900,504	(37%)
8 General Merchandise Stores	37	\$255,158,735	\$268,039,186	\$269,993,069	\$311,000,090	\$325,201,197	\$316,694,406	24%
9 Other Retail Group	428	\$92,770,647	\$91,475,088	\$101,199,448	\$135,163,386	\$152,594,461	\$470,631,019	407%
Total Retail and Food Services	1,114	\$1,048,472,692	\$1,081,040,558	\$1,049,358,776	\$1,309,838,616	\$1,352,458,976	\$1,648,032,182	57%
All Other Outlets	738	\$277,068,741	\$276,283,343	\$263,239,212	\$302,424,662	\$344,954,102	\$302,873,556	9%
Total All Outlets	1,852	\$1,325,541,433	\$1,357,323,901	\$1,312,597,988	\$1,612,263,278	\$1,697,413,078	\$1,950,905,738	47%



Source: CA DOF; CDTFA; Kosmont Companies (Accessed Sept. 2024); 2023 includes full year retail sales data

Notes: Other retail may include pet supply stores, tobacco stores, art dealers, etc. All other outlets refers to business to business

A.2 DEMOGRAPHIC OVERVIEW

- With an estimated population of 73,100, Turlock has had the lowest household growth in the Stanislaus County region over the past decade, growing 2.1% versus 5.7% population growth in Modesto and 16% growth in Merced.
- Over the past decade, median household income grew by 50%, lower than the +60% growth for Merced, Modesto and the County.
- Percent of adults with college degrees in Turlock increased from 23.5% to 28.7%, much higher than the ~20% level for Merced, Modesto and the County

DEMOGRAPHICS

CITY, COMPARABLE CITIES, COUNTY, AND STATE

2024	Turlock City	Manteca City	Merced City	Modesto City	Stanislaus County	California State
Population	73,100	90,700	92,700	218,900	556,700	39,530,500
Households	24,500	29,100	29,500	74,500	178,600	13,641,500
Average HH Size	2.90	3.10	3.11	2.91	3.08	2.83
Median Age	36.0	37.9	31.4	37.3	36.5	38.4
% Bachelor's Degree or Higher	28.7%	21.6%	19.0%	21.7%	20.3%	38.7%
% Hispanic Origin	43.7%	42.0%	58.0%	45.5%	50.8%	40.7%
Per Capita Income	\$34,900	\$40,000	\$27,200	\$35,200	\$34,100	\$48,200
Median HH Income	\$77,500	\$97,700	\$61,700	\$78,300	\$80,200	\$97,600
Average HH Income	\$103,900	\$124,700	\$85,200	\$103,300	\$106,300	\$139,300
Average Home Value	\$482,000	\$602,100	\$393,800	\$444,500	\$464,700	\$773,200



Source: ESRI Business Analyst Online; Zillow.com (Accessed October 2024);

Note: Values rounded to the nearest hundred. The average home value is taken from the Zillow Home Value Index and is shown for the most recent month (September 2024)

POPULATION & INCOME CHANGE

2015 – 2024, CITY VS COMPARISON CITIES AND COUNTY

	City of Turlock			City of Merced			City of Modesto			County of Stanislaus		
	2015	2024	% Chg.	2015	2024	% Chg.	2015	2024	% Chg.	2015	2024	% Chg.
Population	70,600	73,100	3.5%	81,100	92,700	14.3%	207,500	218,900	5.5%	527,400	556,700	5.6%
Households	24,000	24,500	2.1%	25,300	29,500	16.6%	70,500	74,500	5.7%	169,200	178,600	5.6%
Average HH Size	2.92	2.90	(0.7%)	3.16	3.11	(1.6%)	2.90	2.91	0.3%	3.08	3.08	0.0%
Median Age	33.6	36.0	7.1%	28.9	31.4	8.7%	34.9	37.3	6.9%	33.5	36.5	9.0%
Bachelor's Degree or Higher	23.5%	28.7%	22.1%	16.9%	19.0%	12.4%	18.6%	21.7%	16.7%	16.5%	20.3%	23.0%
% Hispanic Origin	37.9%	43.7%	15.3%	50.4%	58.0%	15.1%	37.5%	45.5%	21.3%	43.6%	50.8%	16.5%
Median HH Income	\$51,400	\$77,500	50.8%	\$37,600	\$61,700	64.1%	\$48,600	\$78,300	61.1%	\$50,100	\$80,200	60.1%



Source: ESRI Business Analyst Online; City of Turlock "2017 Economic Development Strategic Plan" (Accessed October 2024)
Note: Numbers in parentheses and in red indicate a negative % change. Numbers rounded to nearest hundred. 2017 EDSP utilized American Community Survey 2015 5-year estimates from 2011-2015.

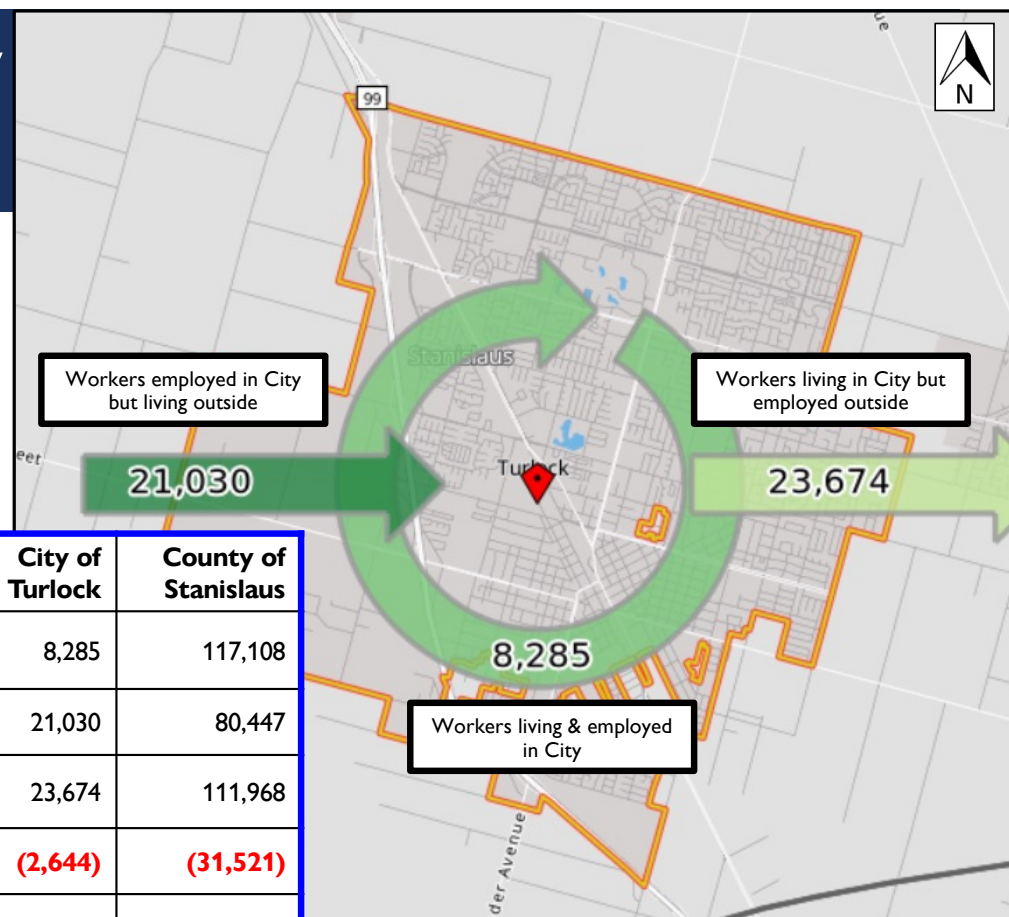
WORKER INFLOW / OUTFLOW

CITY OF TURLOCK

- Top sectors of employment in the City of Turlock include health care and social assistance, retail trade, educational services, accommodation and food services, and manufacturing
- Employees who work in the City are coming from Modesto, Ceres, Merced, Delhi CDP, and Atwater
- Employed residents living in the City are traveling to Modesto, Ceres, Stockton, San Jose, and Livingston for work
- Per CoStar, top employers in Turlock include:

- Foster Farms (est. 2,000 employees)
- Amazon (1,000)
- Sunnyside Farms (250)
- Supherb Farms (230)
- The Home Depot (201)
- Emanuel Medical Center (185)
- Grover Gonzalez, inc. (180)
- Costco, Sysco Corp., and Covenant Care (150)

Reference	City of Turlock	County of Stanislaus
Workers Living and Working	8,285	117,108
Workers Coming (Inflow)	21,030	80,447
Workers Going (Outflow)	23,674	111,968
Net Inflow/Outflow	(2,644)	(31,521)
Employment Ratio*	0.92	0.86



Notes: *Employment Ratio = People employed within City (living and working in City + those who come into City for work) / Employed population of City (living and working in City + workers who live in the City, but work outside of the City);

Source: U.S. Census Bureau Center for Economic Studies; California Employment Development Department (2022, Accessed January 2025)

A.3 PLACER.AI VISITATION OVERVIEW

To help cities understand the shopping patterns of residents and visitation patterns of regional families, Kosmont utilized Placer.ai, which is a mobility data provider that tracks daily movement of over 30 million people in the United States via anonymized mobile app data. This information reveals visitor and employee travel trends to/from major events, shopping centers, major retailers, and other points of interest – providing insights into store/center trade areas, hourly and daily visitation statistics, and consumer demographic characteristics. A sample of what Placer.ai can provide is described below:

- Visitor, Resident, and Inbound Commuter Demographics and Visitation Trends
- Overnight Visitors
- Shopping Center Performance
- Trade Areas
- Traffic Counts / Travel Patterns

The following slides provide trade area maps, favorite retail destinations, and 5-year illustration of daily visits to major City attractions that shows impact of Covid lockdown.

RESIDENTS (CITY OF TURLOCK) TOP VISITED PLACES – PLACER.AI

Location	City	Dist. (miles)	%
Restaurants			
Chili's Grill & Bar	Turlock	1.5	12%
Texas Roadhouse	Turlock	1.0	9%
Elvia's Tacos	Turlock	1.3	9%
Olive Garden	Turlock	1.4	9%
Applebee's	Turlock	1.0	8%
Fast Food / QSR			
In-N-Out Burger	Turlock	1.6	40%
McDonald's (Geer Rd.)	Turlock	0.9	12%
Raising Cane's	Ceres	9.6	10%
McDonald's (Countryside Dr.)	Turlock	1.6	9%
In-N-Out Burger	Ceres	6.8	6%

Location	City	Dist. (miles)	%
Breakfast / Coffee / Dessert Shops			
Starbucks (Golden State Blvd.)	Turlock	0.5	8%
Starbucks (Canal Dr.)	Turlock	1.9	8%
Dutch Bros. Coffee (Golden State Blvd.)	Turlock	0.6	8%
Dutch Bros. Coffee (Monte Vista Ae.)	Turlock	1.2	7%
Panera Bread	Turlock	1.8	7%
Grocery Stores			
Walmart Neighborhood Market	Turlock	1.0	38%
Safeway	Turlock	1.7	27%
Cost Less Food Company	Turlock	0.9	21%
FoodMaxx	Turlock	1.1	19%
Raley's	Turlock	1.2	18%



Sources: Placer.ai; Percentage reflects the percentage of residents of the City of Turlock who visited each location 2 or more times from 1/1/24 to 12/31/24. (Accessed January 2025); *Location listed as permanently closed now.

RESIDENTS (CITY OF TURLOCK) TOP VISITED PLACES – PLACER.AI

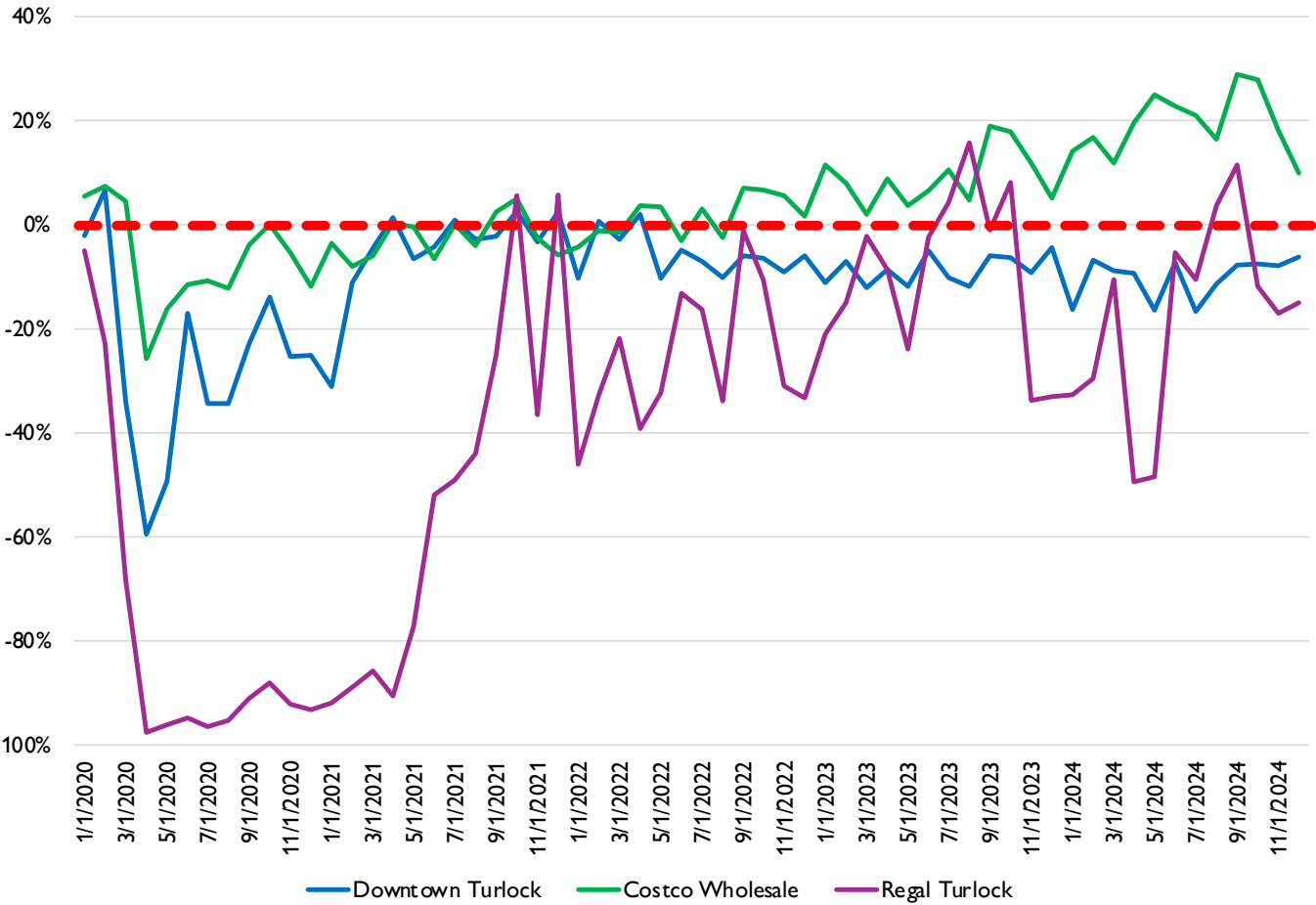
Location	City	Dist. (miles)	%
Bars / Pubs			
Dust Bowl Brewing Co.	Turlock	1.3	6%
The Udder Place	Turlock	1.0	3%
Jams@209 Sports Bar	Turlock	0.8	1%
Churchkey	Modesto	12.1	1%
MoMo's	San Francisco	85.9	1%
Fitness			
Planet Fitness	Turlock	1.0	8%
Brenda Athletic Club	Turlock	1.1	5%
In-Shape Family Fitness	Turlock	1.6	4%
Insomnia Gym	Turlock	0.6	3%
Modesto Grappling & Judo	Modesto	12.1	1%

Location	City	Dist. (miles)	%
Entertainment (Theatres / Music)			
Regal Cinemas Turlock	Turlock	1.2	14%
Galaxy Theatres Riverbank IMAX	Riverbank	16.6	5%
Brenden Theatres Modesto	Modesto	12.2	2%
Regal Cinemas Modesto	Modesto	15.2	2%
State Theatre of Modesto	Modesto	12.2	1%
Super Stores			
Walmart	Turlock	0.8	47%
Costco	Turlock	1.9	45%
Target	Turlock	1.5	45%
Walmart	Ceres	7.0	13%
Big Lots	Turlock	0.9	5%
Beauty & Spa			
Ulta Beauty	Turlock	1.6	11%
Bath & Body Works	Turlock	1.7	3%
Amazing Nails & Spa	Turlock	1.4	3%
Colossal Tattoo	Turlock	1.0	2%
Organic Nail & Spa	Turlock	1.0	2%



Sources: Placer.ai; Percentage reflects the percentage of residents of the City of Turlock who visited each location 2 or more times from 1/1/24 to 12/31/24. (Accessed January 2025); *Location listed as permanently closed now.

TURLOCK
VISITS TO COSTCO,
REGAL CINEMAS,
AND DOWNTOWN
TURLOCK (1/1/24
TO 12/31/24)



Source: Placer.ai (Accessed January 2025)

RETAIL VOID ANALYSIS

Kosmont utilized data from Placer.ai, a mobile data analytics provider with access to travel patterns of 30 million devices, together with proprietary data from individual retail chains to identify potential retailers suitable for the vacant sites located along the 99 Fwy. Retail Corridor, south of Monte Vista Crossings and north of Countryside Plaza.

- The Void Analysis identifies which retail chains may be a good fit for the area, based on various measures, including in-state expansion, demographic fit score, cannibalization score, and relative fit score as explained herein.
- Demographic fit analysis determines which chains may be a good fit, based on a variety of demographic metrics and the level of trade area overlap with existing locations.
- The cannibalization score measures the estimated overlap between the studied trade area and the trade areas of existing retail store locations nearby.
- The relative fit score combines demographic fit scores, cannibalization score, and other metrics (number of visits).
- The chains were filtered by relative fit score and by in-state expansion.
- Although the 99 Fwy. Retail Corridor has a substantial amount of retail, there were several fast-food/fast-casual and grocery retailers that featured strong demographic fit and relative fit scores (74 and above)

SITE: VACANT PROPERTY WITHIN 99 FWY. RETAIL CORRIDOR

Preliminary Site Info

Owner	Golden Triangle Investments
Zoning	CC (Community Commercial)
Land Area	28.16 AC
Description	Vacant Land adjacent to two shopping centers Monte Vista Crossings (to the north) and Countryside Plaza (to the south)
Built	N/A
GLA	N/A
Vacancy	N/A

Opportunities

Site is now planned to add a blend of uses (e.g., food, retail, office, and hotel) complementing existing retail corridor



Source: CoStar (Accessed December 2024)

RETAILER VOID ANALYSIS PLACER.AI

To identify potential retail options for the Site, Placer.ai's Void Analysis Tool analyzed the drive time trade area for the neighboring Countryside Plaza retail center and compared it to trade area data for various retail categories, including dining and entertainment.

The list on the following slide identifies potential tenants. The list is filtered for chains with positive in-state expansion rates and excludes chains with high cannibalization score.

Score	Description	How to Interpret
Demographic Fit Score	The demographic fit score measures how well retailer customers fit the demographic profile of a property. The demographic fit score combines the similarity such as household income distribution, educational attainment, ethnicity, age, household type, and marital status – essentially measuring the shared level between the property and the prospective retailer.	Demographic fit scores and attribute similarity scores that are closer to 100 are a better match. A demographic fit score of 0 would mean there is no demographic similarity between the local trade area and the trade areas of the retailer chain.
Cannibalization Score	The cannibalization score measures the estimated overlap between the studied trade area and the trade areas of existing retail store locations nearby. This overlap assesses how much a new store for that brand would “cannibalize” consumers that are already served by existing nearby locations of that brand.	Cannibalization scores closer to 0 are a better match. A cannibalization score of 100 would imply that the trade area for a new store would draw consumers that are already served by existing nearby stores.
Relative Fit Score	The relative fit score combines demographic fit scores, cannibalization score, and other metrics (such as average monthly visits) to arrive at one simplified score.	A relative fit score of 100% indicates the chain is the highest-ranked match relative to the full list of chains that were examined.



Sources: Placer.ai (Accessed December 2024)

PLACER.AI VOID ANALYSIS

Chains	Est. Min-Max Size (SF)	Typical Trade Area Drive Time (min)	Avg. Monthly Foot Traffic	Nearest Location (mi)	# of Locations (State)	Expansion Rate in State (%)	Demographic Fit Score	Cannibalization (%)	Relative Fit Score (%)
Vallarta Supermarkets	12-73K	5	77,700	17	58	7	86	0	89
El Super	19-74K	4	75,100	67	61	3	82	0	86
Superior Grocers	12-83K	4	69,200	106	72	6	78	0	83
Me-N-Eds Pizzeria	2-6K	8	7,200	17	56	2	95	0	81
Yoshinoya	1-4K	5	9,700	64	101	1	80	0	79
FYE	~10K	8	2,600	13	20	5	89	17	78
Pollo Campero	1-5K	8	9,700	58	27	13	88	0	77
WSS	6-23K	5	9,600	9	89	2	82	31	77
Daiso USA	4-15K	9	14,800	18	79	27	74	0	76
Curacao	32-109K	14	17,900	260	11	10	86	0	76
America's Best Contacts	2-6K	10	3,000	14	95	20	86	19	76
Earthbound Trading Company	2-5K	46	6,300	72	6	20	75	0	76
Volcom	1-5K	27	2,300	50	18	6	77	3	76
Foods Co.	31-90K	11	79,900	65	20	0	89	0	90
Perfumania	1-3K	30	1,700	50	9	0	83	3	86
Food 4 Less	34-88K	4	86,300	8	112	0	83	6	85



Source: Placer.ai (Accessed December 2024)

Notes: This list represents the top retailers / chains by overall relative fit score. Stores that are contracting are not considered. Stores that are expanding in the State listed above the dotted red line. Stores below the dotted red line were neither expanding nor contracting, but had high relative fit scores.

A.4 RETAIL MARKET OVERVIEW

Turlock retail market is very strong, attracting shoppers across the region to Costco, Wal-Mart, Target Home Depot etc. Like most communities in the State, Stanislaus County and surrounding areas were hard hit by the aftermath of the Great Recession in 2008-09. Vacancy rates climbed by 400 basis points and asking rents declined by 15% before starting to recover in 2012.

- The tables on the following pages show comparison retail market statistics for Turlock, Manteca, Modesto, Merced and Stanislaus County for 2017 (date of the last EDSP) and the third quarter of 2024.
- Turlock retail space at 5.9 million SF, comprises 21% of the overall retail market in Stanislaus County. Since 2017, City retail space grew by 334,000 SF, much faster than the retail markets of Manteca, Merced, and Modesto. Roughly 56% of the growth in the retail development in Stanislaus County has been in the City of Turlock.
- Over that time period, market asking rents in the region have grown by 23% to 27% across the comparison cities, with Turlock reaching \$22.12 PSF, the highest in Stanislaus County.
- During the 15-year period from 2008 to 2023 Turlock's retail vacancy peaked at 7.7% in 2011, and has since steadily declined. Retail vacancies in Turlock in Q3 2024 were lowest in the region at 2.2%, while Manteca, Merced, and Modesto have retail vacancies of 5% or greater.

RETAIL MARKET OVERVIEW

As shown on the adjoining aerial map, Turlock is home to dozens of regional retailers, including big boxes Costco, Wal-Mart, Target, Lowe's, and Home Depot



RETAIL MARKET OVERVIEW

CITY VS. COMPARABLE CITIES AND STANISLAUS COUNTY

	Q3 2024				
	Turlock	Manteca	Merced	Modesto	Stanislaus County
Market Asking Rent \$PSF	\$22.12	\$25.30	\$19.22	\$20.37	\$20.89
Vacancy Rate	2.2%	5.0%	6.5%	5.0%	3.8%
Vacant SF	129,747	196,499	385,453	784,619	1,050,036
Net Absorption	(28,900)	(93,363)	33,492	(58,938)	19,886
Inventory					
Existing SF	5,863,000	3,962,000	5,888,000	15,670,000	27,275,000
Retail SF per Capita	80.2	43.7	63.5	71.6	49.0

Source: CoStar (Accessed October 2024); **Note:** Market asking rents were observed instead of Triple Net (“NNN”) because NNN data is sourced from actual transactions, which may not be reflective of the whole market. Vacant space refers to all space that is not occupied by a tenant regardless of availability or lease obligation. Available space is the amount of space currently being marketed as available. It includes any space that is vacant, occupied, or available at a future date. Numbers in parentheses and in red indicate a negative number.

RETAIL MARKET HISTORY

CITY VS. COMPARABLE CITIES AND STANISLAUS COUNTY (YEAR-END 2017)

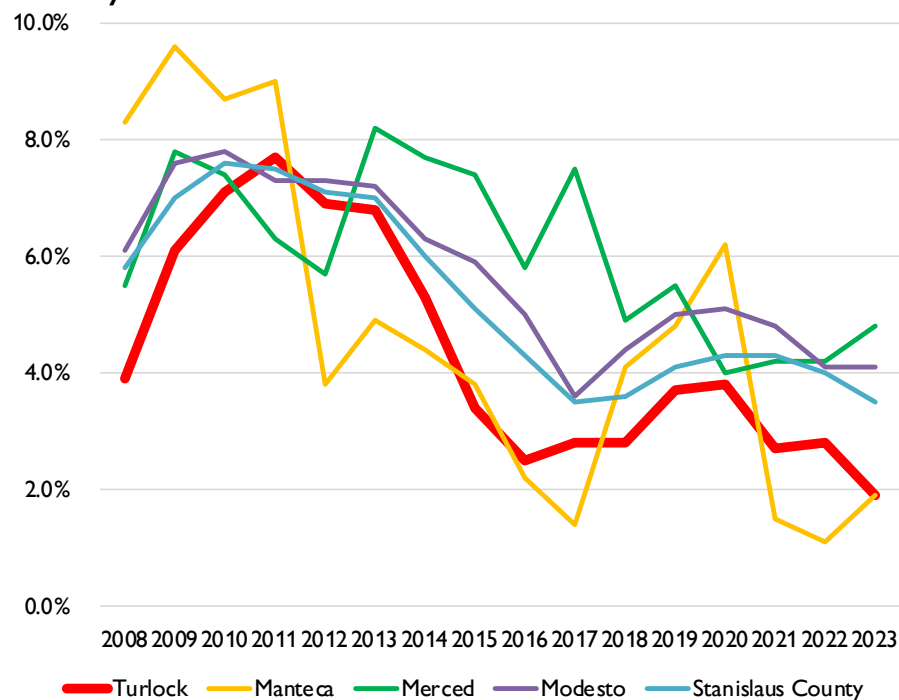
	Year-End 2017				
	Turlock	Manteca	Merced	Modesto	Stanislaus County
Market Asking Rent \$PSF	\$18.05	\$19.88	\$15.35	\$16.45	\$16.87
Vacancy Rate	2.8%	1.4%	7.5%	3.6%	3.5%
Vacant SF	154,458	55,949	436,309	554,314	923,452
Net Absorption	45,690	29,377	(86,160)	234,076	300,706
Inventory					
Existing SF	5,529,000	3,921,000	5,820,000	15,563,000	26,680,000

Source: CoStar (Accessed October 2024); **Note:** Market asking rents were observed instead of Triple Net (“NNN”) because NNN data is sourced from actual transactions, which may not be reflective of the whole market. Vacant space refers to all space that is not occupied by a tenant regardless of availability or lease obligation. It includes any space that is available at a future date. Numbers in parentheses and in red indicate a negative number.

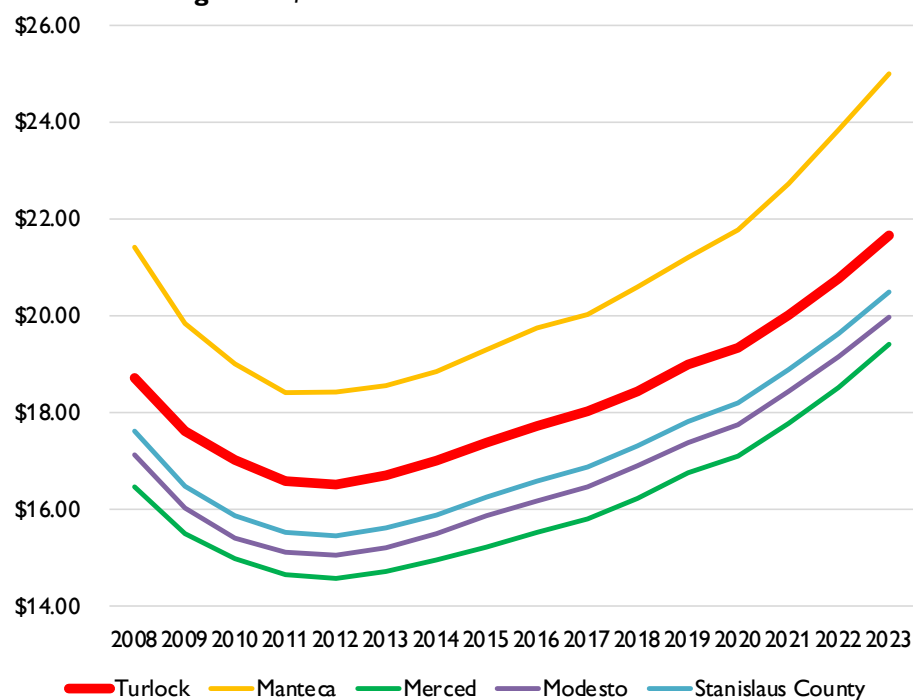
RETAIL MARKET TRENDS

2008 - 2023

Vacancy Rates



Market Asking Rent \$PSF



Source: CoStar (Accessed November 2024)

OFFICE MARKET OVERVIEW

Stanislaus County office market is relatively small with 9.2 million SF of non-government space. Modesto has almost 75% of the County office market, while Turlock office market is primarily local serving, with the inventory comprises 14% of the County market.

- The tables on the following pages show comparison office market statistics for Turlock, Manteca, Modesto, Merced and Stanislaus County for 2017 and the third quarter of 2024.
- Since 2017, there has been relatively limited growth in the office markets across the region. Most of the office market growth came from Modesto (78,000 SF). Turlock's office market grew by just 4,000 SF.
- Compared to 2017, market rents in Turlock increased by 25%, similar to the comparison cities with Manteca rents growing by 23%, and 22% for Merced and Modesto
- Like most real estate, office space demand was hit hard by the "Great Recession" in 2008-09, with vacancies climbing into double digits through 2012. The region now has a sub-5% vacancy rate. Office vacancies in Turlock in Q3 2024 were at 3.2%, slightly higher than in 2017.
- Office market asking rents have generally increased since 2014, reflecting minimal new construction and modest population growth and stronger demand for office space. Turlock hit its peak rent of \$23.28 in 2024 rebounding from a low of \$15.00 in 2012-2013.

OFFICE MARKET OVERVIEW

COMPARABLE CITIES AND STANISLAUS COUNTY

	Q3 2024				
	Turlock	Manteca	Merced	Modesto	Stanislaus County
Market Asking Rent \$PSF	\$23.28	\$24.84	\$22.37	\$22.47	\$22.57
Vacancy Rate	3.2%	0.4%	1.2%	4.2%	4.5%
Vacant SF	40,989	3,802	32,370	290,359	421,844
Net Absorption	8,716	4,423	6,837	15,829	(931)
Inventory					
Existing SF	1,298,000	890,000	2,617,000	6,884,000	9,295,000

Source: CoStar (Accessed November 2024); **Note:** Market asking rents were observed instead of full-service gross rents ("FS") because FS data is sourced from actual transactions, which may not be reflective of the whole market. Vacant space refers to all space that is not occupied by a tenant regardless of availability or lease obligation. Available space is the amount of space currently vacant, occupied, or available at a future date. Numbers in parentheses and in red indicate a negative number.

OFFICE MARKET HISTORY

COMPARABLE CITIES AND STANISLAUS COUNTY (YEAR-END 2017)

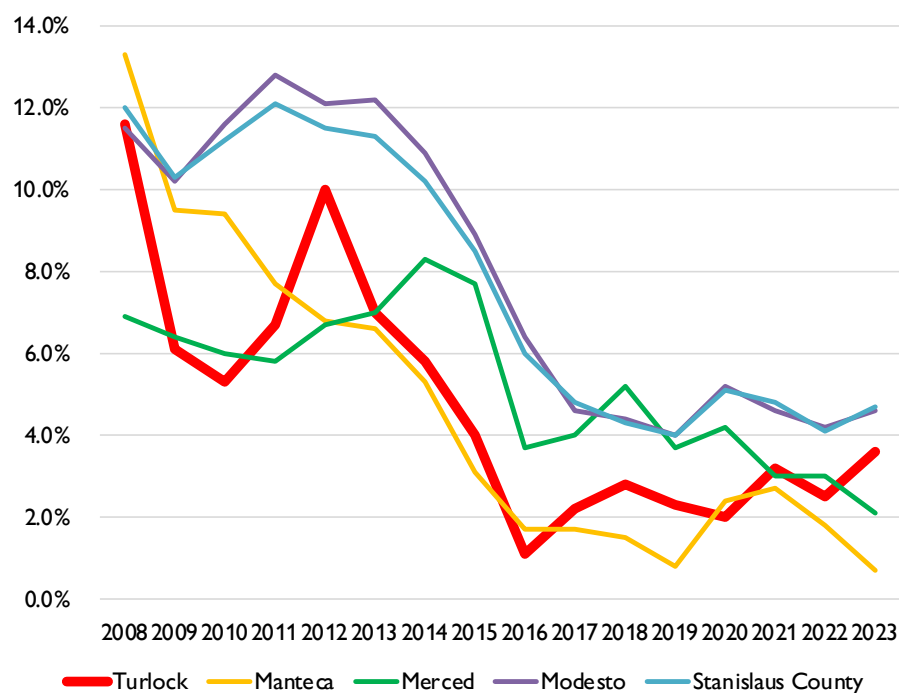
	Year-End 2017				
	Turlock	Manteca	Merced	Modesto	Stanislaus County
Market Asking Rent \$PSF	\$18.65	\$20.20	\$18.39	\$18.43	\$18.43
Vacancy Rate	2.2%	1.7%	4.0%	4.6%	4.8%
Vacant SF	28,718	15,214	105,920	314,611	438,429
Net Absorption	(10,031)	26	(17,924)	123,627	114,395
Inventory					
Existing SF	1,294,000	879,000	2,622,000	6,805,000	9,194,000

Source: CoStar (Accessed November 2024); **Note:** Market asking rents were observed instead of full-service gross rents ("FS") because FS data is sourced from actual transactions, which may not be reflective of the whole market. Vacant space refers to all space that is not occupied by a tenant regardless of availability or lease obligation. Available space is the amount of space currently being marketed as available for lease or sale in a given time period. It includes any space that is vacant, occupied, or available at a future date. Numbers in parentheses and in red indicate a negative number.

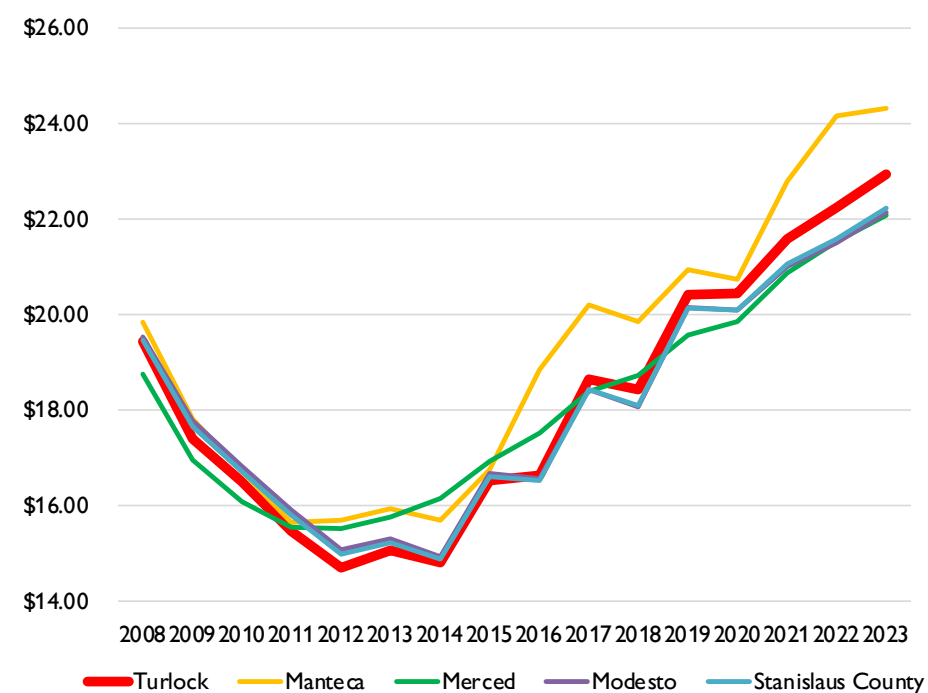
OFFICE MARKET HISTORY

2008 - 2023

Vacancy Rates



Market Asking Rent \$PSF



Source: CoStar (Accessed November 2024)

INDUSTRIAL/FLEX MARKET OVERVIEW

Modesto is the major industrial center for Stanislaus County with almost 40 million SF of industrial/flex space.

- The tables on the following pages show comparison industrial market statistics for Turlock, Manteca, Modesto, Merced and Stanislaus County for 2017 and the third quarter of 2024.
- As of Q3 2024, there has been moderate growth across the region. Manteca and Modesto experienced significant growth with both cities adding over 2.4 million SF to their industrial/flex markets
- Turlock and Modesto and the County have seen low industrial/flex vacancies of less than 4% between 2017 and 2024, indicating a very strong industrial market. Conversely, Merced has had high vacancies around 14% through both periods
- During the 15-year period from 2008 to 2023. Vacancies trend downward from 2012 onward, highlighting improving market conditions and increased demand for industrial/flex space.
- Manteca saw a 50% increase in industrial development, and while absorption was strong vacancy rates have remained above 8%
- Rents have steadily increased since 2013 and reached their highest levels in 2023 across the region.

INDUSTRIAL/FLEX MARKET OVERVIEW

COMPARABLE CITIES AND STANISLAUS COUNTY

	Q3 2024				
	Turlock	Manteca	Merced	Modesto	Stanislaus County
Market Asking Rent \$PSF	\$10.14	\$10.89	\$6.95	\$8.15	\$8.67
Vacancy Rate	1.8%	8.7%	13.8%	3.2%	2.7%
Vacant SF	148,981	648,011	859,180	1,216,809	1,675,343
Net Absorption	64,656	136,006	59,269	(47,951)	31,998
Inventory					
Existing SF	9,353,300	7,420,000	6,241,000	37,816,000	62,052,000

Source: CoStar (Accessed October 2024); **Note:** Market asking rents were observed instead of Triple Net (“NNN”) because NNN data is sourced from actual transactions, which may not be reflective of the whole market. Vacant space refers to all space that is not occupied by a tenant regardless of availability or lease obligation. Available space is the amount of space currently being marketed as vacant, occupied, or available at a future date. Numbers in parentheses and in red indicate a negative number. Vacancy does not reflect Amazon warehouse.

INDUSTRIAL/FLEX MARKET OVERVIEW

COMPARABLE CITIES AND STANISLAUS COUNTY (YEAR-END 2017)

	Year-End 2017				
	Turlock	Manteca	Merced	Modesto	Stanislaus County
Market Asking Rent \$PSF	\$7.40	\$6.82	\$5.00	\$5.76	\$6.16
Vacancy Rate	0.7%	1.0%	14.3%	2.4%	1.8%
Vacant SF	59,861	51,797	876,943	856,876	1,021,549
Net Absorption	175,142	121,403	146,109	750,418	1,127,276
Inventory					
Existing SF	8,046,000	5,010,000	6,139,000	35,250,000	57,884,000

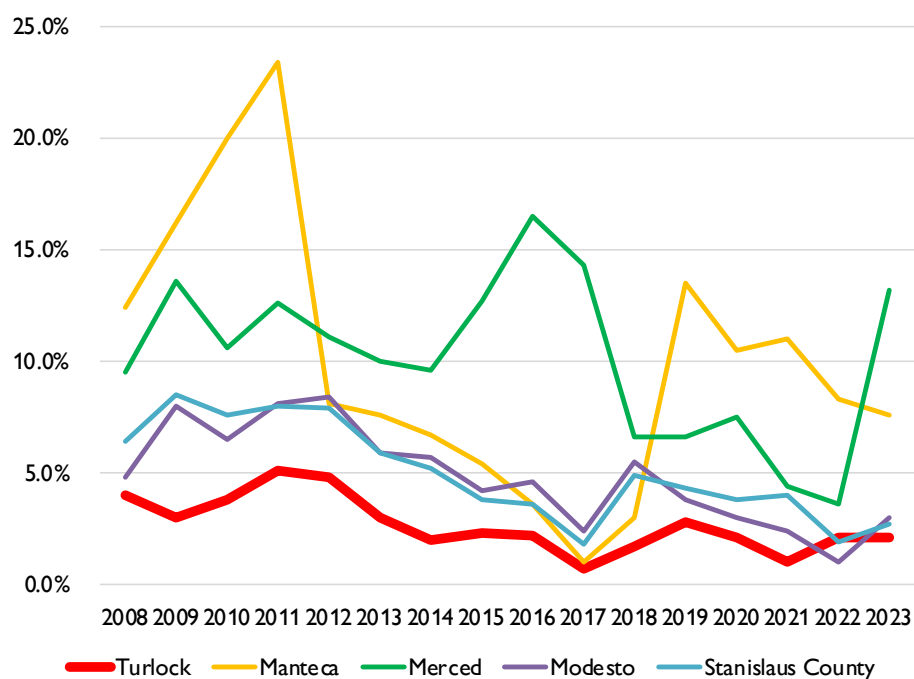
Source: CoStar (Accessed October 2024); **Note:** Market asking rents were observed instead of Triple Net (“NNN”) because NNN data is sourced from actual transactions, which may not be reflective of the whole market. Vacant space refers to all space that is not occupied by a tenant regardless of availability or lease obligation.

DRAFT

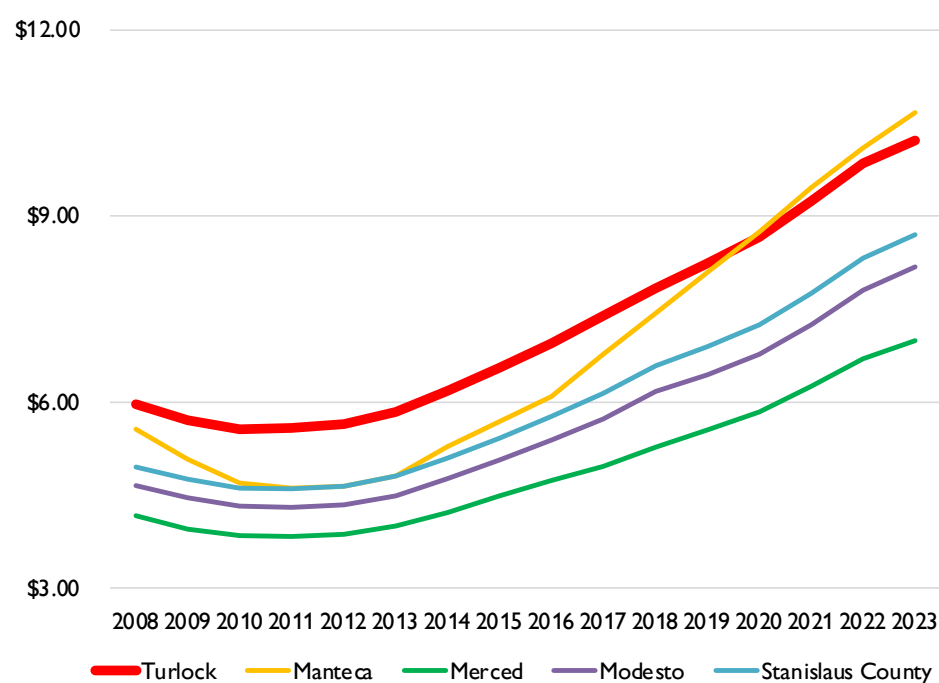
INDUSTRIAL/FLEX MARKET HISTORY

2008 - 2023

Vacancy Rates



Market Asking Rent \$PSF



Source: CoStar (Accessed November 2024)

MULTIFAMILY MARKET OVERVIEW

The Central Valley / Stanislaus County region has a relatively small multi-family residential market with approximately 12% of households living in apartments compared to over 40% statewide. Turlock comprises roughly 22% of the total multifamily market in Stanislaus County with 4,400 units.

- Stanislaus County housing market, like much of the Central Valley suffered extensively from the aftermath of the “Great Recession” of 2008-2009 when home prices collapsed, apartment vacancy rates climbed to 10% and rents remained stagnant through 2015
- The tables on the following pages show comparison multifamily market statistics for Turlock, Manteca, Modesto, Merced and Stanislaus County for 2017 and the third quarter of 2024.
- By Q3 2024, multifamily residential vacancies in the region were below 4%, with Turlock seeing the lowest vacancies at 2.5%.
- New construction from 2017 to Q3 2024 added 660 units in the County, but was limited to 36 new units in Turlock (~1% growth)
- Over the 15-year period from 2008 to 2023 the County saw 1,700 new units constructed compared to 327 in Turlock.
- Average rents across the region showed solid growth of 40% to 50% since 2017. Turlock and Merced have the lowest average rents reflecting a significant percentage of Class C and affordable housing projects (~70%) as compared to Class A/B units (~30%).
- Higher rents and low vacancies indicate a strong multifamily residential market and emphasize the need for additional housing.

DRAFT

MULTIFAMILY RESIDENTIAL MARKET OVERVIEW

COMPARABLE CITIES AND STANISLAUS COUNTY

	Q3 2024				
	Turlock	Manteca	Merced	Modesto	Stanislaus County
Asking Rent Unit / Mo.	\$1,400	\$1,899	\$1,250	\$1,621	\$1,517
Avg. SF	834	825	864	785	804
Asking Rent PSF	\$1.68	\$2.30	\$1.45	\$2.06	\$1.89
Vacancy Rate	2.5%	3.0%	3.0%	3.6%	3.3%
Vacant Units	112	116	208	437	676
Net Absorption	2	(7)	1	25	29
Inventory					
Total # of Units	4,442	3,837	6,856	12,254	20,491



Source: CoStar (Accessed November 2024); **Notes:** Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.). Inventory does not include condos, co-ops, dormitories, or mobile homes and observes units in buildings with 10 or more units. Numbers in parentheses and in red indicate a negative number. Inventory is reflective of just for-rent housing, not condo/townhome buildings.

MULTIFAMILY RESIDENTIAL MARKET OVERVIEW

COMPARABLE CITIES AND STANISLAUS COUNTY (YEAR-END 2017)

	Year-End 2017				
	Turlock	Manteca	Merced	Modesto	Stanislaus County
Asking Rent Unit / Mo.	\$961	\$1,464	\$932	\$1,177	\$1,104
Avg. SF	834	788	861	781	801
Asking Rent PSF	\$1.15	\$1.86	\$1.08	\$1.51	\$1.38
Vacancy Rate	2.5%	2.7%	4.3%	3.3%	3.3%
Vacant Units	108	82	274	383	661
Net Absorption	(7)	(11)	3	(6)	51
Inventory					
Total # of Units	4,406	3,083	6,371	11,729	19,790



Source: CoStar (Accessed November 2024); **Notes:** Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.). Inventory does not include condos, co-ops, dormitories, or mobile homes and observes units in buildings with 10 or more units. Numbers in parentheses and in red indicate a negative number. Inventory is reflective of just for-rent housing, not condo/townhome buildings.

MULTIFAMILY RESIDENTIAL MARKET TRENDS

2008 – 2023

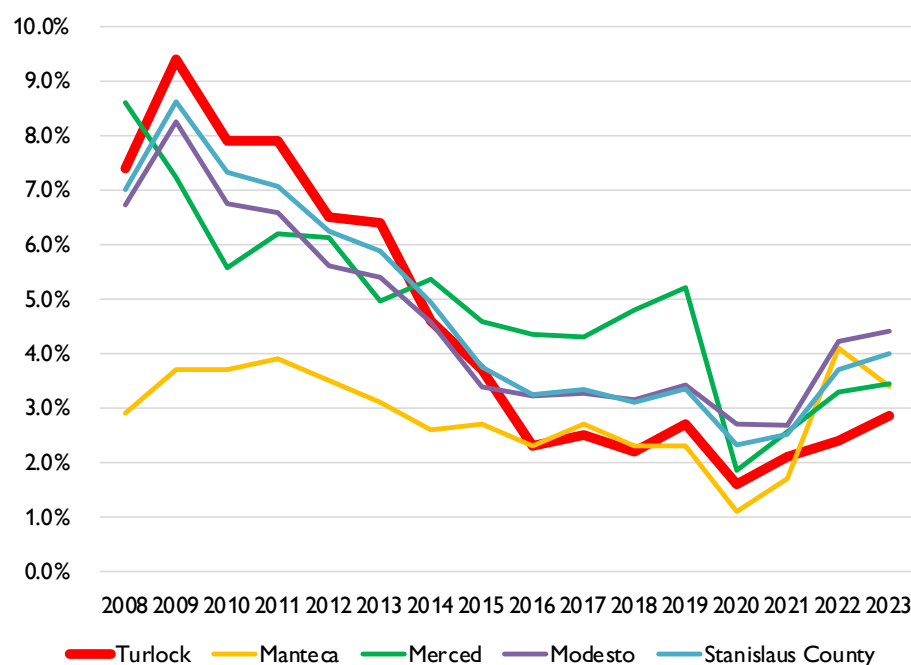
CITY OF TURLOCK						STANISLAUS COUNTY					
Year	Inventory Units	Vacant Units	Vacant %	Absorp. Units	Asking Rent PSF	Year	Inventory Units	Vacant Units	Vacant %	Absorp. Units	Asking Rent PSF
2023	4,442	127	2.9%	(19)	\$1.61	2023	20,441	818	4.0%	236	\$1.85
2022	4,442	107	2.4%	22	\$1.57	2022	20,132	745	3.7%	(134)	\$1.82
2021	4,406	92	2.1%	(22)	\$1.54	2021	20,024	503	2.5%	(38)	\$1.76
2020	4,406	71	1.6%	49	\$1.39	2020	20,024	465	2.3%	432	\$1.60
2019	4,406	121	2.7%	(23)	\$1.30	2019	19,790	664	3.4%	(50)	\$1.51
2018	4,406	97	2.2%	12	\$1.22	2018	19,790	614	3.1%	47	\$1.44
2017	4,406	108	2.5%	(7)	\$1.15	2017	19,790	661	3.3%	51	\$1.38
2016	4,406	100	2.3%	64	\$1.08	2016	19,718	640	3.2%	146	\$1.30
2015	4,406	165	3.7%	40	\$1.00	2015	19,669	738	3.8%	233	\$1.21
2014	4,406	204	4.6%	78	\$0.95	2014	19,669	971	4.9%	327	\$1.11
2013	4,406	283	6.4%	79	\$0.94	2013	19,519	1,147	5.9%	196	\$1.07
2012	4,326	282	6.5%	58	\$0.92	2012	19,387	1,211	6.2%	205	\$1.05
2011	4,326	340	7.9%	-	\$0.90	2011	19,337	1,367	7.1%	113	\$1.03
2010	4,326	340	7.9%	65	\$0.88	2010	19,269	1,412	7.3%	311	\$1.02
2009	4,326	405	9.4%	109	\$0.87	2009	19,204	1,656	8.6%	128	\$1.02
2008	4,115	303	7.4%	(59)	\$0.96	2008	18,731	1,312	7.0%	(160)	\$1.08

Source: CoStar (Accessed December 2024); **Notes:** Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.). Inventory does not include condos, co-ops, dormitories, or mobile homes and observes units in buildings with 10 or more units.

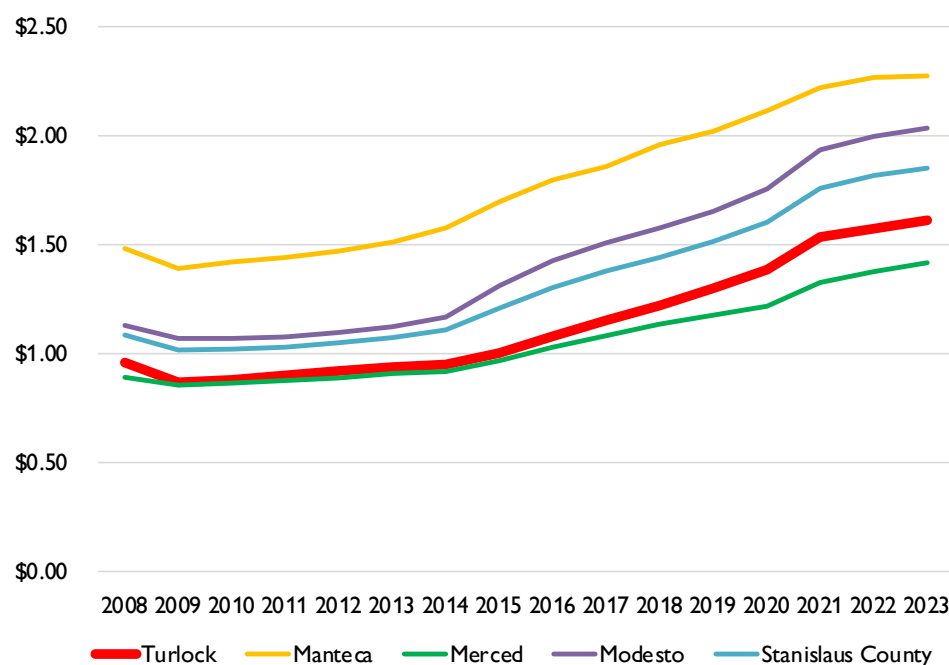
MULTIFAMILY RESIDENTIAL MARKET HISTORY

2008 – 2023

Vacancy Rates



Market Asking Rent \$PSF



Source: CoStar (Accessed December 2024); **Notes:** Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.). Inventory does not include condos, co-ops, dormitories, or mobile homes and observes units in buildings with 10 or more units.

MULTIFAMILY RESIDENTIAL MARKET OVERVIEW

COMPARABLE CITIES AND STANISLAUS COUNTY (CLASS A/B)

	Q3 2024 (Class A/B)				
	Turlock	Manteca	Merced	Modesto	Stanislaus County
Asking Rent Unit / Mo.	\$1,523	\$1,910	\$1,399	\$1,819	\$1,693
Avg. SF	950	836	880	841	859
Asking Rent PSF	\$1.60	\$2.28	\$1.59	\$2.16	\$1.97
Vacancy Rate	2.1%	2.9%	3.8%	3.3%	3.3%
Vacant Units	28	66	57	154	242
Net Absorption	0	(6)	0	13	17
Inventory					
Total # of Units	1,326	2,251	1,485	4,601	7,356



Source: CoStar (Accessed December 2024); **Notes:** Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.). Inventory does not include condos, co-ops, dormitories, or mobile homes and observes units in buildings with 10 or more units. Numbers in parentheses and in red indicate a negative number. Inventory is reflective of just for-rent housing, not condo/townhome buildings.

MULTIFAMILY RESIDENTIAL MARKET OVERVIEW

COMPARABLE CITIES AND STANISLAUS COUNTY (YEAR-END 2017)

	Year-End 2017 (Class A/B)				
	Turlock	Manteca	Merced	Modesto	Stanislaus County
Asking Rent Unit / Mo.	\$1,068	\$1,504	\$1,046	\$1,343	\$1,261
Avg. SF	954	763	869	834	855
Asking Rent PSF	\$1.12	\$1.97	\$1.20	\$1.61	\$1.47
Vacancy Rate	2.8%	1.5%	4.1%	2.9%	3.5%
Vacant Units	36	23	52	119	233
Net Absorption	(5)	(4)	10	10	67
Inventory					
Total # of Units	1,290	1,497	1,270	4,111	6,690



Source: CoStar (Accessed December 2024); **Notes:** Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.). Inventory does not include condos, co-ops, dormitories, and observes units in buildings with 10 or more units. Numbers in parentheses and in red indicate a negative number. Inventory is reflective of just for-rent housing, not condo/townhome buildings.

MULTIFAMILY RESIDENTIAL MARKET TRENDS

2008 – 2023 (CLASS A/B)

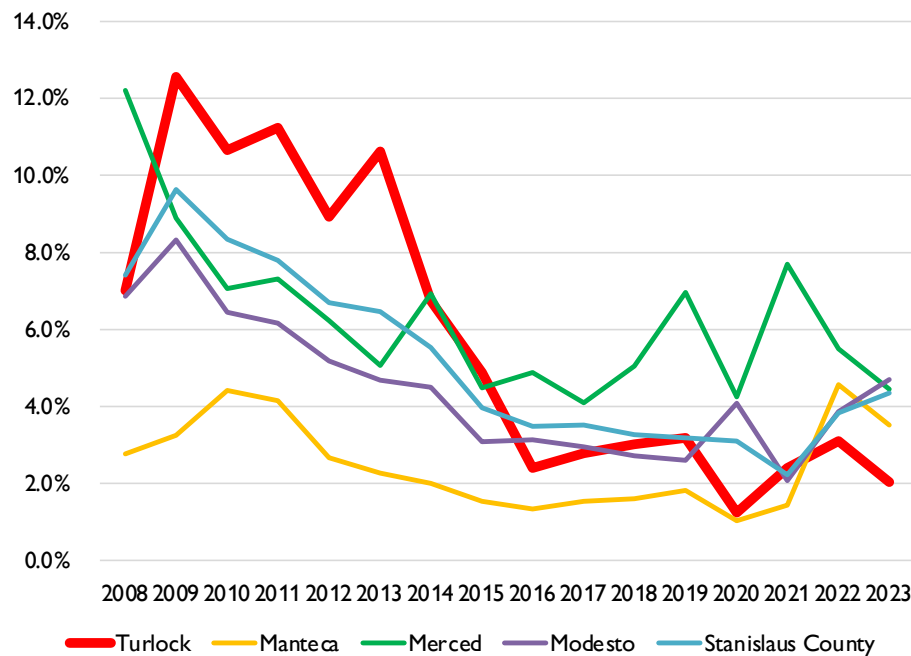
CITY OF TURLOCK						STANISLAUS COUNTY					
Year	Inventory Units	Vacant Units	Vacant %	Absorp. Units	Asking Rent PSF	Year	Inventory Units	Vacant Units	Vacant %	Absorp. Units	Asking Rent PSF
2023	1,326	27	2.0%	14	\$1.51	2023	7,306	318	4.4%	226	\$1.93
2022	1,326	41	3.1%	26	\$1.57	2022	7,032	270	3.8%	(7)	\$1.93
2021	1,290	31	2.4%	(14)	\$1.56	2021	6,924	154	2.2%	61	\$1.89
2020	1,290	16	1.2%	24	\$1.34	2020	6,924	215	3.1%	231	\$1.69
2019	1,290	41	3.2%	-	\$1.22	2019	6,690	213	3.2%	5	\$1.60
2018	1,290	39	3.0%	(3)	\$1.15	2018	6,690	219	3.3%	16	\$1.53
2017	1,290	36	2.8%	(5)	\$1.12	2017	6,690	235	3.5%	66	\$1.47
2016	1,290	31	2.4%	31	\$1.03	2016	6,618	230	3.5%	79	\$1.40
2015	1,290	63	4.9%	24	\$0.94	2015	6,569	261	4.0%	102	\$1.31
2014	1,290	87	6.7%	49	\$0.90	2014	6,569	363	5.5%	203	\$1.18
2013	1,290	137	10.6%	51	\$0.91	2013	6,419	415	6.5%	119	\$1.15
2012	1,210	108	8.9%	27	\$0.89	2012	6,307	422	6.7%	117	\$1.12
2011	1,210	136	11.2%	(7)	\$0.87	2011	6,257	488	7.8%	97	\$1.10
2010	1,210	129	10.7%	22	\$0.85	2010	6,189	516	8.3%	140	\$1.08
2009	1,210	152	12.6%	129	\$0.85	2009	6,124	590	9.6%	281	\$1.08
2008	999	70	7.0%	-	\$0.97	2008	5,673	420	7.4%	(21)	\$1.18

Source: CoStar (Accessed December 2024); **Notes:** Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.) for Class A and B buildings. Inventory does not include condos, co-ops, dormitories, or mobile homes and observes units in buildings with 10 or more units. Numbers in parentheses and in red indicate a negative number.

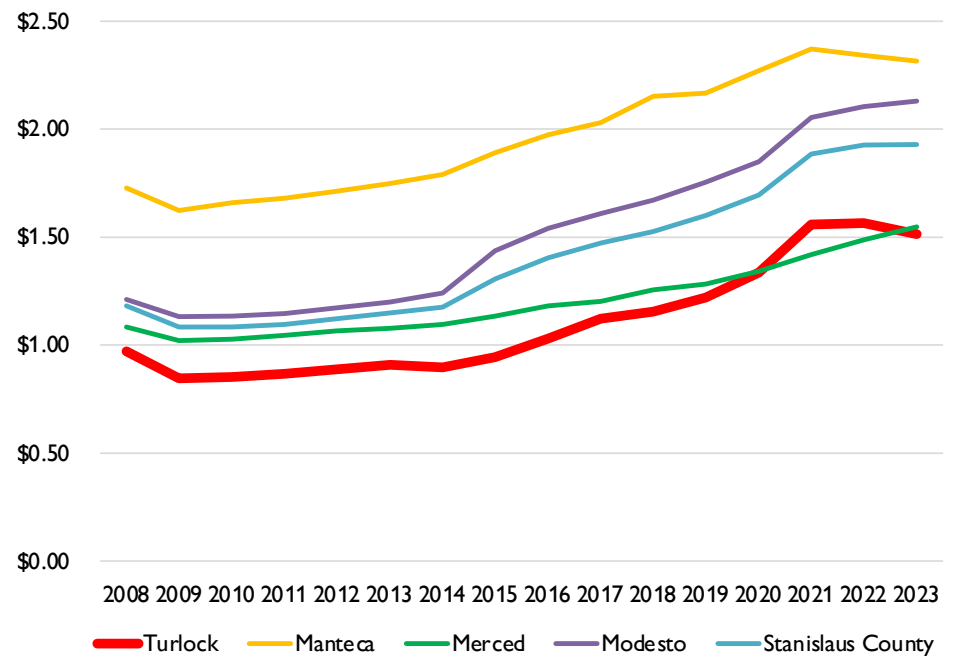
MULTIFAMILY RESIDENTIAL MARKET HISTORY

2008 – 2023 (CLASS A/B)

Vacancy Rates



Market Asking Rent \$PSF



Source: CoStar (Accessed December 2024); **Notes:** Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.) for Class A and B buildings.

HOSPITALITY MARKET OVERVIEW

Kosmont utilized Costar hotel data to measure the strength of the hospitality market for the Stanislaus County region.

- The market area contains mostly economy and midscale-class hotels. Approximately 60% of hotels in Turlock and the County are economy and midscale class. However, from a room-count basis, 55% of the hotel rooms in the region are in upper midscale and upscale class hotels, and new hotels that are planned or under construction in the area, are mostly upper midscale or upscale class hotels.
- Manteca has the only upper upscale hotel (500-room Great Wolf Lodge and Waterpark)
- The Costar analysis examined hotel market performance across a 6-year span beginning from the 12-month period of Nov. 2018 - Oct. 2019 to Nov. 2023 - Oct. 2024. The data showed significant differences in occupancy and average daily rates (“ADR”) between economy/midscale and upscale hotels.
- Turlock economy/midscale hotels saw a **decline** in demand of 22%, while ADR increased by 14% from \$86.20 to \$98.13.
- Turlock upper midscale/upscale hotels saw 90 new units built and achieved an 11.7% increase in room night demand, while ADR increased by 13.4% from \$125.78 to \$142.59.

HOSPITALITY MARKET

- The hospitality market has hotels with different levels of service:
 - A **limited-service hotel** is a budget-friendly hotel offering low-cost accommodations, minimal amenities, and typically do not offer a full-service restaurant. These hotels typically fall under economy, midscale, or upper midscale classes according to STR
 - A **select-service hotel** offers more amenities than a limited-service hotel, such as small meeting spaces and a casual restaurant, but fewer features than a full-service hotel. Select-service hotels are a blend of full- and limited-service hotels and are the fastest growing type of hotels being developed. These hotels typically are upper midscale or upscale class hotels
 - A **full-service hotel** offers more services than a select- or limited-service hotel. Such services could include larger banquet/conference space, restaurants/bars, shuttle services, laundry service, room service, expanded fitness centers, and spas. Full-service can refer to different hotel types including boutique hotels and resorts and generally fall under upscale, upper upscale, and luxury class hotels
- Economy hotels are patronized primarily through drive-by visitors, while large hotel chains have Rewards Programs with millions of loyal customers, who will search for those properties on the internet, thus increasing demand
- Examples of various hotels by class are highlighted in the table to the right. Note: STR hotel classes are typically grouped according to actual average room rates

Class	Hotels
Economy	Motel 6, Studio 6, Red Roof Inn, Days Inn, Super 8
Midscale	Best Western, Quality Inn, Extended Stay America
Upper Midscale	Hampton Inn & Suites, La Quinta Inn & Suites, Fairfield Inn & Suites, Holiday Inn
Upscale	DoubleTree, Courtyard, Hyatt House, Homewood Suites, Residence Inn, SpringHill Suites
Upper Upscale	Sheraton, Hilton, Marriott, Le Meridien, Embassy Suites, Westin, Wyndham Grand
Luxury	JW Marriott, Ritz-Carlton, W Hotel, Shangri-La, Langham, Four Seasons, Fairmont

HOSPITALITY MARKET BY HOTEL CLASS

CITY VS. COMPARABLE CITIES AND STANISLAUS COUNTY

	Turlock	Manteca	Merced	Modesto	Stanislaus County
Hotel Class					
Economy	4 hotels, 198 rooms	4 hotels, 167 rooms	8 hotels, 323 rooms	15 hotels, 666 rooms	26 hotels, 1,164 rooms
Midscale	4 hotels, 212 rooms	1 hotel, 85 rooms	4 hotels, 241 rooms	5 hotels, 395 rooms	11 hotels, 657 rooms
Upper Midscale	5 hotels, 432 rooms	3 hotels, 274 rooms	4 hotels, 375 rooms	3 hotels, 272 rooms	16 hotels, 1,242 rooms
Upscale	1 hotel, 71 rooms	1 hotel, 99 rooms	1 hotel, 90 rooms	5 hotels, 671 rooms	6 hotels, 742 rooms
Upper Upscale	0 hotels	1 hotel, 500 rooms	0 hotels	0 hotels	0 hotels
Luxury	0 hotels	0 hotels	0 hotels	0 hotels	0 hotels
Total Hotels and Rooms	14 hotels, 913 rooms	10 hotels, 1,125 rooms	17 hotels, 1,029 rooms	28 hotels, 2,004 rooms	59 hotels, 3,805 rooms
Planned / Proposed / Under Construction					
	• 2 hotels • 197 rooms	• 3 hotels • 311 rooms	• 4 hotels • 447 rooms	• 3 hotels • 217 rooms	• 7 hotels • 616 rooms

HOTEL MARKET DEMAND ANALYSIS – TURLOCK

MARKET PERFORMANCE (ALL HOTELS)

Year	Occupancy	Average Daily Rate (ADR)	Annual Supply of Room Nights	Annual Demand for Room Nights	Change in Occupied Room Nights	Revenue per Available Room (RevPAR)	Change in RevPAR
Nov. '18 - Oct. '19	70.5%	\$106.77	301,490	212,538	-	\$75.70	-
Nov. '19 - Oct. '20	60.2%	\$101.14	301,490	181,326	(14.7%)	\$61.37	(18.9%)
Nov. '20 - Oct. '21	66.3%	\$110.62	327,938	218,294	20.4%	\$74.39	21.2%
Nov. '21 - Oct. '22	65.2%	\$125.06	333,245	217,241	(0.5%)	\$81.73	9.9%
Nov. '22 - Oct. '23	62.4%	\$129.35	333,245	207,916	(4.3%)	\$80.89	(1.0%)
Nov. '23 - Oct. '24	60.9%	\$125.10	333,245	203,025	(2.4%)	\$76.55	(5.4%)
Total Growth (%)	(13.6%)	17.2%	10.5%	(4.5%)	-	1.1%	-

Sources: CoStar; Smith Travel Research (Accessed November 2024);

Notes: Numbers in parentheses and in red indicate a negative percentage change. *Annual averages were calculated. Data represented in this section reflects CoStar's weighted average of the market based on STR trends and does not include data reported directly from hotels.



HOTEL MARKET DEMAND ANALYSIS – TURLOCK MARKET PERFORMANCE (ECONOMY AND MIDSCALE HOTELS)

Year	Occupancy	Average Daily Rate (ADR)	Annual Supply of Room Nights	Annual Demand for Room Nights	Change in Occupied Room Nights	Revenue per Available Room (RevPAR)	Change in RevPAR
Nov. '18 - Oct. '19	68.2%	\$86.20	149,650	102,090	-	\$59.14	-
Nov. '19 - Oct. '20	61.1%	\$84.43	149,650	91,453	(10.4%)	\$52.03	(12.0%)
Nov. '20 - Oct. '21	65.7%	\$94.05	149,650	98,302	7.5%	\$62.43	20.0%
Nov. '21 - Oct. '22	62.5%	\$103.93	149,650	93,553	(4.8%)	\$65.12	4.3%
Nov. '22 - Oct. '23	57.5%	\$107.00	149,650	86,130	(7.9%)	\$61.63	(5.4%)
Nov. '23 - Oct. '24	53.2%	\$98.13	149,650	79,643	(7.5%)	\$52.18	(15.3%)
Total Growth (%)	(22.0%)	13.8%	0.0%	(22.0%)	-	(11.8%)	-

Sources: CoStar; Smith Travel Research (Accessed November 2024);

Notes: Numbers in parentheses and in red indicate a negative percentage change. *Annual averages were calculated. Data represented in this section reflects CoStar's weighted average of the market based on STR trends and does not include data reported directly from hotels.



HOTEL MARKET DEMAND ANALYSIS – TURLOCK

MARKET PERFORMANCE (UPPER MIDSCALE + HOTELS)

Year	Occupancy	Average Daily Rate (ADR)	Annual Supply of Room Nights	Annual Demand for Room Nights	Change in Occupied Room Nights	Revenue per Available Room (RevPAR)	Change in RevPAR
Nov. '18 - Oct. '19	72.7%	\$125.78	151,840	110,448	-	\$92.01	-
Nov. '19 - Oct. '20	59.2%	\$117.93	151,840	89,873	(18.6%)	\$70.57	(23.3%)
Nov. '20 - Oct. '21	66.7%	\$124.23	178,288	119,992	33.5%	\$84.29	19.4%
Nov. '21 - Oct. '22	67.4%	\$141.04	183,595	123,688	3.1%	\$95.26	13.0%
Nov. '22 - Oct. '23	66.3%	\$145.18	183,595	121,786	(1.5%)	\$96.60	1.4%
Nov. '23 - Oct. '24	67.3%	\$142.59	183,595	123,382	1.3%	\$96.41	(0.2%)
Total Growth (%)	(7.4%)	13.4%	20.9%	11.7%	-	4.8%	-

Sources: CoStar; Smith Travel Research (Accessed November 2024);

Notes: Numbers in parentheses and in red indicate a negative percentage change. *Annual averages were calculated. Data represented in this section reflects CoStar's weighted average of the market based on STR trends and does not include data reported directly from hotels.



SECTION B. METHODOLOGY SECTION

CITY OF TURLOCK

Economic and Development Strategic Plan Update
RFP No. 24-005

EXHIBIT A

PROJECT UNDERSTANDING

Kosmont understands that the City is seeking qualified consultants to assess and update the City's Plan (last updated in 2017) to reflect current market conditions and community economic development goals to guide the City for the next three to five years.

The goal of the EDSP update will be to not only revise the City's demographic and market data, but also provide a current assessment of Turlock's strengths, weaknesses, and opportunities for high-quality job growth and business development, establish a renewed vision for economic development in the City, identify and develop a list of prioritized goals and objectives to meet the economic development vision, and provide stakeholder-informed implementation strategies and performance measures.

Kosmont has outlined the following proposed scope of work.

PROJECT APPROACH

Approach to Tasks: *The prospective assignment and consulting services that Kosmont will provide will be of a relatively limited scope and duration, and advisory in nature. Kosmont will be making recommendations only, which advise the Client and jurisdictions, including its elected officials, appointed officials and staff, which they can accept or reject. None of Kosmont's staff will act in a capacity as an elected official, nor appointed official, nor as staff, nor as serving in a "designated" position.*

TASK 1: KICK-OFF MEETING

Kosmont will conduct a virtual (or in-person as agreed upon) kick-off meeting with City staff to begin the assignment. The kick-off meeting will accomplish the following: discuss the scope of work provided by Consultant, outline project expectations and deliverables, gather and review at a high-level existing relevant documents, establish appropriate communication and reporting protocols, and address questions, opportunities, constraints, and objectives related to economic development in the City.

To gain a thorough understanding of the issues involved, Kosmont will review the 2017 EDSP, 2012 General Plan (with a focus on the Land Use and Economic Development and New Growth Areas and Infrastructure elements), along with zoning maps and previous studies related to land use and economic development (e.g., market analyses, strategic plans, etc.).

Lastly, Kosmont will discuss key economic development opportunity sites ("Sites" or "Opportunity Sites") the City is looking to target for future economic development. These Sites may include City-owned properties or areas/corridors with strong economic development potential.



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SECTION B. METHODOLOGY SECTION

TASK 2: DEMOGRAPHIC AND ECONOMIC PROFILE

Kosmont will begin constructing the Plan by preparing a Demographic and Economic Profile (“Profile”) of the City. The Profile will illustrate key social and economic characteristics including population, daytime population, age, race/ethnicity, educational attainment, household incomes, median home values, disposable incomes, housing tenure, affordability of housing, commute patterns, resident/employment (business) concentrations, principal industries of employment, wage rates, and other metrics within specific geographic boundaries (e.g., City limits, neighboring cities/counties, trade areas), as deemed relevant.

Using findings from Task 2 and other community economic data reports, Consultant will identify workforce gaps and specific industry sector/subsectors the City may target based on long-term growth potential and fit with local workforce and real estate conditions.

Findings will be assembled in PowerPoint presentation format.

TASK 3: RETAIL MARKET DEMAND ANALYSIS

Consultant will prepare a Market Demand Analysis to examine existing demand for retail land use in the City and to assess major market parameters and constraints. Kosmont will begin by outlining the current national and regional land use trends and evaluate current market conditions and short/long-range potential for retail land uses. Kosmont will gather current and historical (up to 10 years) of data for variables including asset inventory, vacancy, market asking rents, market absorption rates, land values, new construction, and other relevant real estate data, as appropriate, to evaluate opportunities, constraints, and demand for retail land uses in the City.

Additionally, Kosmont will include an analysis of visitation trends to/from select geographies or Opportunity Sites using anonymized mobile app data (powered by Placer.ai) which will provide insights into consumer characteristics and retail sales surplus/leakage. The surplus/leakage data will inform of potential retail gaps or sales that may be leaking from the City to other areas per retail category.

Task 3 findings will be summarized in PowerPoint presentation format.

TASK 4: SWOT ANALYSIS

Kosmont will revisit the Opportunity Sites identified in Task 1 and determine, with cooperation from City staff, if areas should be removed and if new Sites should take priority and require additional evaluation. Once the Sites are finalized, Kosmont will conduct a Strengths, Weaknesses, Opportunities, and Threats (“SWOT”) Analysis for each area to evaluate development potential and determine which areas should be prioritized for future development. Additionally, the SWOT analysis will assess the City’s current business environment and the opportunities for high-quality job growth and business development in Turlock.

Task 4 findings will be summarized in PowerPoint presentation format.

SECTION B. METHODOLOGY SECTION

CITY OF TURLOCK

Economic and Development Strategic Plan Update
RFP No. 24-005

TASK 5: COMMUNITY / STAKEHOLDER OUTREACH

Following the analytical portion of the EDSP (Tasks 1 through 4), Kosmont will present a draft of the analyses and solicit comments from key businesses, stakeholders, and community partners at two (2) or three (3) in-person community workshops. Comments received will assist in shaping the Plan and assessing the best economic development tools the City may use to achieve its goals.

During Kosmont's stay in the City for the community workshops, Consultant will also conduct a tour of the City to observe existing uses, surrounding land use patterns, limitations that may exist for attracting new development, principal commercial and employment areas, along with the Opportunity Sites identified in Task 1. Additionally, Kosmont will attempt to schedule in-person interview sessions with each of the five members of the Turlock City Council to gain a better understanding of the economic development strengths and challenges in Turlock, as well as economic development goals the City would like to achieve in the next three to five years. Councilmembers that are unavailable for an in-person interview session, will be contacted for a virtual interview via Microsoft Teams or Zoom teleconference platforms.

Findings from the community workshops and City Councilmember interviews will be summarized in PowerPoint presentation format.

TASK 6: ECONOMIC AND DEVELOPMENT STRATEGIC PLAN

Based on the results from Tasks 1 through 5, Consultant will prepare a draft Plan that includes an updated economic development vision, a list of prioritized goals and objectives, and implementation strategies and performance measures to be considered. Kosmont will begin by summarizing information from Tasks 1 through 5 in an executive summary that will highlight EDSP history and context, EDSP vision and goals, guiding principles, key objectives, principal findings from the analytical sections, and an overview of community and stakeholder engagement activities (emphasizing recurring themes and topics discussed).

Kosmont will identify strategies Turlock can use to meet its various economic development goals such as business expansion, attraction, and retention; supporting and expanding workforce development; and improving the quality of life in the City. In addition to these goals, the City would also like to explore economic development projects including additions to the West Side Industrial Specific Plan ("WISP"), Sports Complex projects, Turlock Regional Industrial Park, and other infrastructure or placemaking projects that would promote economic development in the City.

Consultant will identify potential funding mechanisms, development incentives, and economic development tools (e.g., Development Opportunity Reserve [D.O.R.®]; Enhanced Infrastructure Financing Districts [EIFD]; Sales Tax Assessment Revenue [STAR*]) to fund infrastructure for the aforementioned economic development projects, as well as attract development that will achieve the City's goals. Kosmont will identify and prioritize infrastructure and placemaking projects that could help create additional development and/or address key business needs. The Plan will also provide specific recommendations regarding next steps and the priority of implementation measures. It will also provide objective measures of primary and secondary benefits (e.g., jobs, sales taxes, property taxes) expected from the recommended economic development Opportunity Sites, so that results can be quantified, and effectiveness measured.



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SECTION B. METHODOLOGY SECTION

CITY OF TURLOCK

Economic and Development Strategic Plan Update
RFP No. 24-005

TASK 6: ECONOMIC AND DEVELOPMENT STRATEGIC PLAN (CONTINUED)

Lastly, Kosmont will estimate budget and staff requirements to implement the Plan, including providing high-level estimates of the financial benefits of recommended actions, and assess the role that City staff should assume to achieve these goals within three to five years.

The Plan will be produced in PowerPoint presentation format and a draft will be presented to City staff for review. Kosmont and City staff will review the draft Plan at one (1) virtual meeting (Note: This could be part of a monthly coordination meeting) and will go through one (1) to two (2) rounds of edits prior to submitting the final document. Once finalized, Kosmont will present the Plan at one (1) in-person City Council meeting.

TASK 7: MEETINGS

Throughout the duration of the assignment, Consultant will coordinate and regularly meet with City staff to review progress and ensure necessary information is received and incorporated into the Plan in a timely manner. Kosmont will lead virtual progress meetings and provide updates on administrative items and schedules and share draft materials ahead of major milestones for review and discussion. These coordination meetings will occur virtually via Microsoft Teams or Zoom teleconference platforms on a monthly basis, as appropriate.

Additionally, Kosmont will provide the City Council with virtual project updates on a quarterly basis via Microsoft Teams or Zoom teleconference platforms.

PROJECT SCHEDULE

Turlock EDSP Update	2024 SEPT.	OCT.	NOV.	DEC.	2025 JAN.	FEB.	MAR.	APR.	MAY
Task 1 Kickoff Meeting									
Task 2 Demographic and Economic Profile									
Task 3 Retail Market Demand Analysis									
Task 4 SWOT Analysis									
Task 5 Community / Stakeholder Outreach									
Task 6 Economic and Development Strategic Plan ("EDSP")									
Task 7 Meetings									

Project schedule is approximately 9 months. Tasks as laid out are generally sequential, but there is flexibility in the task order, schedule, and timing based on collaborating with City.



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SECTION E. FEE PROPOSAL

CITY OF TURLOCK

Economic and Development Strategic Plan Update
RFP No. 24-005

BUDGET BREAKDOWN

This cost proposal is valid for 180 days from May 6, 2024.

Kosmont Budget: Turlock EDSP			KOSMONT COMPANIES	Ken K. Hira, President \$395	Clark Whitten, Senior Advisor \$370	Fernando Sanchez, Vice President \$250	Subtotal
Tasks							
1	Kick-off Meeting			3	4	4	\$3,665
2	Demographic and Economic Profile			7	12	21	\$12,455
3	Retail Market Demand Analysis			7	11	22	\$12,335
4	SWOT Analysis			6	11	9	\$8,690
5	Community / Stakeholder Outreach			7	15	7	\$10,065
6	Economic and Development Strategic Plan			10	18	28	\$17,610
7	Meetings			10	10	10	\$10,150
Total Labor Hours				50	81	101	
Subtotal							\$74,970
Reimbursable Expenses							\$2,500
Total Project Budget							\$77,470

NOTE: Duties may be allocated between tasks and team members as deemed appropriate by Kosmont's Project Manager in order to adequately provide services to the Client and stay within budget. If needed, other team members not included herein may be assigned to work on this project in a support or research role.



Kosmont Companies Team



Thank you for the opportunity to submit our proposal.



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SECTION E. FEE PROPOSAL

CITY OF TURLOCK

Economic and Development Strategic Plan Update
RFP No. 24-005

KOSMONT HOURLY RATES

Professional Services

President	\$395.00 / hour
Senior Vice President/Sr. Advisor/Sr. Managing Director	\$370.00 / hour
Vice President/Project Advisor	\$250.00 / hour
Senior Project Analyst	\$195.00 / hour
Project Analyst/Project Research	\$175.00 / hour
Assistant Project Analyst/Assistant Project Manager	\$150.00 / hour
Project Promotion/Graphics/GIS Mapping Services	\$ 95.00 / hour
Clerical Support	\$ 80.00 / hour



Additional Expenses

In addition to professional services (labor fees):

- 1) An **administrative fee** for in-house copy, fax, phone, postage costs, digital/technological support and related administrative expenses will be charged, which will be computed at four percent (4.0 %) of monthly Kosmont Companies professional service fees incurred; **plus**
- 2) **Out-of-pocket expenditures**, such as travel and mileage, professional printing, and delivery charges for messenger and overnight packages will be charged at cost.
- 3) Project/Market data sources for support of evaluation and analysis e.g., ESRI, Placer.ai, CoStar/STR, IMPLAN, ParcelQuest and other based on quoted project cost.
- 4) If Kosmont retains **Third Party Vendor(s)** for Client (with Client's advance approval), fees and cost will be billed to Client at 1.1X (times) fees and costs.
- 5) Consultant's **attendance or participation at any public meeting**, whether such participation is in person, digital, video and/or telephonic (e.g., City Council, Planning Commission, Public Agency Board, other) requested by Client and are beyond those specifically identified in the Scope of Work will be billed at the professional services (hourly) fees as shown on this rate sheet.

Charges for Court/Deposition/Expert Witness-Related Appearances

Court-related (non-preparation) activities, such as court appearances, depositions, mediation, arbitration, dispute resolution and other expert witness activities, will be charged at a court rate of 1.5 times scheduled rates, with a 4-hour minimum.

~~Rates shall remain in effect until December 31, 2024.~~



KOSMONT COMPANIES
1601 N. Sepulveda Blvd., #382 | Manhattan Beach, CA 90266 | 424.297.1070
www.kosmont.com

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City Council Staff Report

August 12, 2025



From: Adrienne Werner, Development Services Director
Prepared by: Jennifer Figueroa, Housing Program Manager
Agendized by: Susan E. Borrego, Interim City Manager

1. ACTION RECOMMENDED:

Resolution: Awarding the bid and approving an agreement with A and P Construction, in the amount of \$134,510.00, authorizing a contingency amount of \$20,176.50 (15%), and adding an estimate permit fee of \$3,000.00 for a total project cost of \$157,686.50. \$121,644.00 to be paid from Fund 260 "PLHA-Permanent Local Housing Allocation" account 260-41-494.47224 "Acquisition and Rehab of Affordable Rental Housing" and \$36,042.50 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.

2. DISCUSSION OF ISSUE:

The City of Turlock currently owns five (5) residential properties that were purchased with the intent to rehabilitate the units, as needed, to meet housing quality standards, and transfer the properties either to qualified non-profit agencies to provide and sustain affordable housing units within the City of Turlock or sell the homes to income eligible first-time homebuyers. Of the five (5) properties, two (2) are in acceptable condition and do not require rehabilitation, while the remaining three (3) will undergo necessary repairs and improvements.

On June 9, 2025, Housing Division staff distributed a bid invitation via email to all contractors on the division's pre-approved contractor's list. The invitation included brief descriptions of the three (3) residential properties in Turlock requiring rehabilitation: 2065 Cody Court, 1827 Shadow Park Drive, and 573 Birchwood Way. In accordance with the division's policies and procedures, a walk-through was conducted on June 23, 2025, for interested contractors. During the walk-through, staff provided scopes of work for each property, draft contracts, and addressed any questions from the contractors. By the bid deadline on July 8, 2025, four (4) bids were received for each property.

2065 Cody Court

On February 8, 2023, the City of Turlock purchased a 3-bedroom, 2-bath single-family residential dwelling located at 2065 Cody Court in Turlock with Community Development Block Grant (CDBG) funds for \$365,000. This property is currently vacant. Four (4) bids were received for the rehabilitation of 2065 Cody Court:

Bid Summary:

BIDDER	BID AMOUNTS
CAS Construction, Inc.	\$154,900.00
Zack's Handyman and Construction	\$148,725.00
ANV Contractors, Inc.	\$142,100.00
A and P Construction	\$134,510.00

Staff reviewed the bids for bidder responsiveness and responsibility and recommends approval of an agreement with A and P Construction as the lowest reasonable bid with a bid amount of \$134,510.00. This project is anticipated to be completed by November 21, 2025.

Staff is requesting a 15% contingency due to the prior use of the house, including unpermitted structures which will be removed and external water damage. Once construction begins, there may be unforeseen interior damage that needs to be repaired that is not currently visible.

1827 Shadow Park Drive

On March 6, 2023, the City of Turlock purchased a 3-bedroom, 2-bath single-family residential dwelling located at 2065 Cody Court in Turlock with Community Development Block Grant (CDBG) funds and HOME Investment Partnerships (HOME) Program funds for \$440,000. This property is currently vacant. Four (4) bids were received for the rehabilitation of 2065 Cody Court:

Bid Summary:

BIDDER	BID AMOUNTS
CAS Construction, Inc.	\$ 80,225.00
Zack's Handyman and Construction	\$ 77,839.00
ANV Contractors, Inc.	\$ 75,550.00
A and P Construction	\$ 71,850.00

Staff reviewed the bids for bidder responsiveness and responsibility and recommends approval of an agreement with A and P Construction as the lowest reasonable bid with a bid amount of \$71,850.00. This project is anticipated to be completed by October 22, 2025.

Staff is requesting a 10% contingency, the customary amount for construction contracts.

573 Birchwood Way

On March 3, 2023, the City of Turlock purchased a 3-bedroom, 2-bath single-family residential dwelling located at 573 Birchwood Way in Turlock with Community Development Block Grant (CDBG) funds and HOME Investment Partnerships (HOME) Program funds for \$375,000. This property is currently vacant. Four (4) bids were received for the rehabilitation of 573 Birchwood Way:

Bid Summary:

BIDDER	BID AMOUNTS
CAS Construction, Inc.	\$ 63,650.00
ANV Contractors, Inc.	\$ 58,900.00
A and P Construction	\$ 53,550.00
Zack's Handyman and Construction	\$ 53,195.00

Staff reviewed the bids for bidder responsiveness and responsibility and recommends approval of an agreement with Zack's Handyman and Construction as the lowest reasonable bid with a bid amount of \$53,195.00. This project is anticipated to be completed by October 7, 2025.

Staff is requesting a 10% contingency, the customary amount for construction contracts.

3. BASIS OF RECOMMENDATION:

1. The City of Turlock is responsible for seeing that CDBG and HOME funds are spent in accordance with each program requirements and in a way that is consistent with the Consolidated Plan and Annual Action Plan.

2. According to HOME program requirements, a subrecipient has four (4) years from the project inception date to complete a project. In this case, two (2) of the three (3) homes being rehabilitated were acquired using both HOME and CDBG funds. As a result, based on the purchase date, the City is required to complete these two (2) projects by February 2027.

4. FISCAL IMPACT / BUDGET AMENDMENT:

Funds have been budgeted in Fiscal Year 2025-2026 for these projects.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

The housing units at 1827 Shadow Park Drive, 2065 Cody Court, and 573 Birchwood Way require minor repairs and maintenance to rehabilitate the structures. Therefore, in accordance with Section 15301 (Existing Facilities) of the CEQA Guidelines, the projects are Exempt from the provisions of CEQA.

2065 Cody Court

The NEPA Environmental review concluded on January 31, 2023, that this project is categorically excluded and converts to exempt per 24 CFR 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities.

1827 Shadow Park Drive

The NEPA Environmental review concluded on February 15, 2023 that this project is categorically excluded and converts to exempt per 24 CFR 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities.

573 Birchwood Way

The NEPA Environmental review concluded on February 28, 2023, that this project is categorically excluded and converts to exempt per 24 CFR 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities.

8. ALTERNATIVES:

- A. Council could reject all bids submitted for the project. Staff does not recommend this alternative as this would create the need to restart the bid process which may result in increased costs and inefficiencies.

- B. Council could only approve selective bids. Staff does not recommend this alternative as this would create the need to restart the bid process which may result in increased costs and inefficiencies.

9. ATTACHMENTS:

- 1. Cody Court Resolution
- 2. Shadow Park Resolution
- 3. Birchwood Way Resolution
- 4. Construction Contract - 2065 Cody Court
- 5. Construction Contract - 1827 Shadow Park Dr
- 6. Construction Contract -573 Birchwood Way

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF AWARDING THE BID AND }
APPROVING AN AGREEMENT WITH A AND P }
CONSTRUCTION, IN THE AMOUNT OF }
\$134,510.00, AUTHORIZING A CONTINGENCY }
AMOUNT OF \$20,176.50 (15%), AND ADDING }
AN ESTIMATED PERMIT FEE OF \$3,000.00 }
FOR A TOTAL PROJECT COST OF \$157,686.50. }
\$121,644.00 TO BE PAID FROM FUND 260 }
“PLHA-PERMANENT LOCAL HOUSING }
ALLOCATION” ACCOUNT 260-41-494.47224 }
“ACQUISITION AND REHAB OF AFFORDABLE }
RENTAL HOUSING” AND \$36,042.50 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 NO. 2025-

WHEREAS, the City of Turlock Housing Program Services Division held a bid tour on June 23, 2025, for rehabilitation of 2065 Cody Court, Turlock, CA, a single-family residential property currently owned by the City of Turlock; and

WHEREAS, on July 8, 2025, four (4) bids were received for the project; and

WHEREAS, A and P Construction was the lowest reasonable bidder with a bid amount of \$134,510; and

WHEREAS, the project costs are \$134,510.00, with a contingency of \$20,176.50 (15%) and an estimated permit fees of \$2,000 for a total project cost of \$157,686.50; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby adopt a resolution awarding the bid and approving an agreement with A and P Construction, in the amount of \$134,510.00, authorizing a contingency amount of \$20,176.50 (15%), and adding an estimated permit fee of \$3,000.00 for a total project cost of \$157,686.50. \$121,644.00 to be paid from Fund 260 “PLHA-Permanent Local Housing Allocation” account 260-41-494.47224 “Acquisition and Rehab of Affordable Rental Housing” and \$36,042.50 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.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF 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 ESTIMATED 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 NO. 2025-

WHEREAS, the City of Turlock Housing Program Services Division held a bid tour on June 23, 2025, for rehabilitation of 1827 Shadow Park Drive, Turlock, CA, a single-family residential property currently owned by the City of Turlock; and

WHEREAS, on July 8, 2025, four (4) bids were received for the project; and

WHEREAS, A and P Construction was the lowest reasonable bidder with a bid amount of \$71,850.00; and

WHEREAS, the project costs are \$71,850.00, with a contingency of \$7,185.00 (10%) and an estimated permit fees of \$2,000 for a total project cost of \$81,035.00; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby adopt a 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 estimated 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.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF 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 ESTIMATED PERMIT FEE }
OF \$2,000 FOR A TOTAL PROJECT COST OF }
\$60,514.50. \$25,000.00 TO BE PAID OUT OF }
"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 AUTHORIZAING THE INTERIM }
CITY MANAGER TO SIGN ALL NECESSARY }
DOCUMENTS. }**

RESOLUTION NO. 2025-

WHEREAS, the City of Turlock Housing Program Services Division held a bid tour on June 23, 2025, for rehabilitation of 573 Birchwood Way, Turlock, CA, a single-family residential property currently owned by the City of Turlock; and

WHEREAS, on July 8, 2025, four (4) bids were received for the project; and

WHEREAS, Zack's Handyman and Construction was the lowest reasonable bidder with a bid amount of \$53,195.00; and

WHEREAS, the project costs are \$53,195.00, with a contingency of \$5,319.50 (10%) and an estimated building permit fees of \$2,000 for a total project cost of \$60,514.50; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby adopt a 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 estimated building 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 HOME 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.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of August, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California



CITY PROJECT CONSTRUCTION AGREEMENT

City Contract No. <2026-035>

THIS AGREEMENT, made and entered into on August 12, 2025, between **City of Turlock** of 156 S. Broadway, Suite 140, Turlock, hereinafter referred to as "OWNER," and A and P Construction of 1350 Burman Drive, Turlock holding California State Contractor's License No.# 688996 Classification B-General Building Contractor and hereinafter referred to as "CONTRACTOR."

In consideration of the following mutual covenants, and conditions, CONTRACTOR and OWNER agree as follows:

Section 1. Description of Work:

The scope of the work to be performed by CONTRACTOR on OWNER's property, located at 2065 Cody Court, Turlock, shall be as specified in the Work Write-up, dated July 8, 2025, attached here to marked as Exhibit "A," incorporated herein by reference and hereinafter referred to as the "PROJECT," and any properly executed Change Orders made in conformance with Section 5 of this AGREEMENT. All work to be performed pursuant to this AGREEMENT shall be performed in strict conformance with and to the exact standards established in the CITY OF TURLOCK HOUSING AND PROGRAM SERVICES DIVISION REHABILITATION PROGRAM A *GUIDE TO REHABILITATION STANDARDS* Manual attached hereto marked as Exhibit "B" and incorporated herein by this reference as though set forth in full. No oral agreements relative to the work shall be binding on CONTRACTOR or OWNER.

Section 2. Time of Completion:

The CONTRACTOR shall begin work within **Ten (10)** calendar days of the OWNER's issuance of Order to Proceed, and shall complete the work within **Ninety (90)** calendar days after issuance of the Order to Proceed.

Section 3. CONTRACTOR's Responsibilities:

- a. The CONTRACTOR certifies as part of entering into this AGREEMENT that neither it or nor its principals nor any of its subcontractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from entering into this AGREEMENT by any federal agency or by any department, agency or political subdivision of the state.
- b. The CONTRACTOR shall supervise and direct the work, using its best skill and attention.
- c. The CONTRACTOR shall be responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the work under this AGREEMENT.
- d. The CONTRACTOR shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services necessary for the proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated into the work.
- e. The CONTRACTOR warrants that all materials and equipment incorporated into the work will be new unless otherwise specified, and that all work will be of good quality.
- f. The CONTRACTOR will pay all sales, consumer, use and similar taxes, and shall secure and pay governmental fees, licenses, and inspections necessary for the proper execution and completion of the work.
- g. The CONTRACTOR shall give all notices and comply with all laws, ordinances, rules, regulations, and lawful order of any public authority bearing on the performance of the work.
- h. The CONTRACTOR shall keep the premises free from accumulation of waste materials or rubbish caused by their operations. At the completion of the work, the CONTRACTOR shall remove all of the waste materials and rubbish from the work area as well as tools, construction equipment, machinery, and surplus materials.
- i. The CONTRACTOR shall guarantee to OWNER the work performed for a period specified by State law, in any event no less than one (1) year and in compliance with California Civil Code 896 thru Code 917, from the date of final acceptance of all work required by the AGREEMENT.
- j. The CONTRACTOR shall be solely responsible for providing safe conditions for the performance of the work and for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the work.
- k. The CONTRACTOR shall promptly remedy damage and loss to the property to the extent caused in whole or in part by the CONTRACTOR, or by anyone for whose acts it may be liable, except damage or loss attributable to acts or omissions of OWNER or anyone directly or indirectly employed by it, or by anyone for whose acts OWNER may be liable and not attributable to the fault or negligence of the CONTRACTOR.
- l. The CONTRACTOR shall furnish the OWNER with all manufacturers' and suppliers' written guarantees and warranties covering materials and equipment under this AG
- m. The CONTRACTOR will be responsible for all materials at the job site prior to, and during installation.

Section 4. OWNER's Responsibilities:

- a. The OWNER shall pay for the building permit(s) cost.
- b. The OWNER shall permit the CONTRACTOR to use, at no cost, existing utilities, such as light, heat, natural gas, power and water necessary to carrying out the completion of the work.
- c. The OWNER shall issue a written Order to Proceed within thirty (30) days from the date of this AGREEMENT.
- d. The OWNER will be entirely responsible for their property and any materials after installation.
- e. The OWNER shall not unreasonably interfere with CONTRACTOR in his execution of the work.
- f. The OWNER shall be familiar with the scope of the work and shall watch over the work in order to be satisfied that it is being carried out in all respects in accordance with the Work Write-up. Notwithstanding the preceding sentence, the CONTRACTOR shall be solely responsible for and have control over the work and shall be responsible to the OWNER for acts and omissions of the CONTRACTOR's employees, subcontractors and other persons or entities performing portion of the work for or on behalf of the CONTRACTOR.

Section 5. Work Change Orders:

The OWNER, without invalidating the Contract, may from time to time, order changes in the work to be performed under the Contract, consisting of additions, deletions or other revisions ("Change Order"). Such changes, including, without limitation, any increase or decrease in the Contract sum or Contract time shall be authorized only by written Change Order signed by the OWNER. No adjustment in the Contract time or Contract sum shall be permitted, however, in connection with a concealed or unknown condition that does not differ materially from those conditions disclosed or that reasonably should have been disclosed by the CONTRACTOR's prior inspections or inspections that the CONTRACTOR had the opportunity to make or should have performed in connection with the work. In the absence of an executed Change Order, no (1) course of conduct or dealings between the parties, nor (2) express or implied acceptance of alterations or additions to the work, nor (3) any claim that the OWNER has been unjustly enriched by any alterations or addition to the work (whether or not there is in fact any such unjust enrichment) shall be basis for any claim by the CONTRACTOR to increase the Contract sum or to change the Contract time. In the event the CONTRACTOR utilizes any components that reduce the Contract sum, or otherwise reduces the costs of materials necessary to complete the work, then the OWNER shall be entitled to such savings through a deductive Change Order.

Section 6. Public Works and Payment of Prevailing Wage:

- a. *Monitoring and Enforcement.* In accordance with the provisions of Sections 1725.5, 1771.1, 1771.3, and 1771.4 of the Labor Code, all work performed under the Contract is subject to compliance monitoring and enforcement by the Department of Industrial Relations ("DIR"). All work performed by CONTRACTOR or its

subcontractors under the Contract is subject to the requirements of Labor Code section 1720 et seq. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 of the Labor Code at the time the contract is awarded. CONTRACTOR and its subcontractors shall furnish the records specified in Section 1776 of the Labor Code directly to the Labor Commissioner, at least monthly, in the format prescribed by the Labor Commissioner.

- b. In accordance with the provisions of Section 1773.3 of the Labor Code, OWNER shall provide notice to DIR of the award of this Contract within thirty (30) working days of the award. The notice shall be transmitted electronically in a format specified by DIR and shall include the name of CONTRACTOR, any subcontractor listed on the successful bid, the bid and contract award dates, the contract amount, the estimated start and completion dates, Project location, and any additional information DIR specifies that aids in the administration and enforcement of Section 1720 et seq. of the Labor Code.
- c. *Wages & Hours of Employment:* In the performance of the work under the Contract, eight (8) hours shall be the maximum hours of labor on any calendar day, and the minimum wages of compensation of persons performing labor in the execution of this agreement shall be the current prevailing scale of wages determined by DIR for the community. CONTRACTOR shall forfeit as penalty Twenty-five and no/100ths Dollars (\$25.00) to be paid to OWNER for each worker employed in the execution of the Contract by CONTRACTOR or its subcontractor(s), for each calendar day during which any worker is required or permitted to labor more than eight (8) hours, in violation of provisions of Labor Code section 1810 et seq. CONTRACTOR shall post prevailing wage rates at the Project no later than the first day CONTRACTOR commences performance of the Services under the Contract.

Section 7. Agreed Payment to CONTRACTOR:

OWNER agrees to pay CONTRACTOR for the described work the total sum of One Hundred Thirty-Four Thousand Five Hundred Ten Dollars (\$134,510.00). Payment of this amount is subject to additions or deductions in accordance with Sections 11 and 5 hereof, and other documents to which this AGREEMENT is subject.

Section 8. Progress Payments:

- a. Payment for the work performed shall be per the Progress Payment Schedule below and shall be paid to the CONTRACTOR within twenty (20) days after the work has been approved as satisfactorily completed, and after the OWNER receives and authorizes payment for the CONTRACTOR's invoice.
- b. For the purposes of this AGREEMENT, "Approved as satisfactorily completed work" shall mean that the work described in Section 1, herein above, has been performed in strict accordance with and to the exact standards established by Exhibits A and B which have been incorporated herein and have been made a part hereof as though

set forth in full per Section 1, herein above, as well as any and all properly executed Change Orders made in conformance with Section 5, herein above, and any and all other legal requirements in reasonable judgment of the OWNER.

- c. If the performed work is not approved as satisfactorily completed work due to its failure to meet the standards established by Exhibits A and B referenced in Section 1 of this AGREEMENT, then such work shall be considered substandard and incomplete and no progress payment pursuant to the progress payment schedule established herein below shall be due.

d. Progress Payment Schedule

- (i) When 25% of the total work is approved as satisfactorily completed work, inspected and approved by City of Turlock Housing Program Service Division, and a detailed, itemized invoice is received, a progress payment of Thirty Thousand Two Hundred Sixty-Four and 75/100 Dollars (\$30,264.75) will be made to the CONTRACTOR.
- (ii) When 50% of the total work is approved as satisfactorily completed work, inspected and approved by City of Turlock Housing Program Service Division, and a detailed, itemized invoice is received, a progress payment of Thirty Thousand Two Hundred Sixty-Four and 75/100 Dollars (\$30,264.75) will be made to the CONTRACTOR.
- (iii) When 75% of the total work is approved as satisfactorily completed work, inspected and approved by City of Turlock Housing Program Service Division, and a detailed, itemized invoice is received, a progress payment of Thirty Thousand Two Hundred Sixty-Four and 75/100 Dollars (\$30,264.75) will be made to the CONTRACTOR.
- (iv) When 100% of the total work is approved as satisfactorily completed work, inspected and approved by City of Turlock Housing Program Service Division, and a detailed, itemized invoice is received a progress payment of Thirty Thousand Two Hundred Sixty-Four and 75/100 Dollars (\$30,264.75) will be made to the CONTRACTOR.

Section 9. Final Payment:

OWNER shall approve release of the final payment consisting of 10% of the contract amount ("Final Payment") only when all of the following have occurred:

- (i) the Scope of Work Write Up is approved as satisfactorily completed work, in accordance with this AGREEMENT,
- (ii) a certificate of occupancy for the Project has been issued;
- (iii) a final inspection has been approved by the City of Turlock Building Department;
- (iv) OWNER has cleared all items on the punch list;
- (v) CONTRACTOR has submitted a signed and recorded Notice of Completion;
- (vi) CONTRACTOR has provided to the OWNER recorded Unconditional Lien Releases from all subcontractors; and

(vii) CONTRACTOR has provided to the OWNER copies of all complete installation, operation and maintenance manuals for all equipment or materials used in the work and has assigned all warranties to the OWNER.

Section 10. Contractor's Obligation to Maintain Lien-Free Title.

If any claim of mechanic's lien or stop notice is filed or made against OWNER's property in connection with the work, the CONTRACTOR shall immediately pay and fully discharge the mechanic's lien or stop notice claim, or, in the alternative, may deliver to OWNER a release of lien or stop notice by surety bond in a legally sufficient form and amount to discharge the mechanic's lien or stop notice. If the CONTRACTOR fails to immediately provide the documentation, deposits, records of payment or surety bonds required by this Section, OWNER may (1) obtain any deposits or surety, or (2) make payments to claimants against the work, the CONTRACTOR, OWNER or OWNER's affiliates in good faith, as reasonably required to release the mechanic's lien or stop notice claim. OWNER may withhold the cost of obtaining such deposits or surety or of making such payments from any payment that would otherwise be due to the CONTRACTOR. Failure of OWNER to withhold any or part of any payment pursuant to this paragraph shall not be a waiver of any right of OWNER under this Contract. Withholding of any payment or part of any payment by OWNER pursuant to this paragraph shall not be a breach of this Contract.

Section 11. Delays and Extensions of Time:

- a. If the CONTRACTOR is delayed at any time in the progress of the work by any act or neglect of the OWNER, or by any separate contractor employed by the OWNER, or by changes ordered in the work, or by labor disputes, fire, unusual delay in transportation, unavoidable casualties, severe weather, inability to acquire materials due to shortages or supply chain issues, local, state or federal emergency restrictions, or any causes beyond the CONTRACTOR's control or due to pending arbitration, or by any other cause which is beyond the control of the CONTRACTOR, the time for completion shall be extended for such reasonable time as the OWNER shall determine if the OWNER determines that such delay is justified based on the circumstances. CONTRACTOR shall not be entitled to an extension of the time for performance pursuant to this section unless and until CONTRACTOR provides written notice to the OWNER of the cause for such delay.
- b. The time of completion may also be extended for the benefit of the OWNER if the OWNER determines that such extension is reasonable and necessary and will not cause a hardship on the CONTRACTOR.
- c. A request for a time extension for any of the reasons set forth above must be made in writing and submitted to the OWNER no later than ten (10) days after the occurrence or claimed occurrence of unavoidable delay.

Section 12. Liquidated Damages from CONTRACTOR

Should the CONTRACTOR fail to complete the work called for in the AGREEMENT within the time fixed in the AGREEMENT for such completion, due allowance being made for the contingencies provided for in Section 11, the CONTRACTOR shall become liable to the OWNER or the OWNER's tenant for all loss and damages which the OWNER or the OWNER's tenant may suffer on account thereof as a result of having gone beyond the time fixed by the AGREEMENT. Specifically, the amount shall be Two Hundred Dollars (\$200.00) per day per dwelling unit for each day the work remains uncompleted beyond the time for completion. CONTRACTOR expressly allows OWNER to deduct such amounts from the amount owed to the CONTRACTOR under this AGREEMENT.

Section 13. OWNER's Right to Terminate Agreement:

The OWNER may terminate this AGREEMENT by providing a written Termination Letter via U.S. first class mail and/or email to CONTRACTOR at the address listed in this AGREEMENT for any of the following reasons:

- a. CONTRACTOR's insolvency, bankruptcy or any conduct or condition which has resulted in a monetary loss to OWNER in connection with work, or which reasonably threatens any such loss.
- b. CONTRACTOR's abandonment of the job for a period of ten (10) days, or failure to commence the work in accordance with Order to Proceed by the OWNER.
- c. Failure on the CONTRACTOR's part to complete the work within the allotted time, due allowance made for any extension(s) made as set forth in Section 11 of this AGREEMENT.
- d. CONTRACTOR's failure to comply with the provisions of Section 15, Resolution of Disputes.
- e. CONTRACTOR's assignment without OWNER's prior written consent of this AGREEMENT or any interest in it.

In addition to the above causes for termination, the OWNER may, at any time, terminate the Contract for the OWNER's convenience and without cause. Upon receipt of written notice from the OWNER of such termination for the OWNER's convenience, the Contractor shall: (i) cease operations as directed by the OWNER in the notice; (ii) take actions necessary, or that the OWNER may direct, for the protection and preservation of the work; and (iii) except for work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders. In case of such termination for the OWNER's convenience, the CONTRACTOR shall be entitled to receive payment for work properly executed pursuant to the Contract prior to termination.

Section 14. CONTRACTOR's Right to Terminate Agreement:

The CONTRACTOR may terminate this AGREEMENT by providing a written Termination Letter via U.S. first class mail and/or email to OWNER at address listed in this AGREEMENT for any of the following reasons:

- a. OWNER's unreasonable and continued interference with the work.
- b. OWNER's refusal to allow CONTRACTOR or subcontractors or workers access to OWNER's property or building(s).
- c. OWNER's failure to issue an Order to Proceed to CONTRACTOR within thirty (30) days of the date of this AGREEMENT.
- d. OWNER's failure to comply with the provisions of Section 15, Resolution of Disputes.

Section 15. Resolution of Disputes:

- a. If any dispute arises relating to the quality or quantity of materials or workmanship or anything pertaining to the work, the OWNER and CONTRACTOR shall attempt to settle the dispute between themselves without litigation by following the below process:
- b. OWNER and CONTRACTOR shall first discuss said dispute with the City of Turlock Housing Program Services Division Manager within five (5) business days of the dispute.
- c. In the event that the dispute remains unresolved, then the OWNER and CONTRACTOR shall appeal such dispute to the City of Turlock Development Services Department Director within five (5) business days of the above-referenced discussion with the Housing Program Services Division Manager.
- d. If the dispute is not resolved at this level, the parties may appeal such to the Turlock City Manager within five (5) business days of the above-referenced discussion with the Development Services Department Director
- e. If the parties are unable to reach settlement through their appeal to the City Manager, then they are free to pursue all of their legal remedies as provided by California law.

Section 16. Settlement of Claims in the Event of Termination of Agreement:

In the event of termination of this AGREEMENT under the provisions of Section 13 or Section 14 of this AGREEMENT, it is hereby recognized by OWNER and CONTRACTOR that, under the particular circumstances, both OWNER and CONTRACTOR may have cause to make a claim against the other for services, money or damages. If the OWNER and CONTRACTOR cannot agree to a settlement of any such claim between themselves, then both OWNER and CONTRACTOR agree to follow the provision of Section 15, Resolution of Disputes reflected in this AGREEMENT.

Section 17. Indemnification:

CONTRACTOR shall defend indemnify and save harmless OWNER and each of their elected and appointed officers, employees, agents, successors and assigns of and from:

- a. Any and all claims, demands, causes of action, damages, costs, expenses, losses, or liabilities, in law or in equity, of every kind and nature whatsoever, arising out of or in any manner directly or indirectly connected with the work to be performed under this AGREEMENT, however caused, regardless of any negligence of OWNER or its officers, employees, agents, successors and assigns, be it active or passive, except for the sole negligence or willful misconduct of OWNER, or its officers, employees, agents, successors and assigns; and,
- b. Any and all penalties imposed on account of the violation of any law or regulation, compliance with which is the obligation of CONTRACTOR. CONTRACTOR shall exonerate, indemnify, pay and protect, defend (with attorneys approved by City of Turlock) and save City of Turlock, and the officers, employees and agents of City of Turlock, harmless from and against any claims (including, without limitation, third party claims for personal injury or real or personal property damage), actions, administrative proceedings (including informal proceedings), judgments, damages, punitive damages, penalties, fines, costs, taxes, assessments, liabilities (including sums paid in settlements of claims), interest or losses, consultant fees, and expert fees, together with all other costs and expenses of any kind or nature that arise directly or indirectly in connection with the presence, suspected presence, release or suspected release of any hazardous materials or substances in or into the air, soil, groundwater, surface water or improvements at, on, about, under or within the PROJECT property, or any portion thereof, or elsewhere in connection with the transportation of hazardous materials or substances to or from the property. Without limiting the generality of the foregoing, the indemnification provided by this Section 17 shall specifically cover costs, including capital, operating and maintenance costs, incurred in connection with any investigation, or monitoring of site conditions, any clean-up, containment, remedial, removal or restoration work required or performed by any federal, state or local governmental agency or political subdivision or performed by any nongovernmental entity or person because of the presence, suspected presence, release or suspected release of any hazardous materials or substances in or into the air, soil, groundwater, surface water, or improvements at, on, about, under, or within the PROJECT property, or any portion thereof, or elsewhere in connection with the transportation of hazardous materials or substances to or from the PROJECT property and any claims of third parties for loss or damage due to such hazardous materials or substances.
- c. To the fullest extent permitted by law (including, without limitation, California Civil Code sections 2782 and 2782.8), CONTRACTOR shall defend with legal counsel reasonably acceptable to City, indemnify and hold harmless City and City's elected and appointed officers, commissioners, directors, employees, agents and representatives ("City's Agents") from and against any and all claims, loss, cost, damage, injury (including, without limitation, injury to or death of an employee of CONTRACTOR or its subcontractors), expense and liability of every kind, nature and description that arise out of, pertain to, or relate to acts or omissions of CONTRACTOR, or any direct or indirect subcontractor, employee, contractor, representative or agent of Contractor, or anyone that Contractor controls (collectively "Liabilities"). Such obligations to defend, hold harmless, and indemnify City and City's Agents shall not apply to the extent that such Liabilities are caused in whole by the sole negligence, active negligence, or willful misconduct of City or City's

Agents, but shall apply to all other Liabilities. With respect to third party claims against the CONTRACTOR, the CONTRACTOR waives any and all rights of any type of express or implied indemnity against City and City's Agents

- d. The above provisions shall in no event be construed to require indemnification by CONTRACTOR or OWNER in excess of that permitted under the public policy and laws of the State of California.

Section 18 Insurance Policy:

- a. The CONTRACTOR is to provide written proof of insurance by issuing copies of certificate of all insurance within (5) days of the Agreement effective date to the OWNER.
- b. **Insurance Coverage.** During the Term, the CONTRACTOR shall maintain in full force and effect policies of insurance set forth herein, which shall be placed with insurers with a current A M Best's rating of no less than A VII and will provide OWNER with written proof of said insurance. CONTRACTOR shall maintain coverage as follows:
- c. **General Liability.** CONTRACTOR shall carry general liability insurance in the amount of Two Million Dollars (\$2,000,000.00) per occurrence for bodily injury, personal injury, and property damage. If commercial general liability insurance or another form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this Project or the general aggregate shall be Four Million Dollars (\$4,000,000.00).
- d. **Workers' Compensation Insurance and Employer's Liability.** CONTRACTOR shall carry workers' compensation insurance as required by the State of California under the Labor Code. CONTRACTOR shall also carry employer's liability insurance in the amount of One Million Dollars (\$1,000,000.00) per accident, with a One Million Dollars (\$1,000,000.00) policy limit for bodily injury by disease, and a One Million Dollars (\$1,000,000.00) limit for each employee's bodily injury by disease.
- e. **Commercial Automobile Liability.** CONTRACTOR shall carry commercial automobile liability insurance in the amount of One Million Dollars (\$2,000,000.00) or greater per occurrence for owned, leased, hired, and borrowed automobiles.
- f. **Umbrella or Excess Policy.** CONTRACTOR may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability and automobile Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the CONTRACTOR's primary and excess liability policies are exhausted.
- g. **Additional Insureds.** The OWNER shall be named as additional insureds on all policies of insurance required by this Agreement.

- h. **Waiver of Subrogation.** CONTRACTOR hereby agrees to waive subrogation which any insurer of CONTRACTOR may acquire from CONTRACTOR by virtue of the payment of any loss. The commercial general liability policy and workers' compensation policy shall be endorsed to contain a waiver of subrogation in favor of OWNER for all work performed by CONTRACTOR, its agents, employees, independent contractors, and subcontractors. CONTRACTOR agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation.

Section 19. General Provisions:

- a. When applicable, the CONTRACTOR agrees to perform the work required by this AGREEMENT and the OWNER agrees that neither it nor its employees, agents or representatives will unreasonably hinder the CONTRACTOR in performing the work.
- b. The parties to this AGREEMENT further state that, to the best of their knowledge, no member of the governing body of the City of Turlock and no employee of the City of Turlock, who exercises any functions or responsibilities in connection with the carrying out of the project to which this AGREEMENT pertains, has any personal interest, direct or indirect, in this AGREEMENT.
- c. The CONTRACTOR shall present the property in a usable and safe condition at the end of each work day.
- d. The CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, age, disability, marital status, veteran status, sexual orientation, genetic information or any other protected characteristic under applicable law. The CONTRACTOR will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, national origin, age, disability, marital status, veteran status, sexual orientation, genetic information or any other protected characteristic under applicable law.
- e. The CONTRACTOR shall not load or permit any part of the structure to be loaded with a weight during the period of construction which will endanger the safety of persons or property.
- f. OWNER and CONTRACTOR agree to abide by applicable City of Turlock Housing Program Services Division guidelines and procedures.
- g. OWNER and CONTRACTOR acknowledge that the recording of false, fictitious or fraudulent statements or entries on any document provided to City may be punishable as a felony under federal status, including 18 U.S.C Chapter 47.
- h. The parties to this AGREEMENT further acknowledge that the Federal Government is not a party to this AGREEMENT and is not subject to any obligations or liabilities to the non-Federal entity, Contractor, or any other party pertaining to any matter resulting from this contract.
- i. This Contract may be executed in any number of counterparts, each of which, when so executed and delivered, shall be deemed an original, and all of which together shall constitute one and the same instrument. This Contract shall become effective when the Parties have duly executed and delivered signature pages of this Contract to each other. Delivery of this Contract may be effectuated by hand delivery, mail, overnight courier or electronic communication (including by PDF sent by electronic

mail, facsimile or similar means of electronic communication). Any signatures (including electronic signatures) delivered by electronic communication shall have the same legal effect as physically delivered original signatures.

Section 20 Additional Requirements

- a. The CONTRACTOR shall comply with all applicable federal, State and local laws and regulations, including, but not limited to:
- b. Compliance with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR chapter 60). (All construction contracts awarded in excess of \$10,000 by grantees and their contractors or subgrantees)
- c. Compliance with the Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR part 3). (All contracts and subgrants for construction or repair)
- d. Compliance with the Davis-Bacon Act (40 U.S.C. 276a to 276a-7) as supplemented by Department of Labor regulations (29 CFR part 5). (Construction contracts in excess of \$2,000 awarded by grantees and subgrantees when required by Federal grant program legislation)
- e. Compliance with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327A 330) as supplemented by Department of Labor regulations (29 CFR part 5). (Construction contracts awarded by grantees and subgrantees in excess of \$2000, and in excess of \$100,000 for other contracts which involve the employment of mechanics or laborers)
- f. CONTRACTOR shall provide access to the Federal grantor agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the Contractor which are directly pertinent to this AGREEMENT for the purpose of making audit, examination, excerpts, and transcriptions.
- g. Retention of all required records for three years after grantees or subgrantees make final payments and all other pending matters are closed.
- h. Compliance with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857 (h)), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15).
- i. The CONTRACTOR agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as Amended, 33 U.S.C Section 1251 et, seq, (Contracts, subcontracts, and subgrants of amounts in excess of \$150,000).
- j. Compliance with Rights to inventions made by Nonprofit Organizations and Small Business Firms under government grants, contracts agreements as per [37 CFR Part 401].
- k. Contracts in excess of \$100,000 must include certification from CONTRACTOR that they will not and have not used CCFP (Federal appropriate) funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an

employee of a member of Congress in connection with this AGREEMENT pursuant to Title 31 United State Code §1352. (Bryd Anti-Lobbying Amendment).

- l. Compliance with the section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. (All construction contracts awarded in excess of \$10,000 by grantees and their contractors or subgrantees)
- m. Compliance with Federal Law, Regulations, and Executive Orders. This is an acknowledgement that this contract is funded entirely or in part by federal funds. The Contractor will comply with all applicable federal law, regulations, executive orders, Federal Emergency Management Agency, and Department of Housing and Urban Development policies, procedures, and directives, including, but not limited to.
- n. Compliance by the CONTRACTOR and/or OWNER to meet the Violence Against Women (VAWA) requirements: [24CFR9.359] and [24CFR92.504 (c)(4)(ii)].
- o. Compliance by the CONTRACTOR and/or OWNER to meet the Minority Business Enterprise (MBE) / Women's Business Enterprise (WBE) as per Executive order 11625 and 12432 and Executive order 12138.
- p. Compliance by the CONTRACTOR and/or OWNER with the confirmation of Data Universal Numbering Systems (DUNS) number is accurate and is registered on Sams.gov.

THIS AGREEMENT IS APPROVED AND ACCEPTED AS OF THIS AUGUST 12, 2025.

PROFESSIONAL

By: _____

Print Name: _____

Title: _____

Date _____

By: A and P Construction
1350 Burman Drive
Turlock, CA 95382
(209) 648-4319

Duns# _____
Sams# V4TPFZKR7LC3
Contractor License # 688996

CITY

**City of Turlock, a California
municipal corporation**

By: _____

Susan E. Borrego, Interim City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____

Adrienne Werner, Development Services
Director

APPROVED AS TO FORM:

By: _____

George A. Petrulakis, City Attorney

ATTEST:

By: _____

Nichole Fiez, City Clerk



NOTICE TO OWNER

Under the Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier or other persons who helps to improve your property and is not paid for his labor, services or materials, has the right to enforce his claim against your property.

Under the law, you may protect yourself against such claims by filing, before commencing such work or improvement an original AGREEMENT for the work of improvement or a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that the contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the AGREEMENT price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract.

NOTICE OF RIGHT OF RESCISSION

You have entered into a transaction on August 12, 2025 which could result in a lien or other security interest on your home. You have a legal right under federal law to cancel the transaction, if you desire to do so, without any penalty or obligation within three (3) business days from the above date. If you decide to cancel this transaction, you may do so by notifying the CONTRACTOR whose name and address appear within this document by mail or telegram sent no later than midnight of August 15, 2025.

I (we) acknowledge receipt of two copies of this Notice.

Date: _____

Albert Pourtaverdi

ORDER TO PROCEED

DATE: August 12, 2025

CONTRACTOR'S NAME: Albert Pourtaverdi of A and P Construction

ADDRESS: 1350 Burman Drive, Turlock, CA 95382.

In connection with AGREEMENT dated August 12, 2025, for rehabilitation work at 2065 Cody Court, Turlock, CA 95380, and your commencement date is August 13, 2025, and you must start work within 10 calendar days.

Project is due for final on or before November 21, 2025.

By: _____
Susan E. Borrego, Interim City Manager

Copies

1. Owner
2. Contractor
3. Rehab Spec.
4. File



Date 6/23/25

Page 1 of 10

WORK WRITE-UP/BID SHEET
2065 Cody Ct, Turlock Ca. 95380

REHABILITATION SPECIALIST I: Mario Quiroga, cell (209) 913-0951

DATE DUE: 7/8/25
BEFORE: 10AM

RETURN TO: CITY OF TURLOCK, HOUSING PROGRAM SERVICES DIVISION
156 S. BROADWAY, TURLOCK, CA 95380

Construction Company: Aanal P Construction Co
Contractor: ALBERT POURTAVERDI
License #: 683996

Address: 1350 BURMAN DR TURLOCK
Phone #: 209-648-4319

- Bids shall be based upon the Work Write-Up specifications as they are written.
- Work Write-Up specifications govern over plans, sketches, Pest Control Report or any oral agreement.
- Questions regarding this Work Write-Up should be referred to the above name Rehabilitation Specialist.
- The cost of the Building Permit shall be included in the bid price.
- Only those lines checked are to be included in the scope of work / price of work.

- A. Mandatory Repair Items
- B. Potential Hazard Items
- C. Neighborhood Upgrade Items
- D. General Property Improvement
- E. Energy Saving Items

Number of days to complete. 90 Days
Year the house was built 1979

House is approx. 1296 sq. ft. 3 bed/2 bath single story

BID SUMMARY

- 1. EXTERIOR ----- \$ 41,550.-
- 2. INTERIOR ----- \$ 47,100.-
- 3. MECHANICAL ----- \$ 15,850.-
- 4. PLUMBING ----- \$ 18,950.-
- 5. ELECTRICAL ----- \$ 4560.-
- 6. GARAGE ----- \$ 4300.-
- 7. CONSTRUCTION DOCS AND PLANS ----- \$ 2200.-

TOTAL COST ESTIMATE ----- \$ 138,810.-

Any deviation from this bid in cost, materials, labor or scheduling shall be in accordance with the provisions in the owner/contractor agreement. Bids are required to be submitted within 90 days. **CONTRACTOR WILL VERIFY ALL MEASUREMENTS.**

OWNER SIGNATURE

DATE

CONTRACTOR

Corrected
Total
\$134,510.00

**EXTERIOR**

- A Strip approx. 1800 sq. ft. of Asphalt Roof Shingles Repair solid sheathing, rafter tails, fascia and headers with dry-rot. Verify the number of existing layers to insure complete roofing removal.
Bid to include removal of all layers.
Install approx. 1800 sq. ft 30 yr. Dimensional Composition Shingles, Dura Ridge or Rapid Ridge Cap. Include new drip edge, Metal Valley Flashing and Roof Jacks. Include Vents as required by the Building Department.
Note, new roofing material shall comply w/ current energy requirements. Rehab specialist to choose color. Replace all 2x6 fascia at gable ends.
Bid to include removal and replacement of all exposed damaged sheathing, fascia, rafter tails, and attached awning. \$ 12,350.-
- A Remove and reinstall all new gutters with appropriate down spouts.
Color to be white
Install all new appropriate down spouts. (approximately 160') \$ 2400.-
- A Remove all trim from exterior. Replace all damaged siding. Make all necessary repairs to exterior to prepare for primer and paint. Secure existing siding as needed
Remove all existing wires and electrical not to code.
(approx. 800sq ft exterior fascia to be replaced)
Six windows approx. 68' of fascia
Two exterior doors approx. 36' of fascia
One sliding glass door approx. 32' of fascia
Six exterior corners approx. 120' of fascia
Garage door frame and fascia approx. 102' of fascia \$ 3500.-
- C Pressure wash, prime, and paint entire exterior. Two colors. One coat primer and two coats of paint. Rehab specialist to verify 2 coats.
Rehab specialist to choose colors. \$ 5400.-
- B Remove and replace approximately 150' feet of 6' dog-eared fence. Fence to be constructed using steel posts and pressure treated 2x4 stringers.
The pickets and grass board shall be redwood or cedar. Pickets to be a minimum of 9/16" thick, 7 1/2" wide and 5' tall. Grass board shall be min 9/16" thick and 11 1/2" wide, length will vary.
-Bid to include two new gates and locking hardware
-post to be approved by rehab specialist \$ 9,800.-
- D Remove security screen. Remove and Replace Exterior front door and Hardware.
Front door to be fiberglass with lookout glass. 36"x80" right hand/Inswing.
New hardware to include smart dead bolt and smart locking handle.
Include new weather stripping.
All hardware to be brushed nickel finish \$ 1300.-



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E Remove 8' wide single pane sliding glass door.

Install new 96"x80" vinyl sliding glass door w/HPSC glass and screen.
(model#VGVSPD9680SIOC)

\$ 2600.-

D Demo unpermitted storage unit attached to the right side of the house (15'x5'x8')

Make all necessary repairs and replace siding/facia as needed.

\$ 2500.-

D Remove security screen from side door at the garage.

\$ 100.-

A Remove and replace 12"x4"x16' header at rear awning support. Replace two
4x4x8' awning support posts. Must include new Simpson galvanized post brackets at
Concrete. Trim around posts included.

\$ 1600.-

TOTAL \$ 41,550.-

INTERIOR

E Insulate entire attic to code.

\$ 2600.-

D Remove wood burning stove at fire place.

\$ 200.-

D Prepare, prime and paint interior of house and garage.

Must remove all curtain rods, screws, nails, staples, tape, and blinds. Must patch holes,
tape, and texture as needed. One coat primer and two coats of paint.

All trim and doors to be semi-gloss swiss-coffee

All walls to be Navaho White

Semi-gloss in the kitchen and bathrooms

Eggshell in all other living spaces

Ceiling in flat swiss-coffee

Contact Rehab specialist to approve paint and verify two coats

\$ 6300.-

D Remove all existing base board and flooring and install vinyl plank flooring
with underlayment throughout the entire residence. Planks must be installed without
transition strips where possible. Include trim at exterior doors, showers, and tubs.
Floor to be floated with self-leveling underlayment as needed for proper plank
installation. (approximately 1300 sq.ft.)
Rehab specialist to choose color

\$ 11,700.-



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- D Install 3 1/4" Colonial baseboards in the entire residence.
Approximately 400' \$ 1500.-
- D Remove existing casing around doors and install new 2 1/4 Colonial
door casing approximately 500' (10 doors and 4 closet doors) \$ 1000.-
- D Remove and replace one interior 30"x80" bedroom door.
Master and bedroom #2.
Must match existing doors \$ 600.-
- D Install two sets of 48"x80" closet by pass doors with all appropriate hardware.
Install in rooms #1 and #2. All doors to match existing.
Must include track and floor guide \$ 900.-
- D Install one sets of 60"x80" closet by pass doors with all appropriate hardware.
Install in master bedroom. All doors to match existing.
Must include track and floor guide \$ 600.-
- D Install new closet door and frame with all hardware. 36"x80"
To match existing. \$ 400.-
- D Remove and replace all hardware on 7 interior doors.
Include all hinges, door knobs and latches. Must have locking knobs for bedrooms
and bathrooms. All hardware to be brushed nickel. \$ 700.-
- A Remove and replace door and hardware going into the garage.
Door to be fire rated 36"x80". New hardware to include
smart dead bolt and smart locking handle. Include new weather stripping.
All hardware to be brushed nickel finish \$ 1100.-
- D Demo wall shelving system at bedroom #1 along window wall. \$ 400.-

Kitchen

- D Demo all existing kitchen cabinets, countertops, shelving,
wall coverings, and any other items pertaining to cabinetry. \$ 1400.-
- D Install Oak grade upper cabinets Approx. footage; 18'
Style: 1/4 panel finger pull doors or shaker with pull hardware.
3 coat exterior finish 1 coat interior. Allow spacing for
Refrigerator, stove and range hood. Cabinets to be grey and match lowers. \$ 3800.-



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D Install Oak base cabinets Approx. footage; 13' Style: ¼ panel
finger pull doors or shaker with pulls. Flat drawer fronts 3 coat
exterior finish, 1 coat interior. Cabinets to be grey. \$ 3600.-

NO PARTICLE BOARD TO BE USED ON CABINETS

D Install ceramic tile or solid surface countertops. Approximately 26 sq. ft.
With approximately 17'x 12" backsplash
Tile or other material to be approved by Rehab Specialist. \$ 2100.-

E Remove and replace existing dishwasher. 24" Fridgidaire SS#FDPC4221AS
Bid to include disposal of existing unit. \$ 1000.-

E Remove and replace existing range. 30" Fridgidaire SS Electric#FCRE3052BS
Bid to include disposal of existing unit. \$ 1100.-

E Remove and replace over the range microwave. 30" Frigidaire SS #FMOS1846BS
Bid to include disposal of existing unit. \$ 700.-

**ALL APPLIANCES (including exhaust hood) TO MATCH IN
COLOR AND FINISH (Stainless steel)**

Main bathroom

D Install a new pre-manufactured vanity, Size: 36" with trim at walls.
No particle board in vanity. Must match kitchen and
master bath. White in color
Tile or solid surface top and splash.
Approximately 6 sq. ft. of counter/ 8' of splash
Splash must be min 4" in height
Rehab specialist to choose color of solid surface \$ 1400.-

D Remove existing mirror and install a new Size: 30"x36" mirror
(Glacier bay#81176) \$ 200.-

D Install a new towel bar, 24", one towel ring, and toilet
paper holder (Delta#138295) \$ 150.-



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Master bathroom

- D Install a new pre-manufactured vanity, Size: 48" with trim at walls.
No particle board in vanity. Must match kitchen and master bath. White in color
Tile or solid surface top and splash.
Approximately 8 sq. ft. of counter/ 6' of splash
Splash must be min 4" in height
Rehab specialist to choose color of solid surface \$ 1800.-
- D Install new glass sliding shower door 60"x 70" (SD#2832953) \$ 1300.-
- D Remove existing mirror and install a new Size: 30"x48" mirror (Glacier bay#81179) \$ 150.-
- D Remove existing and install new medicine cabinet with mirror. (Glacier bay#45406) \$ 250.-
- D Install a new towel bar, 24", one towel ring, and toilet paper holder (Delta#138295) \$ 150.-

TOTAL \$ 47,100.-

MECHANICAL

- E Remove existing HVAC and Install a new 42,000 btu 14 Seer Package unit HVAC roof top system. The tonnage of the new unit to comply with the square footage demand.
Install all new electrical, gas lines, shut offs, new curb/stand to code. Include Duct testing report. Include new Duct, Registers, Thermostat, service disconnect, and all requirements by The City of Turlock Building Department and Mechanical code.
\$ 14,850.-

Main Bathroom

- A Install new exhaust fan with light. Must be minimum 120 cfm.
Roof or exterior wall penetrations to be inspected.
Inspect duct for proper installation. (Hunter#90064) \$ 500.-

Master Bathroom

- A Install new exhaust fan with light. Must be minimum 120 cfm.
Roof or exterior wall penetrations to be inspected.
Inspect duct for proper installation. (Hunter#90064) \$ 500.-

TOTAL \$ 15,850.-



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PLUMBING

Kitchen

- A Install new drop in Stainless Steel 33" single bowl Kitchen sink by Kohler. (Model#RH33837-1AC-NA). Include Stainless Steel Strainers, P-trap, Hot/Cold shut offs, and braided hoses. \$ 800.-
- A Install a new Moen single handle standard kitchen faucet in spot resistant Stainless Steel (Model#87506SRS). \$ 650.-
- A Install new garbage disposal. Insinkerator ½ horse power. (Model#Badger500) \$ 350.-

Main Bathroom

- A Demo the existing fiberglass tub/shower kit and all fixtures. Install new fiberglass Tub/Shower kit. Delta BVS2-C512-WH
Include new drain and p-trap.
All materials to be to be approved by Rehab Specialist. \$ 4700.-
- A Install a new Moen or equal mixer valve (Model#8370HD).
Install new Moen trim kit in brushed nickel. Shower trim and tub spout (Model#T2153EPBN). \$ 400.-
- A Install new drop in sink (Glacier Bay Model#LVB1038)
Install a new Moen bathroom faucet (Model#84943SRN).
Install all new hot/cold shut off valves, braided hoses, p-trap, and appropriate sink drain. \$ 800.-
- A Remove and replace toilet in main bathroom.
(Kohler#k78253-0) 16 ½" seat height
Include new shut off valve, braided hose, and trim ring at wall. \$ 500.-

Master Bathroom

- A Demo the existing 36" tile shower, pan, and fixtures. Demo wall and frame for new 60" shower stall. Must modify master bedroom closet to accommodate new shower. Modify closet shelf and hanger bar as needed. Include all framing and drywall modifications. Install new fiberglass shower kit. Delta#BVS2-C51602-WH.
Include new drain and p-trap. \$ 7600.-
- A Install a new Moen or equal mixer valve (Model#8370HD).
Install new Moen trim kit in brushed nickel. Shower head/trim (Model#T2152EPBN). \$ 450.-



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- A Install new drop in sink (Glacier Bay Model#LVB1038)
Install a new Moen bathroom faucet (Model#84943SRN).
Install all new hot/cold shut off valves, braided hoses, p-trap, and
appropriate sink drain.

\$ 400.-

- A Remove and replace toilets in master bathroom.
(Kohler#k78253-0) 16 ½" seat height
Include new shut off valve, braided hose, and trim ring at wall.

\$ 500.-

Garage

- E Remove existing water heater and Install New Natural Gas 38,000 btu 40 gal
water heater. Water heater to have new drip pan, drip line, properly secured,
and vented to code. (Rheem#XG40T06EC36UI)

\$ 1800.-

TOTAL \$ 18,950.-

ELECTRICAL

- D Install new 6" led can less lights in living room with dimmer switch to code.
6 lights with all wire and 1 dimmer switch
(Commercial Electric#91512) (Dimmer#CTCL-153PDH-WH)

\$ 300.-

- D Install one new recessed can-less light in Dining area with dimmer switch to code.
Must match existing light.

\$ 500.-

- D Install new 6" led can less lights in main hallway with two switches to code.
3 lights with all wire and 2 standard on/off switches
(Commercial Electric#91512) (switch#R52-01451-02W)

\$ 1100.-

- D Remove all existing ceiling fans. (four total)
Install fan lightbox cover in living room. (White)

\$ 300.-

- D Bedroom #1 install new ceiling light. Hampton bay
(Model#HB1023C-35)

\$ 120.-

- D Bedroom #2 install new ceiling light. Hampton bay
(Model#HB1023C-35)

\$ 120.-



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D Master Bedroom install new ceiling light. Hampton bay
(Model#HB1023C-35)

\$ 120.-

A Install five new exterior lights. Two at the garage door.
One at the front door. One at the sliding glass door.
One at the rear right corner of the house.
(Globe Electric Model #44314)

\$ 600.-

A Install lighted address sign, transformer, and all necessary low voltage wiring.

\$ 400.-

A Install new doorbell button and bell.

\$ 100.-

A Install new smoke and Carbon Monoxide detectors to code.
Smokes to be wireless interconnected. (4 smokes, 1 carbon)

\$ 400.-

Kitchen

D Install a low-profile / recessed LED light with switch over the sink.
(UCL24FP/5CCTCAG3)

\$ 200.-

Main Bathroom

D Install new 3 light brushed + LED vanity light,
(model#NBBL1001-3LED).

\$ 150.-

Master Bathroom

D Install new 3 light brushed + LED vanity light,
(model#NBBL1001-3LED).

\$ 150.-

TOTAL \$ 4560.-



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GARAGE

- A Demo unpermitted room built in garage.
Bid to include removal of all unpermitted walls, studs, and electrical
Repair all damaged drywall from previous owner.
Patch, tape, texture as needed.

\$ 3500.-

- A Install new garage door opener and all garage door hardware needed.
Must include all garage door channel and brackets needed for proper
use of garage door. (Genie#7055D-TKSV)

\$ 800.-

TOTAL \$ 4,300.-

CONSTRUCTION DOCUMENTS AND PLANS

- A Contractors will obtain ALL necessary papers for permit including
plans, title 24 and other building department requirements.
Building Permit fees not included. Building permit will be paid by the owner.

\$ 2200.-

TOTAL PROJECT AMOUNT

\$ 138,810.-

OPTION TO STUCCO ENTIRE EXTERIOR

- Prep and Stucco exterior of entire single story 3 bed/2 bath home at 2065 Cody Ct.
Approx. 2300 sq. ft. Must include all lath, wire, and 3coat method to code.
This option will substitute the replacement of all exterior siding and fascia detailed in
the exterior portion of the scope if used by the City of Turlock.

\$ 13,500.-

A GUIDE TO REHABILITATION STANDARDS



HOUSING PROGRAM SERVICES DIVISION
Adopted June 11, 2024

PREFACE

"A GUIDE TO REHABILITATION STANDARDS" has been developed to serve as an explanation of methods and materials to be used in the rehabilitation of residential dwellings. The guide is based on the combined criteria of various sources; the state, national and California building codes, and the ordinances, regulations and other requirements, all as adopted by the City of Turlock, including the specifications and standards developed by the various manufacturers and trade organizations in the industry. This guide may also be referred to as "standard specifications."

It is intended to maintain this guide current, by amending it periodically. Every attempt will be made to notify the participants in the Program of any future changes made herein. However, the City of Turlock reserves the right to make revisions, without guarantee of timely notification.

In the event there are issues of doubt or disagreement on materials or methods in rehabilitation, the Rehabilitation Specialist with the support of the applicable City Department and Division will rely on this guide and/or other applicable codes adopted by the City, including the standards of the construction industry. The decision of the City will be final.

Any exemptions from the requirements of these standards shall require prior approval from the Housing Program Services staff, only when it is clearly evident that the materials and methods to be used meet the minimum requirements of the applicable codes.

All work performed under these standards shall meet or exceed the following codes, standards, and ordinances, as adopted by the City of Turlock:

Current California Building Code and Residential Code

Current California Plumbing Code

Current California Mechanical Code

Current California Electrical Code

Current International Property Maintenance Code

Current California State Title 19 and Title 25

Current City of Turlock Zoning Ordinance

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SECTION I

GENERAL

A. PERMITS REQUIRED

1. BUILDING, PLUMBING, MECHANICAL. ELECTRICAL, DEMOLITION, PUBLIC WORKS, and other permit(s), when applicable, are required for all construction as stated by the applicable Codes and the City of Turlock.

B. REQUIRED INSPECTIONS

NOTE: All inspections shall be requested (phoned-in) 24 hours prior to the inspection.

1. Building Code Inspections - All inspections as required by the City of Turlock Building Department, must be requested from the Building Department at 668-5560 ext. 2223.
2. Pre-payment Inspection - to be done prior to the issuance of any partial progress payment. Approval is required by the Rehabilitation Specialist and the property owner.
3. Pre-final Inspection - to be done when the building is near completion for the purpose of preparing and providing a correction list (punch list) for the contractor.
4. Final job inspection - to be made after building is completed and ready for occupancy.

NOTE: ALL WORK DONE WITHOUT THE REQUIRED INSPECTION WILL AUTOMATICALLY BE SUBJECT TO EXTREME SCRUTINY AND POSSIBLE NON-ACCEPTANCE BY THE CITY AND OWNER.

C. STANDARDS OF WORKMANSHIP AND MATERIALS

1. Workmanship Standards - All work shall be performed to the standards required by the City of Turlock. The commonly accepted standards set by the "industry" and "trades" are to be used only as a basis for establishing the minimum standards to be utilized and enforced by the City.

2. Material Standards - All material shall be new, recently purchased, and in excellent condition. The material specified shall be the material used, and the brand specified shall be the brand used unless "or equal" is specified. The contractor shall obtain approval for "equals" from the City of Turlock **prior to purchasing and installing the material.**

D. GENERAL

1. Scope of Work (Description of Work/Work Write-up) - shall provide the following:
 - a. "Line Item" - brief (usually one or two lines) item description including all of the following:

*Item Description (Short Title)

*Brand and Model (When Appliances, fixtures, windows & paint)

A line item may require additional detailed description that should be included in the Item Description. When the description in the guide is not adequate or present, or also when the nature of the line item is such that a special description (standard and/or specification) is necessary.

2. Terminology (Definitions) - When used in the "Scope of Work", the following definitions shall apply:

Install - The item referred to shall be installed complete, properly in place and secure, including all necessary components, hardware, trim, fittings and material leaving ready for use, and fully operable. All materials shall be new. **The installation shall include all necessary and required modification and repair of existing surrounding materials in order to accommodate the installation.**

Replace - The existing item referred to shall be removed prior to installation of the new item complete, including all as described under Install (See above, this Item).

Repair - The existing item referred to shall be repaired, replacing any/all components, leaving the item complete, including all as described under Install (See above, this Item).

3. Standard Installations - shall always include all as described in each group below:
 - b. Bathroom resurfacing shall utilize approved moisture resistant green sheetrock

installed at all backing and all surface locations.

4. Fences

a. Installation

All fences to be installed as per work write-up. Variations accepted only with prior approval by Rehabilitation Specialist.

b. Materials

(1) Pickets and grass boards to be #2 cedar or selected redwood.

(2) Stringers and gate bracing to be pressure treated lumber or redwood. **No Doug Fir** is to be used.

(3) Posts to be redwood or treated wood.

5. Daily Cleanup

All contractors will be required to keep the entire job site clean and free of all debris caused by construction of the dwelling **on a daily basis**.

6. Permits, Blueprints, etc.

Contractors will be required to keep and post at the job site at all times all permits blueprints and work write-ups pertaining to that job.

7. Subcontractor's Licenses

All contractors must make sure that all subcontractors are properly licensed, including City business license. The Housing Division will require contractors to show proof of such licenses.

8. Warranty

All work shall be warranted against defects in material and workmanship for a period of one year, except for roof which will be warranted for a **period of two years**, from the date of final inspection. The warranty shall specifically provide that all defects in material and workmanship appearing during the warranty period, as determined by Housing Program Services staff in case of conflict between

Contractor and the home owner, will be remedied to the satisfaction of the Housing Program Services staff at no additional cost to the owner.

9. Changes and Change Orders

- a. No "changes" in the Work Write-Up will be made, nor will be recognized, nor will any payment be made to the Contractor regarding such changes, unless said "changes" appear in writing on an official City of Turlock work change order form with the owner's approval/acceptance signature(s).
- b. No "changes" will be made without the appropriate City staff approval regardless of whose monies are used (public monies or owner's personal funds).

10. Miscellaneous House Connections

Unless otherwise indicated on the drawings or work write-up, all water, gas or sewer lines, lighting, power or telephone conduit or wires, house connections in place, and other surface or subsurface structure or lines, shall be maintained by the Contractor and shall not be disturbed, disconnected or damaged by him during progress of the work; provided that, should the Contractor, in the performance of the work disturb, disconnect or damage any of the above, all expenses of whatever nature arising from such disturbance or in replacing or repair thereof shall be borne by the Contractor.

SECTION II

EXCAVATION AND GRADES

- A. Normal Soil Condition - Employ all standard and accepted practices of the industry in compliance with all requirements of the City of Turlock.
- B. Unusual Soil Condition (i.e., fill, high water table, poor compaction, etc.) - Special conditions may require major excavation, material importing/backfilling, and soil compaction testing approved by the City of Turlock's Building Official before concrete can be poured. Should these conditions exist, it will be the owner responsibility to pay for the additional work required.
- C. All Soil Conditions and Locations - All areas of soil disturbance, areas of imported material and areas of cuts shall be properly graded and prepared for the intended use at the location. All surfaces shall be graded to slope a minimum of 2 percent away from all buildings towards a public street or alley.
- D. Preparation for Placement of Concrete - All sod or other debris to be removed to clean earth and a minimum of 4 inches of clean fine earth or sand to be placed as a base for all slab work. Base shall be compacted and watered down prior to pouring any concrete. Provide 4 inches clean rock, 6 mil vapor barrier, 1/2-inch minimum sand and 3-1/2-inch minimum slab as per work write-up.
- E. All surplus soil shall be removed from property or spread on property as Owner directs, depending on the quantity of excess.

SECTION III

CONCRETE

CONCRETE

A. GENERAL

1. Sub-grade to be fully compacted and wet.
2. Concrete to be finished monolithically (One pour). All edges to be rounded.
3. Concrete driveways shall be a full 4 inches thick; walkways and other slabs may be a minimum of 3-1/2 inches thick using a 5 sack minimum mix.
4. Steel Reinforcing: Two 1/2-inch steel reinforcing bars to be placed in footing as per Building Code. No part of the steel to be in contact with earth and all steel to be imbedded a minimum of 2 inches from bottom of concrete. All laps of reinforcing to be a minimum of 48".
5. Expansion joints to be placed a maximum of 5 feet apart on all walkways and 15' on all driveways. All joints must be visible and finished with edges as #2 above.
6. Driveways, walkways to be steel troweled and then soft-brushed or broom finished to a non-slip surface.
7. Flashing: Any concrete poured adjacent to wood shall have a metal flashing placed between wood and concrete. (Min. 26 GA Galvanized)
8. All steel and wood stakes and form lumber to be removed from job site and back filled.
9. All defective concrete shall be removed and replaced at no additional expense to owner (i.e., lacks drainage, incorrectly formed, not plumb and level, containing wood or foreign matter, poor workmanship, or otherwise not in accordance with the intent of drawings and specifications of the California Building Code).

B. CONCRETE STEPS, RAILING AND LANDINGS

1. All steps shall be provided with footings below natural grade.
2. Step rise and tread to comply with California Residential Code Section R311.7. Steps shall not exceed the smallest by more than 3/8-inch. Rise shall not be less than 4 inches nor more than 7 ¾ inches; the tread shall not be less than 10".
3. Railing
 - a. All concrete steps over three rises shall include a metal ornamental railing located on lock side of door or both sides of steps. Railings shall be 34 inches to 38 inches above nose of thread.
 - b. Open porches shall be equipped with railings according to Section R507.10 and R312 of the California Residential Code, where such porches may create a hazard 30 inches and above grade).

C. CONCRETE WALKWAYS

1. Walkways to be minimum 3 feet wide and 3-1/2 inches thick.

SECTION IV

CARPENTRY

A. GENERAL CONSTRUCTION AND WORKMANSHIP

1. Standard framing details shall apply where appropriate. The drawings may contain details of framing not commonly accepted as standard practice. This in no way relieves the Contractor of the responsibility to provide a substantial, well-constructed building.

Install all wood framing as per plans and details shown. All new wood framing shall match existing wood framing to assure that both framing systems are plumb, level, true to line and securely anchored and fastened.

2. Furring, blocking and backing shall be furnished and installed where required for receiving wallboard, formation or architectural features, concealment of pipes, conduits, ducts, grab bars, building specialties (such as blocking for curtain rods) and other fixtures. Contractor shall consult with the trades concerned and set furring and blocking they require.
3. Plywood Sheathing. Install sheathing with long dimension perpendicular to (across) supports, rafters or joists. Install all wall sheathing as per California Building Code.
4. Roof Overhangs. Plywood sheathing shall have solid bearing under all edges. Outriggers shall be installed on all gable ends when new sheathing is applied. Outriggers will be spaced so that they bear under the exposed edges of the roof sheathing.
5. Roof Sheathing. 1/2-inch CDX plywood or 15/32-inch OSB unless otherwise noted in work write-up. All exposed sheathing shall be CCX plugged and sanded on the side exposed to weather.
6. Barge Rafters and Fascia Boards.
 - a. Fascia boards to be one lumber size larger than rafters with 2-inch nominal thickness.
 - b. Barge rafters to be same size as fascia boards.

- c. Barge rafters and outriggers will be installed when roof sheathing is completely replaced. Outriggers to be no further apart than 32"

B. MATERIALS

1. Framing Lumber. Douglas Fir, #2 or better, surfaced four sides.
2. Sills. Foundation grade redwood or approved pressure treated fir
3. Plywood Sheathing. All plywood sheathing shall be Group I Species, of the sizes and thicknesses shown on the drawings.

C. LUMBER FASTENINGS

1. Minimum Requirements. Nailing and bolting of wood members shall conform to the minimum requirements of the California Building Code, and structural drawings.
2. Bolting. Exposed bolts shall be all square or hexagon head with matching nuts. All bolted connections shall be tightened before final acceptance or, in the case of bolted connections in concealed location, immediately before the area is sealed off.
3. Framing Anchors. Simpson Company, or approved equal, galvanized framing connectors and joist hangers as detailed, properly sized for the attached member.
4. Nails for interior trim and finish shall be finish nails. Nails for exterior work shall be hot-dip galvanized. All nails for redwood interior or exterior shall be hot-dip galvanized nails.

SECTION V

ROOFING

A. GENERAL

1. Surface preparation - REPLACE ALL DEFECTIVE FASCIA, EAVES, RAFTERS, RAFTERS TAILS. All rain caps, roof jacks, flashing or other metal parts shall be replaced and painted.
2. All roofs shall be stripped to their original sheathing. Damaged sheathing shall be replaced and loose sheathing shall be secured with additional nailing or backing as required. Wood shake roofs to be stripped and sheathed with 15/32" OSB or 1/2" CDX. Any exposed wood shall be CCX, plugged and sanded.
3. Contractor shall be responsible for all clean-up and removal of debris and surplus materials, and maintaining a clean job site.

B. METAL FLASHING

1. All exposed plywood roof sheathing to be protected by metal drip edge when installing a new roof.
 - a. Metal drip edge to have 2-inch minimum overlap at splices.
 - b. All corners of metal drip edge to be cut on top and bent around corner to form continuous protection.
 - c. All metal drip edge to be top-nailed only.
2. Valley Flashing. When installing roof coverings, all valleys shall have a metal "W" flashing.
3. Parapet Flashing. All new or re-roofing at parapets will be provided with corrosion resistant solid metal horizontal or metal step flashing to be laced in a professional manner and blind-nailed. All vertical ends of flashings will be installed beneath exterior wall coverings.

4. Counter Flashing. Where and when permitted, counter flashing shall be installed to form a watertight barrier.

C. ANTENNA REMOVAL

Antenna removal will be provided when the dwelling is being re-roofed.

D. BUILT-UP ROOF

All roofs shall be stripped to their original sheathing. Replace any damaged sheathing. Remove any protruding nails and re-nail to code. Install all new flashing as required and to code.

Material minimum - base sheets consisting of two layers of 15-pound felt spot or strip mopped or nailed, using not less than one nail per each 1-1/3-square-foot. Mineral aggregate surface with not less than 60 pounds of hot asphalt in which is embedded not less than 400 pounds of gravel per roofing square.

E. COMPOSITION SHINGLES

1. Composition shingles to be applied only to solidly sheathed roof.
2. Composition shingles shall not be applied on roof having less than a 4 on 12 pitch, unless double layer felt underlay is installed in accordance with manufacturer's installation recommendations and the City of Turlock requirements.
3. Composition shingles to have a minimum underlayment of 15-pound felt paper.
4. All valleys to have shingles laced in an approved manner with all underlayment of not less than 30 pound felt extending 18 inches from centerline each way or to have metal "W" flashing.

NOTES: For information on all types of roofing material, see California Residential Code Chapter 9. All installations shall conform to the manufacturer's written recommendations and specifications.

Owner shall have choice of standard color on all roofing materials.

SECTION VI

FINISH CARPENTRY

A. GENERAL

1. Work Furnished and Installed. Perform all work necessary for the construction of the project as indicated in a professional manner. Such work includes, but is not necessarily limited to:
 - a. Finish carpentry
 - b. Wood doors
 - c. Shelving
 - d. Millwork
 - e. Building specialties
 - f. Finish hardware
 - g. Furnishing of building specialties
2. Hammer, tool marks or marred surfaces and edges will not be acceptable on any exposed finished surfaces and as evidence of inferior workmanship, shall be cause for rejection of such work and will be replaced at no extra cost to home owner.
3. All end splices exposed in finished members shall be accurately and neatly square butted. Install members in as long lengths as possible.
4. All work shall be installed to details shown, plumb, level, true to line and securely anchored. Nails and screws shall be neatly set and all wood raised in the driving of nails and screws removed. Exterior corner joints shall be mitered. Interior corner joints may be coped. Casings at head of doors and windows shall be mitered. Where molded members adjoin other molding or plain sections, the molded members shall be carefully and accurately scribed to the other members. All exposed edges shall be

eased.

5. Secure all interior finish trim with finishing nails or screws as required, unless otherwise indicated. Set nails and screws for putty.
6. Finish Hardware. Install accurately and securely without marking or defacing hardware or finish work. Include the installation of pocket door frames, tracks and hangers for sliding doors. Test to assure correct alignment and operation. Items of finish hardware shall be fastened at all points where fasteners are indicated or required. Protect finish hardware with suitable coverings until completion of construction. Properly tag keys to deliver to owner at completion of construction. Leave all hardware in perfect order.
7. ALL WALL-MOUNTED ITEMS SHALL BE SECURELY FASTENED TO SOLID BACKING OR BLOCKING.

B. Materials

1. Exterior Plywood. Where shown, shall be of the species, type and face treatment as per California Building and Residential Code requirements. The plywood shall be manufactured with exterior glue.
2. Interior Plywood Paneling. Where shown, shall be of the species, type and face treatment as shown on drawings or as specified in Work Write-up, flame ratings shall be in accordance with California Building and Residential Code.
3. Rough Hardware. Furnish all items of rough hardware, connections to metal studs, bolts, etc., required to complete the work. Exterior bolts, nuts and washers shall be made of galvanized steel.
4. Exterior trim and case/molding trim: There shall be no loose or open knots or knotholes. Any and all splices shall be cut to a 45 degree end bevel and joined over backing
5. Interior trim and casing/molding shall be white pine or MDF, properly sealed. All corners to be mitered.

SECTION VII

WOOD DOORS AND WINDOWS

A. DOORS

1. Hanging of Doors. All doors shall be hung or installed in proper frames as scheduled and shall fit snug against all stops. Fit accurately and hang free from hinge bind with uniform clearance of 1/16-inch at heads and jambs. Sliding doors shall be hung and installed without binding and shall slide and operate smoothly under fingertip pressure. Finish hardware shall be removed for painting and reapplied after finishing is completed and dry or protected from paint by masking.
2. Interior doors shall be hollow core, 1-3/8 inch, and shall be the size indicated according to plans. Exterior doors shall be solid core, steel or fiberglass doors unless otherwise specified in work write-up. No exterior door shall be smaller than 32 inches in width with at least one measuring 36".
3. Set wood door frames plumb and square. Jambs at nailing points, butts and lock strikes shall have solid backing, extending 12" above and below strike.
4. All doors shall be installed plumb, level, true to line and securely anchored. Nails and screws shall be neatly set and all wood raised in the driving of nails and screws removed. Exterior corner joints on door casings shall be mitered and interior corner joints to be coped. Casings at head of doors shall be mitered. Where molded members adjoin other molding or plain sections, the molded members shall be carefully and accurately scribe to the other members. All exposed edges shall be eased.
5. Exterior Frames shall be completely caulked and sealed around their perimeter, between frames and adjoining construction.
6. ALL EXTERIOR DOORS SHALL HAVE 1" DEAD BOLTS AS PART OF THE NORMAL INSTALLATION. All doors locks shall be keyed alike.
7. All exterior steel doors shall be provided with magnetic neoprene-type weather stripping securely fastened to sides and head jambs. Install to ensure no air leakage

around openings in exterior doors.

8. All exterior doors shall have an aluminum threshold with rubber attached to the drip cap at bottom edge of door.
9. All doors to be finished shall have edges finished to match exposed face.

B. WINDOWS

1. All windows shall be dual glazed, installed to current code, plumb, level, true to line and securely anchored. Exterior corner joints on window casing shall be mitered and interior corner joints to be coped. Casings at the head of windows shall be mitered. Where molded members adjoin other molding or plain sections, the molded members shall be carefully and accurately scribed to the other members. All exposed edges shall be eased.
2. Set wood window frames plumb and square. Jambs at nailing points shall have solid backing.
3. Weatherproofing will be provided for all window rough openings when new windows are installed. This shall consist of 15 pound felt wrapped around all framing members before the window is installed. Also an approved window flashing paper installed to City / code requirements.

SECTION VIII

CABINETS

- A. All walls shall be a minimum of 3/4-inch thick with the exception of the rear interior wall which can be 1/4 inch.
- B. Exposed exterior material shall be solid Oak and all doors to be quarter panel style and drawer facings will be flat with beveled edge finger pull (Owner to select color of stain or clear finish).
- D. COUNTER TOPS

1. MATERIALS

- a. High pressure laminated plastic with monolithic 4-inch splash with end cap will be the standard installation unless otherwise specified in work write-up.
- b. Standard ceramic tile with a full back splash and standard nosing shall be installed when tile is specified by Housing Program Services staff (owner to have choice of color of tile and grout).

2. Installation

- a. All corners in Formica installation shall be factory cut and mitered.
- b. All tile shall be professionally installed using standard construction practices and according to code.

SECTION IX

ELECTRICAL

A. MINIMUM REQUIREMENTS

The City of Turlock, Building Department has adopted the following requirements relative to single-family residences in addition to the current California Electric Code:

1. Not more than ten (10) outlets shall be permitted on any lighting circuit on No. 14 AWG wire.
2. Where the service conduit is extended to furnish a support for the service drop wires, only rigid conduit of not less than one and one-fourth (1 ¼”) inch trade size may be used and shall not extend more than thirty (30) inches beyond the last support or roof.
3. Substandard service equipment shall be brought up to standard on any and all remodeling jobs or in any case where additional wiring is installed.
4. On the panel and switchboard all circuits shall be identified by means of permanent marker or other approved methods. A separate Arc fault breaker will be required for each bedroom circuit. GFCI outlets are required at all bathrooms, kitchen and any exterior outlets. Arc fault breaker/protection per Section 210.12(A) of the California Building Code and GFCI protection per Section 210.8(A) of the California Building Code.
5. Except with special permission of the Chief Building Officials, service entrance conductors shall not be less than No. 2 for one hundred (100) amperes and No. 4/0 for two hundred (200) amperes.
6. All temporary power pole services shall be at least fifty (50) ampere capacity with properly protected outlets.
7. Dishwashers and garbage disposal shall each be wired on an individual circuit with No. 12 wire with 20 amp receptacles.
8. All residential receptacle circuits shall be wired with No. 12 AWG conductors.

9. A maximum of eight receptacles and/or fixed outlets on each residential circuit shall be allowed.
10. Bell transformers shall not be installed in attics.
11. Electrical sub-panels may not be installed over any plumbing fixtures or in bathrooms or in clothes closets.
12. Roof mounted Dual pact heating and cooling system units installed on multi-family dwellings shall have a 125 volt, single-phase, 15 or 20 ampere rated receptacle outlet located on the same roof level within 75 feet of such equipment.
13. All new dwellings of over nine hundred (900) square feet in area shall have a minimum of one hundred (100) ampere service.
14. Service equipment shall be located on the outside of all dwellings. The outer end of the service raceway shall be terminated where it is accessible to the serving agency.
15. Where non-metallic sheathed cable is used all grounding on non-current carrying metal parts of fixed equipment shall be done by means of a grounding conductor running in the same cable with the circuit conductors.
16. Pre-wiring for telephone services and cable T.V. will be done when a complete re-wire is done.
17. In the case of a complete rewire, all bedroom circuits shall have arc-fault breakers installed to code.

SECTION X

PLUMBING

A. GENERAL

1. No plumbing fixtures, device or construction shall be installed which will provide a cross connection of any sort between a potable water supply intended for drinking and a polluted water supply, waste pipe or drainage.
2. Any drainage, plumbing system or building sewer or part thereof which is installed, altered or repaired, if covered or concealed before being inspected, tested and approved, shall be uncovered for inspection upon notice to uncover.
3. Venting systems to conform to Chapter 9 of the California Plumbing Code. Each vent pipe or stack shall extend- through its flashing and shall terminate vertically a minimum of 6 inches above roof and not less than 12 inches from any vertical surface and shall be painted to match shingle.
4. All water closets to be water conservation type, 1.28 gallon flush.
5. All gas appliances shall have proper gas flex, shut-off valve, and flue according to California Plumbing Code.
6. All exterior sewer cleanouts will be properly boxed as per Housing Program Services Division approval.
7. All exposed plumbing will be replaced with new plumbing, including faucets, sink, vanity or tub is replaced, removed or reinstalled.

B. SEWER LINE

Within practical alignment and at uniform slope of 1/4-inch per foot of fall from dwelling to property line, use approved ABS plastic sewer pipe.

Sewer line piping shall be laid on a firm bed throughout its entire length and backfilled with sand or fine earth. Any surplus dirt shall be removed from the property or spread as owner directs. An excess of settling within a 12-month period shall be refilled at Contractor's expense.

C. WATER LINE

1. A main shut off valve is required where line enters dwelling.
2. Installation of new water line from property line to dwelling; pipe may be galvanized or PVC Schedule 40.
3. Water line may be installed in same trench with sewer line if the following conditions are met:
 - a. The bottom of the water piping at all points shall be at least twelve (12) inches above the top of the sewer pipe.
 - b. The water piping shall rest on a solid shelf at one side of common trench.
 - c. A new 8 foot driven ground rod is installed for electrical grounding in addition to grounding of cold water line.
 - d. There shall be a minimum of 8 foot separation between sewer line and water line connection at the property line.

D. WATER HEATERS

1. A pressure temperature relief valve line is to be 3/4 inch steel or 3/4-inch copper pipe ran to the exterior per code.
2. Any water heater being relocated or replaced will be strapped to code.
3. Tank less water heaters are to be installed to code and the contractor will be responsible for the safe operation of the unit for a period of one year. It is highly recommended that a licensed plumbing contractor install all tank less units.

SECTION XI

PAINT SPECIFICATIONS

INTERIOR AND EXTERIOR

A. PAINT MATERIALS

1. All paint to be of high quality and standard color.
 - a. Prohibition of Lead Base Paint
 - (1) Effective January 1, 1972, the use of paint containing more than one percent lead by weight (calculated as lead metal) in the total nonvolatile content of liquid paints is prohibited on Housing and Urban Development (HUD) projects. Purchasers and tenants of HUD associated housing constructed prior to 1950 shall be informed that the property may contain lead base paint, notified of the potential and immediate hazards and symptoms of lead base paint poisoning, and advised of the precautions to be taken to avoid such poisoning. These homes will also be tested for lead base paint by a licensed company and a report will be part of the construction file. Owner will be given a copy upon request.
 - b. Treatment/Abatement
 - (1) Abatement is limited to projects which have defective paint. The abatement process is limited to the defective paint areas and does not include areas where paint is tight and sound. Areas of defective paint in units where a child under seven years of age either resides or may reside must be abated.
 - (2) Covering and sealing methods include adding an overlay of gypsum wallboard or a fiberglass cloth barrier to the wall surface. Covering or replacing trim surfaces is also permitted.
3. No paint, varnish or stain shall be reduced or applied in any way except as recommended by the manufacturer.

B. CONDITION AND PREPARATION OF INTERIOR SURFACES

1. Contractor shall examine all surfaces carefully, before beginning any of his work, shall see that all work of other trades has been left or installed in professional manner to receive paint or stain. All woodwork to receive paint or stain is to be thoroughly sanded and dusted clean; collected dust is to be removed before preliminary paint work is begun.
2. All existing sheetrock shall have nail indentation and holes filled. All damaged or missing portions shall have new sheetrock properly installed. All tape at joints that is loose or missing will require new tape and finish to have a uniform and professionally finished surface. All drywall joints are to be taped and finished in a professional manner, including texture.
3. Walls which have been previously painted shall be thoroughly sanded and cleaned of all foreign materials. Any surface painted over which has not been properly prepared, as per this section, shall be required to be cleaned and, over a properly prepared surface, as per this section, be repainted, at no additional cost to the owner.
4. Existing plaster walls and ceilings shall have all cracks and holes filled and have a uniform and professionally finished surface.
5. All electrical fixtures, cover plates, door hardware, knobs, drawer pulls, etc., to be removed or taped off. Any such items painted over to be replaced at Contractor's expense.
6. Mildew: Walls and ceiling surfaces with moisture or mildew conditions will not only be made free of those conditions and properly prepared for painting as per this section, but the source of the problem must be corrected.

C. DEFECTIVE WORK

Any defective work shall be the responsibility of the Contractor and shall be corrected at no additional cost to the owner.

D. EXTERIOR SURFACE PREPARATION

1. New Wood; The Contractor is to inspect all wood surfaces to be painted to see that all other trades have made proper and complete installation. All knots, pitch pockets or sappy portions to be shellacked or sealed with knot sealer. All exposed nails to be set. Fill all imperfections and sand smooth. All dust to be collected and removed from job.

All new wood is to receive a sealer coat before painting. A primer coat and two coats of paint will be sufficient.

2. Repainted Wood; By scraping, sanding or other method, remove all defective material such as peeling, blistered, or scaling paint. Fill all imperfections. A primer to be applied to all weathered or bare wood before any paint is applied.
3. Stucco or Block; By scraping, wire blushing, water blasting or other method, remove loose and all defective material. Before painting, Pressure wash the building to remove dust or other materials. Clear all cracks, chipped corners. etc., and fill with proper material. All unpainted surfaces must be sealed and primed prior to painting. .
3. Trim; Trim is to include all wood molding around doors, windows, and other openings, overhang (eaves), fascia, window shutters, window boxes or other exterior decorative adornment and to be prepared, primed and painted.

NOTE: Painting of trim includes all wooden window frames, cleaning of glass and freeing windows of all new and old paint. Before any primer sealer or paint is applied to any surface, the contractor must contact the Housing Rehabilitation Specialist for a pre-paint inspection.

E. METAL SURFACES - INTERIOR AND EXTERIOR

1. All surfaces will be sanded prior to applying primer and scraped to remove old scaling or chipped paint. Paint tarps or plastic shall be put down and any paint dust or chips disposed of properly.
2. All metal surfaces to have all foreign material completely removed, i.e., oil, rust, grease. Etc. All surfaces to be wiped down with paint remover or vinegar then primed and painted.
3. On a prepared surface. per 1 and 2 above, apply sufficient paint to insure complete coverage. Any indication of defective surface preparation will be cause for repeated preparation and repainting at no extra cost to owner.

F. WORKMANSHIP - INTERIOR AND EXTERIOR

1. Each coat of paint shall be applied at proper consistency as recommended by the manufacturer, free of brush marks, sags, runs (Including those existing by previous coats), etc., with no evidence of poor workmanship. Care shall be exercised to avoid

lapping of paint on glass or hardware. Paint sharply cut to lines. All exposed nails shall be set and holes filled.

2. Finish work is to be adequately covered with a uniform color and finish. The number of coats herein specified as being a minimum shall be one prime coat and one coat to produce a first class job. All unpainted wood to receive a prime coat before painting.

G. CLEANS INTERIOR AND EXTERIOR

Protective coverings or drop cloths to be used to protect floors, fixtures and equipment. Care exercised to prevent paint being splattered onto surfaces which are not to be painted. Surfaces from which such paint cannot satisfactorily be removed shall be painted, repainted or replaced as required be Housing Program Services staff to produce a satisfactory finish.

All debris related to or created by painting shall be removed from the job site and the job site left clean and ready for use. All windows are to be free of paint and operating properly.

All shrubs shall be protected in an approved manner or replaced by Contractor at no added cost to home owner.

SECTION XII

FLOOR COVERINGS

A. GENERAL

1. Unless otherwise specified, owner will select color and pattern on all floor coverings.
2. All carpet, pad and vinyl floor coverings are to meet or exceed F.H.A. requirements.
3. Underlayment [1/2-inch particle board] will be installed before all new linoleum installations.
4. Tile floors to be installed per local building code and should include tile baseboard unless otherwise stated.. Dura rock or hardi backer to be installed using screws on all raised wood floors. The Dura rock or hardi backer shall be installed in the same pattern as roof sheeting with staggered seams.

DO NOT commence installation until work of other trades within area has been substantially completed. Commencing installation implies acceptance of surfaces to be covered.

B. PREPARATION

1. Clean all floor area of all defective materials.
2. RESCREW ALL SUBFLOORS. All new subfloor installations will be screwed in accordance to California Building and Residential Code requirements.
3. All floors are to be clean, smooth and free of dirt, grease, oil and/or other construction films.
4. Fill all cracks, minor holes, crevices and depressions with crack fill as recommended by floor manufacturers.
5. Concrete floor shall be dry with a smooth, steel troweled finish.

C. INSTALLATION

1. Follow manufacturer's specifications and recommendations for all installations.

2. Adhesive. Spread adhesive uniformly and at coverage rate recommended by manufacturer. Use notched steel trowel or other devices as specified by manufacturer of adhesive and flooring. Apply adhesive only to the extent which can be covered with flooring within the recommended "tack" time of the adhesive.
3. All joints and seams to be tightly butted, straight and aligned square with room axis. Neatly trim materials abutting other work to form a true, clean joint. Where flooring edges are covered by other materials, make cuts sufficiently accurate so that edges are completely concealed. All points or seams to be sealed as recommended by manufacturer.

All joints and seams between carpeting and vinyl flooring shall have trim and proper tack strips.

4. Floors in kitchens, bathrooms, and service porches shall be of durable, waterproof, non-absorptive materials such as asphalt, vinyl, vinyl plastic or rubber.

I have received a copy of the June 11, 2024 Housing Program Services Division "A Guide to Rehabilitation Standards" and will comply with its contents in all work done through the City of Turlock Housing rehabilitation Program. I will include the cost of all said work in my bids. Failure to include such costs could make my bid invalid and removed from the Contractor List.

NAME OF FIRM _____

SIGNATURE OF CONTRACTOR _____

DATE _____



CITY PROJECT CONSTRUCTION AGREEMENT

City Contract No. <2026-036>

THIS AGREEMENT, made and entered into on August 12, 2025, between **City of Turlock** of 156 S. Broadway, Suite 140, Turlock, hereinafter referred to as "OWNER," and A and P Construction of 1350 Burman Drive, Turlock holding California State Contractor's License No.# 688996 Classification B-General Building Contractor and hereinafter referred to as "CONTRACTOR."

In consideration of the following mutual covenants, and conditions, CONTRACTOR and OWNER agree as follows:

Section 1. Description of Work:

The scope of the work to be performed by CONTRACTOR on OWNER's property, located at 1827 Shadow Park Drive, Turlock, shall be as specified in the Work Write-up, dated July 8, 2025, attached here to marked as Exhibit "A," incorporated herein by reference and hereinafter referred to as the "PROJECT," and any properly executed Change Orders made in conformance with Section 5 of this AGREEMENT. All work to be performed pursuant to this AGREEMENT shall be performed in strict conformance with and to the exact standards established in the CITY OF TURLOCK HOUSING AND PROGRAM SERVICES DIVISION REHABILITATION PROGRAM *A GUIDE TO REHABILITATION STANDARDS* Manual attached hereto marked as Exhibit "B" and incorporated herein by this reference as though set forth in full. No oral agreements relative to the work shall be binding on CONTRACTOR or OWNER.

Section 2. Time of Completion:

The CONTRACTOR shall begin work within **Ten (10)** calendar days of the OWNER's issuance of Order to Proceed, and shall complete the work within **Sixty (60)** calendar days after issuance of the Order to Proceed.

Section 3. CONTRACTOR's Responsibilities:

- a. The CONTRACTOR certifies as part of entering into this AGREEMENT that neither it or nor its principals nor any of its subcontractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from entering into this AGREEMENT by any federal agency or by any department, agency or political subdivision of the state.
- b. The CONTRACTOR shall supervise and direct the work, using its best skill and attention.
- c. The CONTRACTOR shall be responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the work under this AGREEMENT.
- d. The CONTRACTOR shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services necessary for the proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated into the work.
- e. The CONTRACTOR warrants that all materials and equipment incorporated into the work will be new unless otherwise specified, and that all work will be of good quality.
- f. The CONTRACTOR will pay all sales, consumer, use and similar taxes, and shall secure and pay governmental fees, licenses, and inspections necessary for the proper execution and completion of the work.
- g. The CONTRACTOR shall give all notices and comply with all laws, ordinances, rules, regulations, and lawful order of any public authority bearing on the performance of the work.
- h. The CONTRACTOR shall keep the premises free from accumulation of waste materials or rubbish caused by their operations. At the completion of the work, the CONTRACTOR shall remove all of the waste materials and rubbish from the work area as well as tools, construction equipment, machinery, and surplus materials.
- i. The CONTRACTOR shall guarantee to OWNER the work performed for a period specified by State law, in any event no less than one (1) year and in compliance with California Civil Code 896 thru Code 917, from the date of final acceptance of all work required by the AGREEMENT.
- j. The CONTRACTOR shall be solely responsible for providing safe conditions for the performance of the work and for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the work.
- k. The CONTRACTOR shall promptly remedy damage and loss to the property to the extent caused in whole or in part by the CONTRACTOR, or by anyone for whose acts it may be liable, except damage or loss attributable to acts or omissions of OWNER or anyone directly or indirectly employed by it, or by anyone for whose acts OWNER may be liable and not attributable to the fault or negligence of the CONTRACTOR.
- l. The CONTRACTOR shall furnish the OWNER with all manufacturers' and suppliers' written guarantees and warranties covering materials and equipment under this AG
- m. The CONTRACTOR will be responsible for all materials at the job site prior to, and during installation.

Section 4. OWNER's Responsibilities:

- a. The OWNER shall pay for the building permit(s) cost.
- b. The OWNER shall permit the CONTRACTOR to use, at no cost, existing utilities, such as light, heat, natural gas, power and water necessary to carrying out the completion of the work.
- c. The OWNER shall issue a written Order to Proceed within thirty (30) days from the date of this AGREEMENT.
- d. The OWNER will be entirely responsible for their property and any materials after installation.
- e. The OWNER shall not unreasonably interfere with CONTRACTOR in his execution of the work.
- f. The OWNER shall be familiar with the scope of the work and shall watch over the work in order to be satisfied that it is being carried out in all respects in accordance with the Work Write-up. Notwithstanding the preceding sentence, the CONTRACTOR shall be solely responsible for and have control over the work and shall be responsible to the OWNER for acts and omissions of the CONTRACTOR's employees, subcontractors and other persons or entities performing portion of the work for or on behalf of the CONTRACTOR.

Section 5. Work Change Orders:

The OWNER, without invalidating the Contract, may from time to time, order changes in the work to be performed under the Contract, consisting of additions, deletions or other revisions ("Change Order"). Such changes, including, without limitation, any increase or decrease in the Contract sum or Contract time shall be authorized only by written Change Order signed by the OWNER. No adjustment in the Contract time or Contract sum shall be permitted, however, in connection with a concealed or unknown condition that does not differ materially from those conditions disclosed or that reasonably should have been disclosed by the CONTRACTOR's prior inspections or inspections that the CONTRACTOR had the opportunity to make or should have performed in connection with the work. In the absence of an executed Change Order, no (1) course of conduct or dealings between the parties, nor (2) express or implied acceptance of alterations or additions to the work, nor (3) any claim that the OWNER has been unjustly enriched by any alterations or addition to the work (whether or not there is in fact any such unjust enrichment) shall be basis for any claim by the CONTRACTOR to increase the Contract sum or to change the Contract time. In the event the CONTRACTOR utilizes any components that reduce the Contract sum, or otherwise reduces the costs of materials necessary to complete the work, then the OWNER shall be entitled to such savings through a deductive Change Order.

Section 6. Public Works and Payment of Prevailing Wage:

- a. *Monitoring and Enforcement.* In accordance with the provisions of Sections 1725.5, 1771.1, 1771.3, and 1771.4 of the Labor Code, all work performed under the Contract is subject to compliance monitoring and enforcement by the Department of Industrial Relations ("DIR"). All work performed by CONTRACTOR or its

subcontractors under the Contract is subject to the requirements of Labor Code section 1720 et seq. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 of the Labor Code at the time the contract is awarded. CONTRACTOR and its subcontractors shall furnish the records specified in Section 1776 of the Labor Code directly to the Labor Commissioner, at least monthly, in the format prescribed by the Labor Commissioner.

- b. In accordance with the provisions of Section 1773.3 of the Labor Code, OWNER shall provide notice to DIR of the award of this Contract within thirty (30) working days of the award. The notice shall be transmitted electronically in a format specified by DIR and shall include the name of CONTRACTOR, any subcontractor listed on the successful bid, the bid and contract award dates, the contract amount, the estimated start and completion dates, Project location, and any additional information DIR specifies that aids in the administration and enforcement of Section 1720 et seq. of the Labor Code.
- c. *Wages & Hours of Employment:* In the performance of the work under the Contract, eight (8) hours shall be the maximum hours of labor on any calendar day, and the minimum wages of compensation of persons performing labor in the execution of this agreement shall be the current prevailing scale of wages determined by DIR for the community. CONTRACTOR shall forfeit as penalty Twenty-five and no/100ths Dollars (\$25.00) to be paid to OWNER for each worker employed in the execution of the Contract by CONTRACTOR or its subcontractor(s), for each calendar day during which any worker is required or permitted to labor more than eight (8) hours, in violation of provisions of Labor Code section 1810 et seq. CONTRACTOR shall post prevailing wage rates at the Project no later than the first day CONTRACTOR commences performance of the Services under the Contract.

Section 7. Agreed Payment to CONTRACTOR:

OWNER agrees to pay CONTRACTOR for the described work the total sum of Seventy-One Thousand Eight Hundred Fifty Dollars (\$71,850.00). Payment of this amount is subject to additions or deductions in accordance with Sections 11 and 5 hereof, and other documents to which this AGREEMENT is subject.

Section 8. Progress Payments:

- a. Payment for the work performed shall be per the Progress Payment Schedule below and shall be paid to the CONTRACTOR within twenty (20) days after the work has been approved as satisfactorily completed, and after the OWNER receives and authorizes payment for the CONTRACTOR's invoice.
- b. For the purposes of this AGREEMENT, "Approved as satisfactorily completed work" shall mean that the work described in Section 1, herein above, has been performed in strict accordance with and to the exact standards established by Exhibits A and B which have been incorporated herein and have been made a part hereof as though

set forth in full per Section 1, herein above, as well as any and all properly executed Change Orders made in conformance with Section 5, herein above, and any and all other legal requirements in reasonable judgment of the OWNER.

- c. If the performed work is not approved as satisfactorily completed work due to its failure to meet the standards established by Exhibits A and B referenced in Section 1 of this AGREEMENT, then such work shall be considered substandard and incomplete and no progress payment pursuant to the progress payment schedule established herein below shall be due.

d. Progress Payment Schedule

- (i) When 25% of the total work is approved as satisfactorily completed work, inspected and approved by City of Turlock Housing Program Service Division, and a detailed, itemized invoice is received, a progress payment of Sixteen Thousand One Hundred Sixty-Six and 25/100 Dollars (\$16,166.25) will be made to the CONTRACTOR.
- (ii) When 50% of the total work is approved as satisfactorily completed work, inspected and approved by City of Turlock Housing Program Service Division, and a detailed, itemized invoice is received, a progress payment of Sixteen Thousand One Hundred Sixty-Six and 25/100 Dollars (\$16,166.25) will be made to the CONTRACTOR.
- (iii) When 75% of the total work is approved as satisfactorily completed work, inspected and approved by City of Turlock Housing Program Service Division, and a detailed, itemized invoice is received, a progress payment of Sixteen Thousand One Hundred Sixty-Six and 25/100 Dollars (\$16,166.25) will be made to the CONTRACTOR.
- (iv) When 100% of the total work is approved as satisfactorily completed work, inspected and approved by City of Turlock Housing Program Service Division, and a detailed, itemized invoice is received a progress payment of Sixteen Thousand One Hundred Sixty-Six and 25/100 Dollars (\$16,166.25) will be made to the CONTRACTOR.

Section 9. Final Payment:

OWNER shall approve release of the final payment consisting of 10% of the contract amount ("Final Payment") only when all of the following have occurred:

- (i) the Scope of Work Write Up is approved as satisfactorily completed work, in accordance with this AGREEMENT,
- (ii) a certificate of occupancy for the Project has been issued;
- (iii) a final inspection has been approved by the City of Turlock Building Department;
- (iv) OWNER has cleared all items on the punch list;
- (v) CONTRACTOR has submitted a signed and recorded Notice of Completion;
- (vi) CONTRACTOR has provided to the OWNER recorded Unconditional Lien Releases from all subcontractors; and

(vii) CONTRACTOR has provided to the OWNER copies of all complete installation, operation and maintenance manuals for all equipment or materials used in the work and has assigned all warranties to the OWNER.

Section 10. Contractor's Obligation to Maintain Lien-Free Title.

If any claim of mechanic's lien or stop notice is filed or made against OWNER's property in connection with the work, the CONTRACTOR shall immediately pay and fully discharge the mechanic's lien or stop notice claim, or, in the alternative, may deliver to OWNER a release of lien or stop notice by surety bond in a legally sufficient form and amount to discharge the mechanic's lien or stop notice. If the CONTRACTOR fails to immediately provide the documentation, deposits, records of payment or surety bonds required by this Section, OWNER may (1) obtain any deposits or surety, or (2) make payments to claimants against the work, the CONTRACTOR, OWNER or OWNER's affiliates in good faith, as reasonably required to release the mechanic's lien or stop notice claim. OWNER may withhold the cost of obtaining such deposits or surety or of making such payments from any payment that would otherwise be due to the CONTRACTOR. Failure of OWNER to withhold any or part of any payment pursuant to this paragraph shall not be a waiver of any right of OWNER under this Contract. Withholding of any payment or part of any payment by OWNER pursuant to this paragraph shall not be a breach of this Contract.

Section 11. Delays and Extensions of Time:

- a. If the CONTRACTOR is delayed at any time in the progress of the work by any act or neglect of the OWNER, or by any separate contractor employed by the OWNER, or by changes ordered in the work, or by labor disputes, fire, unusual delay in transportation, unavoidable casualties, severe weather, inability to acquire materials due to shortages or supply chain issues, local, state or federal emergency restrictions, or any causes beyond the CONTRACTOR's control or due to pending arbitration, or by any other cause which is beyond the control of the CONTRACTOR, the time for completion shall be extended for such reasonable time as the OWNER shall determine if the OWNER determines that such delay is justified based on the circumstances. CONTRACTOR shall not be entitled to an extension of the time for performance pursuant to this section unless and until CONTRACTOR provides written notice to the OWNER of the cause for such delay.
- b. The time of completion may also be extended for the benefit of the OWNER if the OWNER determines that such extension is reasonable and necessary and will not cause a hardship on the CONTRACTOR.
- c. A request for a time extension for any of the reasons set forth above must be made in writing and submitted to the OWNER no later than ten (10) days after the occurrence or claimed occurrence of unavoidable delay.

Section 12. Liquidated Damages from CONTRACTOR

Should the CONTRACTOR fail to complete the work called for in the AGREEMENT within the time fixed in the AGREEMENT for such completion, due allowance being made for the contingencies provided for in Section 11, the CONTRACTOR shall become liable to the OWNER or the OWNER's tenant for all loss and damages which the OWNER or the OWNER's tenant may suffer on account thereof as a result of having gone beyond the time fixed by the AGREEMENT. Specifically, the amount shall be Two Hundred Dollars (\$200.00) per day per dwelling unit for each day the work remains uncompleted beyond the time for completion. CONTRACTOR expressly allows OWNER to deduct such amounts from the amount owed to the CONTRACTOR under this AGREEMENT.

Section 13. OWNER's Right to Terminate Agreement:

The OWNER may terminate this AGREEMENT by providing a written Termination Letter via U.S. first class mail and/or email to CONTRACTOR at the address listed in this AGREEMENT for any of the following reasons:

- a. CONTRACTOR's insolvency, bankruptcy or any conduct or condition which has resulted in a monetary loss to OWNER in connection with work, or which reasonably threatens any such loss.
- b. CONTRACTOR's abandonment of the job for a period of ten (10) days, or failure to commence the work in accordance with Order to Proceed by the OWNER.
- c. Failure on the CONTRACTOR's part to complete the work within the allotted time, due allowance made for any extension(s) made as set forth in Section 11 of this AGREEMENT.
- d. CONTRACTOR's failure to comply with the provisions of Section 15, Resolution of Disputes.
- e. CONTRACTOR's assignment without OWNER's prior written consent of this AGREEMENT or any interest in it.

In addition to the above causes for termination, the OWNER may, at any time, terminate the Contract for the OWNER's convenience and without cause. Upon receipt of written notice from the OWNER of such termination for the OWNER's convenience, the Contractor shall: (i) cease operations as directed by the OWNER in the notice; (ii) take actions necessary, or that the OWNER may direct, for the protection and preservation of the work; and (iii) except for work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders. In case of such termination for the OWNER's convenience, the CONTRACTOR shall be entitled to receive payment for work properly executed pursuant to the Contract prior to termination.

Section 14. CONTRACTOR's Right to Terminate Agreement:

The CONTRACTOR may terminate this AGREEMENT by providing a written Termination Letter via U.S. first class mail and/or email to OWNER at address listed in this AGREEMENT for any of the following reasons:

- a. OWNER's unreasonable and continued interference with the work.
- b. OWNER's refusal to allow CONTRACTOR or subcontractors or workers access to OWNER's property or building(s).
- c. OWNER's failure to issue an Order to Proceed to CONTRACTOR within thirty (30) days of the date of this AGREEMENT.
- d. OWNER's failure to comply with the provisions of Section 15, Resolution of Disputes.

Section 15. Resolution of Disputes:

- a. If any dispute arises relating to the quality or quantity of materials or workmanship or anything pertaining to the work, the OWNER and CONTRACTOR shall attempt to settle the dispute between themselves without litigation by following the below process:
- b. OWNER and CONTRACTOR shall first discuss said dispute with the City of Turlock Housing Program Services Division Manager within five (5) business days of the dispute.
- c. In the event that the dispute remains unresolved, then the OWNER and CONTRACTOR shall appeal such dispute to the City of Turlock Development Services Department Director within five (5) business days of the above-referenced discussion with the Housing Program Services Division Manager.
- d. If the dispute is not resolved at this level, the parties may appeal such to the Turlock City Manager within five (5) business days of the above-referenced discussion with the Development Services Department Director
- e. If the parties are unable to reach settlement through their appeal to the City Manager, then they are free to pursue all of their legal remedies as provided by California law.

Section 16. Settlement of Claims in the Event of Termination of Agreement:

In the event of termination of this AGREEMENT under the provisions of Section 13 or Section 14 of this AGREEMENT, it is hereby recognized by OWNER and CONTRACTOR that, under the particular circumstances, both OWNER and CONTRACTOR may have cause to make a claim against the other for services, money or damages. If the OWNER and CONTRACTOR cannot agree to a settlement of any such claim between themselves, then both OWNER and CONTRACTOR agree to follow the provision of Section 15, Resolution of Disputes reflected in this AGREEMENT.

Section 17. Indemnification:

CONTRACTOR shall defend indemnify and save harmless OWNER and each of their elected and appointed officers, employees, agents, successors and assigns of and from:

- a. Any and all claims, demands, causes of action, damages, costs, expenses, losses, or liabilities, in law or in equity, of every kind and nature whatsoever, arising out of or in any manner directly or indirectly connected with the work to be performed under this AGREEMENT, however caused, regardless of any negligence of OWNER or its officers, employees, agents, successors and assigns, be it active or passive, except for the sole negligence or willful misconduct of OWNER, or its officers, employees, agents, successors and assigns; and,
- b. Any and all penalties imposed on account of the violation of any law or regulation, compliance with which is the obligation of CONTRACTOR. CONTRACTOR shall exonerate, indemnify, pay and protect, defend (with attorneys approved by City of Turlock) and save City of Turlock, and the officers, employees and agents of City of Turlock, harmless from and against any claims (including, without limitation, third party claims for personal injury or real or personal property damage), actions, administrative proceedings (including informal proceedings), judgments, damages, punitive damages, penalties, fines, costs, taxes, assessments, liabilities (including sums paid in settlements of claims), interest or losses, consultant fees, and expert fees, together with all other costs and expenses of any kind or nature that arise directly or indirectly in connection with the presence, suspected presence, release or suspected release of any hazardous materials or substances in or into the air, soil, groundwater, surface water or improvements at, on, about, under or within the PROJECT property, or any portion thereof, or elsewhere in connection with the transportation of hazardous materials or substances to or from the property. Without limiting the generality of the foregoing, the indemnification provided by this Section 17 shall specifically cover costs, including capital, operating and maintenance costs, incurred in connection with any investigation, or monitoring of site conditions, any clean-up, containment, remedial, removal or restoration work required or performed by any federal, state or local governmental agency or political subdivision or performed by any nongovernmental entity or person because of the presence, suspected presence, release or suspected release of any hazardous materials or substances in or into the air, soil, groundwater, surface water, or improvements at, on, about, under, or within the PROJECT property, or any portion thereof, or elsewhere in connection with the transportation of hazardous materials or substances to or from the PROJECT property and any claims of third parties for loss or damage due to such hazardous materials or substances.
- c. To the fullest extent permitted by law (including, without limitation, California Civil Code sections 2782 and 2782.8), CONTRACTOR shall defend with legal counsel reasonably acceptable to City, indemnify and hold harmless City and City's elected and appointed officers, commissioners, directors, employees, agents and representatives ("City's Agents") from and against any and all claims, loss, cost, damage, injury (including, without limitation, injury to or death of an employee of CONTRACTOR or its subcontractors), expense and liability of every kind, nature and description that arise out of, pertain to, or relate to acts or omissions of CONTRACTOR, or any direct or indirect subcontractor, employee, contractor, representative or agent of Contractor, or anyone that Contractor controls (collectively "Liabilities"). Such obligations to defend, hold harmless, and indemnify City and City's Agents shall not apply to the extent that such Liabilities are caused in whole by the sole negligence, active negligence, or willful misconduct of City or City's

Agents, but shall apply to all other Liabilities. With respect to third party claims against the CONTRACTOR, the CONTRACTOR waives any and all rights of any type of express or implied indemnity against City and City's Agents

- d. The above provisions shall in no event be construed to require indemnification by CONTRACTOR or OWNER in excess of that permitted under the public policy and laws of the State of California.

Section 18 Insurance Policy:

- a. The CONTRACTOR is to provide written proof of insurance by issuing copies of certificate of all insurance within (5) days of the Agreement effective date to the OWNER.
- b. **Insurance Coverage.** During the Term, the CONTRACTOR shall maintain in full force and effect policies of insurance set forth herein, which shall be placed with insurers with a current A M Best's rating of no less than A VII and will provide OWNER with written proof of said insurance. CONTRACTOR shall maintain coverage as follows:
- c. **General Liability.** CONTRACTOR shall carry general liability insurance in the amount of Two Million Dollars (\$2,000,000.00) per occurrence for bodily injury, personal injury, and property damage. If commercial general liability insurance or another form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this Project or the general aggregate shall be Four Million Dollars (\$4,000,000.00).
- d. **Workers' Compensation Insurance and Employer's Liability.** CONTRACTOR shall carry workers' compensation insurance as required by the State of California under the Labor Code. CONTRACTOR shall also carry employer's liability insurance in the amount of One Million Dollars (\$1,000,000.00) per accident, with a One Million Dollars (\$1,000,000.00) policy limit for bodily injury by disease, and a One Million Dollars (\$1,000,000.00) limit for each employee's bodily injury by disease.
- e. **Commercial Automobile Liability.** CONTRACTOR shall carry commercial automobile liability insurance in the amount of One Million Dollars (\$2,000,000.00) or greater per occurrence for owned, leased, hired, and borrowed automobiles.
- f. **Umbrella or Excess Policy.** CONTRACTOR may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability and automobile Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the CONTRACTOR's primary and excess liability policies are exhausted.
- g. **Additional Insureds.** The OWNER shall be named as additional insureds on all policies of insurance required by this Agreement.

- h. **Waiver of Subrogation.** CONTRACTOR hereby agrees to waive subrogation which any insurer of CONTRACTOR may acquire from CONTRACTOR by virtue of the payment of any loss. The commercial general liability policy and workers' compensation policy shall be endorsed to contain a waiver of subrogation in favor of OWNER for all work performed by CONTRACTOR, its agents, employees, independent contractors, and subcontractors. CONTRACTOR agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation.

Section 19. General Provisions:

- a. When applicable, the CONTRACTOR agrees to perform the work required by this AGREEMENT and the OWNER agrees that neither it nor its employees, agents or representatives will unreasonably hinder the CONTRACTOR in performing the work.
- b. The parties to this AGREEMENT further state that, to the best of their knowledge, no member of the governing body of the City of Turlock and no employee of the City of Turlock, who exercises any functions or responsibilities in connection with the carrying out of the project to which this AGREEMENT pertains, has any personal interest, direct or indirect, in this AGREEMENT.
- c. The CONTRACTOR shall present the property in a usable and safe condition at the end of each work day.
- d. The CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, age, disability, marital status, veteran status, sexual orientation, genetic information or any other protected characteristic under applicable law. The CONTRACTOR will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, national origin, age, disability, marital status, veteran status, sexual orientation, genetic information or any other protected characteristic under applicable law.
- e. The CONTRACTOR shall not load or permit any part of the structure to be loaded with a weight during the period of construction which will endanger the safety of persons or property.
- f. OWNER and CONTRACTOR agree to abide by applicable City of Turlock Housing Program Services Division guidelines and procedures.
- g. OWNER and CONTRACTOR acknowledge that the recording of false, fictitious or fraudulent statements or entries on any document provided to City may be punishable as a felony under federal status, including 18 U.S.C Chapter 47.
- h. The parties to this AGREEMENT further acknowledge that the Federal Government is not a party to this AGREEMENT and is not subject to any obligations or liabilities to the non-Federal entity, Contractor, or any other party pertaining to any matter resulting from this contract.
- i. This Contract may be executed in any number of counterparts, each of which, when so executed and delivered, shall be deemed an original, and all of which together shall constitute one and the same instrument. This Contract shall become effective when the Parties have duly executed and delivered signature pages of this Contract to each other. Delivery of this Contract may be effectuated by hand delivery, mail, overnight courier or electronic communication (including by PDF sent by electronic

mail, facsimile or similar means of electronic communication). Any signatures (including electronic signatures) delivered by electronic communication shall have the same legal effect as physically delivered original signatures.

Section 20 Additional Requirements

- a. The CONTRACTOR shall comply with all applicable federal, State and local laws and regulations, including, but not limited to:
- b. Compliance with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR chapter 60). (All construction contracts awarded in excess of \$10,000 by grantees and their contractors or subgrantees)
- c. Compliance with the Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR part 3). (All contracts and subgrants for construction or repair)
- d. Compliance with the Davis-Bacon Act (40 U.S.C. 276a to 276a-7) as supplemented by Department of Labor regulations (29 CFR part 5). (Construction contracts in excess of \$2,000 awarded by grantees and subgrantees when required by Federal grant program legislation)
- e. Compliance with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327A 330) as supplemented by Department of Labor regulations (29 CFR part 5). (Construction contracts awarded by grantees and subgrantees in excess of \$2000, and in excess of \$100,000 for other contracts which involve the employment of mechanics or laborers)
- f. CONTRACTOR shall provide access to the Federal grantor agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the Contractor which are directly pertinent to this AGREEMENT for the purpose of making audit, examination, excerpts, and transcriptions.
- g. Retention of all required records for three years after grantees or subgrantees make final payments and all other pending matters are closed.
- h. Compliance with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857 (h)), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15).
- i. The CONTRACTOR agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as Amended, 33 U.S.C Section 1251 et, seq, (Contracts, subcontracts, and subgrants of amounts in excess of \$150,000).
- j. Compliance with Rights to inventions made by Nonprofit Organizations and Small Business Firms under government grants, contracts agreements as per [37 CFR Part 401].
- k. Contracts in excess of \$100,000 must include certification from CONTRACTOR that they will not and have not used CCFP (Federal appropriate) funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an

employee of a member of Congress in connection with this AGREEMENT pursuant to Title 31 United State Code §1352. (Bryd Anti-Lobbying Amendment).

- l. Compliance with the section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. (All construction contracts awarded in excess of \$10,000 by grantees and their contractors or subgrantees)
- m. Compliance with Federal Law, Regulations, and Executive Orders. This is an acknowledgement that this contract is funded entirely or in part by federal funds. The Contractor will comply with all applicable federal law, regulations, executive orders, Federal Emergency Management Agency, and Department of Housing and Urban Development policies, procedures, and directives, including, but not limited to.
- n. Compliance by the CONTRACTOR and/or OWNER to meet the Violence Against Women (VAWA) requirements: [24CFR9.359] and [24CFR92.504 (c)(4)(ii)].
- o. Compliance by the CONTRACTOR and/or OWNER to meet the Minority Business Enterprise (MBE) / Women's Business Enterprise (WBE) as per Executive order 11625 and 12432 and Executive order 12138.
- p. Compliance by the CONTRACTOR and/or OWNER with the confirmation of Data Universal Numbering Systems (DUNS) number is accurate and is registered on Sams.gov.

THIS AGREEMENT IS APPROVED AND ACCEPTED AS OF THIS AUGUST 12, 2025.

PROFESSIONAL

By: _____

Print Name: _____

Title: _____

Date _____

By: A and P Construction
1350 Burman Drive
Turlock, CA 95382
(209) 648-4319

Duns# _____
Sams# V4TPFZKR7LC3
Contractor License # 688996

CITY

**City of Turlock, a California
municipal corporation**

By: _____
Susan E. Borrego, Interim City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Adrienne Werner, Development Services
Director

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk



NOTICE TO OWNER

Under the Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier or other persons who helps to improve your property and is not paid for his labor, services or materials, has the right to enforce his claim against your property.

Under the law, you may protect yourself against such claims by filing, before commencing such work or improvement an original AGREEMENT for the work of improvement or a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that the contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the AGREEMENT price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract.

NOTICE OF RIGHT OF RESCISSION

You have entered into a transaction on August 12, 2025 which could result in a lien or other security interest on your home. You have a legal right under federal law to cancel the transaction, if you desire to do so, without any penalty or obligation within three (3) business days from the above date. If you decide to cancel this transaction, you may do so by notifying the CONTRACTOR whose name and address appear within this document by mail or telegram sent no later than midnight of August 15, 2025.

I (we) acknowledge receipt of two copies of this Notice.

Date: _____

Albert Pourtaverdi

ORDER TO PROCEED

DATE: August 12, 2025

CONTRACTOR'S NAME: Albert Pourtaverdi of A and P Construction

ADDRESS: 1350 Burman Drive, Turlock, CA 95382.

In connection with AGREEMENT dated August 12, 2025, for rehabilitation work at 1827 Shadow Park Drive, Turlock, CA 95380, and your commencement date is August 13, 2025, and you must start work within 10 calendar days.

Project is due for final on or before October 22, 2025.

By: _____
Susan E. Borrego, Interim City Manager

Copies

1. Owner
2. Contractor
3. Rehab Spec.
4. File



Date 06/23/25

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WORK WRITE-UP
1827 Shadow Park Dr, Turlock Ca. 95380

REHABILITATION SPECIALIST I: Mario Quiroga, cell (209) 427-5033

DATE DUE: 7/8/25
BEFORE: 10AM

RETURN TO: CITY OF TURLOCK, HOUSING PROGRAM SERVICES DIVISION
156 S. BROADWAY, TURLOCK, CA 95380

Construction Company:	<u>A and P Construction</u>	Address:	<u>1350 BURMAN DR TURLOCK, CA</u>
Contractor:	<u>ALBERT POURTAVERDI</u>	Phone #:	<u>209-648-4319</u>
License #:	<u>688996</u>		

- Bids shall be based upon the Work Write-Up specifications as they are written.
- Work Write-Up specifications govern over plans, sketches, Pest Control Report or any oral agreement.
- Questions regarding this Work Write-Up should be referred to the above name Rehabilitation Specialist.
- The cost of the Building Permit shall be included in the bid price.
- Only those lines checked are to be included in the scope of work / price of work.

A. Mandatory Repair Items	Number of days to complete.	<u>60 Days</u>
B. Potential Hazard Items	Year the house was built	<u>1992</u>
C. Neighborhood Upgrade Items	House is approx.	<u>1494 sq. ft. 3 bed/2 bath single story</u>
D. General Property Improvement		
E. Energy Saving Items		

BID SUMMARY

1. EXTERIOR	\$ <u>23,050.-</u>
2. INTERIOR	\$ <u>21,300.-</u>
3. MECHANICAL	\$ <u>16,850.-</u>
4. PLUMBING	\$ <u>5,450.-</u>
5. ELECTRICAL	\$ <u>3,200.-</u>
6. CONSTRUCTION DOCS/PLANS	\$ <u>2,000.-</u>

TOTAL COST ESTIMATE ----- \$ 71,850.-

Any deviation from this bid in cost, materials, labor or scheduling shall be documented with a Change Order in accordance with the provisions in the owner/contractor agreement. Bids are required to remain valid for a minimum of 90 days. **CONTRACTOR WILL VERIFY ALL MEASUREMENTS.**

OWNER SIGNATURE	DATE	REHAB SPECIALIST	DATE
		<u>Albert Pourtaverdi</u>	<u>7-7-25</u>
MANAGER/DIRECTOR	DATE	CONTRACTOR	DATE

**EXTERIOR**

- C Pressure wash all exterior of house. Prepare and paint the front of the house and all 2"x6" fascia at the eaves. Approx. 600 sq. ft. of wood siding and fascia. Approx. 275 ft of 2x6 fascia. Color to match existing paint. Exterior is grey with white fascia. Bid to include 2 car garage door, front door, and rear garage door. All surfaces must be primed and painted with two coats of paint. Coats must be verified by rehab specialist. \$ 5,000.5
- D Prepare, prime, and paint awning at left side of the house. Aprox. 12'x10' One coat primer and Two coats of paint. Paint to match existing. Contact rehab specialist to verify two coats. \$ 900.5
- B Remove and replace approximately 120' of 6' picket fence. Fence to be constructed with steel fence posts and 2"x4" pressure treated stringers. Pickets and grass board to be redwood or cedar. Pickets to be minimum of 9/16" thick, 7 1/2" wide and 5' tall. Grass board shall be a min 9/16" thick and 11 1/2" wide, length will vary. Bid to include two new 4' gates and hardware w/ locks. \$ 7,850.5
- A Remove and Replace Exterior front door Hardware and weather stripping. New hardware to include smart dead bolt and smart locking handle. All hardware to have brushed nickel finish. (Kwikset#99910-034) \$ 300.5
- A Remove and Replace Exterior door Hardware and weather stripping at rear of garage. New hardware to include smart dead bolt and smart locking handle. All hardware to have brushed nickel finish. (Kwikset#99910-034) \$ 300.5
- D Repair slow drip at house water shut off at the front of the house. 3/4" Replace shut off valve \$ 250.5
- D Remove existing satellite dish from the left side of the house. Seal all screw holes at the eve of the house. \$ 150.5
- B Repair and color match stucco at the electrical outlet at rear patio. 6" patch \$ 150.5



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- D Clean out track and replace hardware at rear patio sliding glass door.
Door to operate and lock smoothly. \$ 200.-
- D Clean out track and replace hardware at left patio sliding glass door.
Door to operate and lock smoothly. \$ 200.-
- D Replace two sliding glass door screens. 2@36"x80" \$ 400.-
- D Replace seven window screens. 1@33"x10" and 6@ 34"x29" \$ 500.-
- D Clean debris from back yard and sides of house. Dispose of all debris.
Include all wood, pallets, stepping stones, cinder blocks, large river rock, old hoses,
fire wood, pipe, damaged screens, and any miscellaneous debris.
Bid to include removal of damaged chain link fence. Approx. 10'x5'
Bid to include removal of any items hanging from eaves or fascia.
Bid to include removal of all weeds. Soil and concrete.
Bid to include removal of two steel brackets from concrete and cutting of anchors.
\$ 1100.-
- D Fill cracks at back patio with cement filler. Sikaflex#7116110
\$ 100.-
- D Remove and grind old tree stump and roots at back yard. Approx. 18"
Stump needs to be ground down 12" below soil surface.
\$ 600.-
- D Remove and grind old tree stump and roots at back yard. Approx. 6"
Stump needs to be ground down 12" below soil surface.
\$ 650.-
- D Remove 60' palm tree and grind tree stump and roots at back yard.
Approx. 18" Stump needs to be ground down 12" below soil surface.
\$ 2100.-
- D Remove 6'w x 4' palm tree at back yard.
Stump needs to be ground down 12" below soil surface.
\$ 800.-
- D Back yard and sides of house need to be graded flat and level.
Approx. 2,340 sq ft of soil
\$ 1500.-
- EXTERIOR TOTAL \$ 23,050.-**

**INTERIOR**

- D Prepare, prime and paint interior of house and garage.
Must remove all curtain rods, screws, nails, staples, tape, and blinds. Must patch holes, and texture as needed. One coat primer and two coats of paint.
All trim and doors to be semi-gloss swiss-coffee
All walls to be Navaho White
Semi-gloss in the kitchen and bathrooms
Eggshell in all other living spaces
Ceiling in flat swiss-coffee
Contact Rehab specialist to approve paint and verify two coats
Bid to Include painting interior of pantry cabinet. \$ 6,300.-
- D Remove and replace Carpet at bedrooms. Three bedrooms at approximately 650 sq ft
Bid to include all new padding. Rehab specialist to choose color. \$ 4000.-
- D Install transition strips in seven areas. Approx. 22' color to match floor. \$ 200.-
- D Remove and Replace garage door, Hardware and weather stripping. New hardware to include smart dead bolt and smart locking handle. All hardware to have brushed nickel finish. (Kwikset#99910-034) \$ 1200.-
- D Remove and replace seven interior locking door knobs. (Kwikset#93001-924)
Remove and replace three door pulls for folding closet doors. (#N7372)
All hardware to be brushed nickel. \$ 300.-
- D Replace one 12"x12" broken tile at front door entry. Grout to match. \$ 150.-
- D Install floor bracket for by pass closet doors in spare bedroom. \$ 150.-

KITCHEN

- D Prepare and touch up varnish at kitchen and bathroom cabinets.
Color and sheen to match existing. Approx. 30 ft of base cabinets, 33ft of Upper cabinets, and one tall pantry cabinet 4'x 8'. \$ 1950.-



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- D Remove peeling rubber base at kitchen cabinets. Install new 4" base board.
Match existing. Approx. 20'
\$ 200.-
- B Remove and replace broken or cracked tiles at kitchen countertops.
Tiles to match existing (approximately seven edge tiles, 6"x6" tiles)
Bid to include all grout repair.
\$ 350.-
- D Remove and replace existing dishwasher. 24" Frigidaire SS#FDPC4221AS
Bid to include disposal of existing unit.
\$ 1000.-
- D Remove and replace existing range. 30" Frigidaire SS Electric#FCRE3052BS
Bid to include disposal of existing unit.
\$ 1100.-
- D Remove and replace over the range microwave. 30" Frigidaire SS #FMOS1846BS
Bid to include disposal of existing unit.
\$ 700.-

HALL BATHROOM

- D Replace 15 sq ft of bathroom floor planks at the tub and toilet.
Planks to match existing.
\$ 300.-
- D Install 5' of 3/4" round trim at the base of the tub. Where the floor planks meet the tub.
Seal and caulk trim to tub. Trim to match. Must be hardwood.
\$ 100.-
- D Install 8' of 4" baseboard around bathroom vanity. Match existing.
\$ 50.-
- D Clean and replace caulking around fiberglass tub/shower.
\$ 200.-
- D Prepare and touch up Varnish at bathroom vanity cabinets. Approx 6' vanity.
Varnish to match existing. Touch up doors, drawers, and box.
\$ 400.-
- D Install Moen 4 piece bath bathroom towel bar kit. Moen# ValeBN\$PC24
Includes 24" towel bar, paper holder, towel ring, and robe hook. Brushed Nickel
\$ 400.-



MASTER BATHROOM

- D Replace damaged door casing at inside of door frame. Both sides approx. 14'
To match existing. \$ 150.-
- D Clean paint from edges of the mirror without damaging the glass. \$ 50.-
- D Replace drain screen at shower pan. \$ 50.-
- D Install 8' of 4" baseboard around bathroom vanity. Match existing. \$ 50.-
- D Install 5' of 3/4" round trim at the base of the shower pan. Where the floor planks meet the pan. Seal and caulk trim to tub. Trim to match. Must be hardwood. \$ 100.-
- D Clean and replace caulking around fiberglass shower. \$ 100.-
- A Remove and replace existing rolling glass shower door. 60"w x 70"h
Semi frameless sliding shower door #CLCH05A4770RNBK brushed nickel \$ 1400.-
- D Install Moen 4 piece bath bathroom towel bar kit. Moen# ValeBN\$PC24
Includes 24" towel bar, paper holder, towel ring, and robe hook. Brushed Nickel \$ 350.-

INTERIOR TOTAL \$ 21,300.-

MECHANICAL

- E Remove existing HVAC and Install a new 48,000 btu 14 Seer split HVAC system.
Condenser at left side of house and furnace in the garage.
The tonnage of the new unit to comply with the square footage demand.
Install all new electrical, gas lines, shut offs, new curb/stand to code. Include Duct
Testing Report. Include new thermostat, service disconnect, and all requirements
by The City of Turlock Building Department and Mechanical code. \$ 15,850.-



- A Remove and install new bathroom exhaust fan with at hallway bathroom.
Broan-NuTone#HB80RL 80cfm. Contractor to verify flex duct is in working order.
This does not include any repair or replacement of duct.
\$ 500.-
- A Remove and install new bathroom exhaust fan with at hallway bathroom.
Broan-NuTone#HB80RL 80cfm. Contractor to verify flex duct is in working order.
This does not include any repair or replacement of duct.
\$ 500.-
- MECHANICAL TOTAL** \$ 16,850.-

PLUMBING

- E Remove existing water heater and Install New Natural Gas 38,000 btu 40 gal water heater. Water heater to have new drip pan, drip line, properly secured, and vented to code. (Rheem#XG40T06EC36UI)
\$ 1800.-
- A Remove and Replace Kitchen Faucet, p trap, hot/cold flex lines, hot/cold shut off valves. One faucet (Moen#87233SRS) w/pull down sprayer
Must be brushed nickel finish
\$ 650.-
- A Remove and replace existing garbage disposal. #BADGER 500 1/2hp
Bid to include all necessary plumbing for disposal.
\$ 400.-
- A Remove and Replace p traps, hot/cold flex lines, hot/cold shut off valves, and faucet at hall bathroom. One faucet (Moen#84943SRN)
Must be brushed nickel finish
\$ 500.-
- A Remove and Replace p traps, hot/cold flex lines, hot/cold shut off valves, and faucet at master bathroom. Two faucets (Moen#84943SRN)
Must be brushed nickel finish
\$ 500.-
- A Remove and replace toilet in hallway bathroom.
(Kohler#k78253-0) 16 1/2" seat height
\$ 500.-
- A Remove and replace toilet in master bathroom.
(Kohler#k78253-0) 16 1/2" seat height
\$ 500.-
- A Hallway bathroom remove and replace tub/shower trim kit.
Include shower head, trim, handles, and spout. Moen#82613SRN
All fixtures and trim to be brushed nickel finish.
\$ 600.-

PLUMBING TOTAL \$ 5,450.-

**ELECTRICAL****EXTERIOR**

- A Install lighted address sign, low voltage wiring, and Transformer. \$ 350.-
- A Install New exterior light at front door. Qty-1
Home Decorators Black Dusk to Dawn #KB 06005-DEL \$ 200.-
- A Install New exterior lights at both sides of the rolling garage door.
Qty-2 Home Decorators Black Dusk to Dawn #KB 06005-DEL \$ 300.-
- A Install New exterior light at rear garage door. Qty-1
Home Decorators Black Dusk to Dawn #KB 06005-DEL \$ 200.-
- A Install New exterior light at rear sliding glass door. Qty-1
Home Decorators Black Dusk to Dawn #KB 06005-DEL \$ 200.-

INTERIOR

- A Install new smoke and Carbon Monoxide detectors to code.
Smokes to be wireless interconnected. 4 smokes/1 carbon \$ 400.-
- D Replace Light bulbs at the fixture over the kitchen sink and the plastic
Light cover. Two bulbs@ 36" T8 LED tube \$ 100.-
- D Replace light bulbs at existing light fixtures. All new bulbs to be LED.
Three bulbs at front door entry fixture, Six at the dining area fixture, and
three at the living room fan. 12 light bulbs total. Color to be cool white. \$ 100.-
- D Remove and Replace master bath vanity light fixture. Finish to be brushed nickel.
(Hampton Bay#DS19074) Must be Led bulbs. \$ 200.-
- D Remove and Replace hallway bath vanity light fixture. Finish to be brushed nickel.
(Hampton Bay#DS19074) Must be Led bulbs. \$ 200.-
- D Remove and Replace kitchen light. Install new led kitchen light fixture.
(Commercial Electric#54448291) Brushed nickel/Daylight
Surface mounted fixture \$ 350.-

A GUIDE TO REHABILITATION STANDARDS



HOUSING PROGRAM SERVICES DIVISION
Adopted June 11, 2024

PREFACE

"A GUIDE TO REHABILITATION STANDARDS" has been developed to serve as an explanation of methods and materials to be used in the rehabilitation of residential dwellings. The guide is based on the combined criteria of various sources; the state, national and California building codes, and the ordinances, regulations and other requirements, all as adopted by the City of Turlock, including the specifications and standards developed by the various manufacturers and trade organizations in the industry. This guide may also be referred to as "standard specifications."

It is intended to maintain this guide current, by amending it periodically. Every attempt will be made to notify the participants in the Program of any future changes made herein. However, the City of Turlock reserves the right to make revisions, without guarantee of timely notification.

In the event there are issues of doubt or disagreement on materials or methods in rehabilitation, the Rehabilitation Specialist with the support of the applicable City Department and Division will rely on this guide and/or other applicable codes adopted by the City, including the standards of the construction industry. The decision of the City will be final.

Any exemptions from the requirements of these standards shall require prior approval from the Housing Program Services staff, only when it is clearly evident that the materials and methods to be used meet the minimum requirements of the applicable codes.

All work performed under these standards shall meet or exceed the following codes, standards, and ordinances, as adopted by the City of Turlock:

Current California Building Code and Residential Code

Current California Plumbing Code

Current California Mechanical Code

Current California Electrical Code

Current International Property Maintenance Code

Current California State Title 19 and Title 25

Current City of Turlock Zoning Ordinance

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SECTION I

GENERAL

A. PERMITS REQUIRED

1. BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, DEMOLITION, PUBLIC WORKS, and other permit(s), when applicable, are required for all construction as stated by the applicable Codes and the City of Turlock.

B. REQUIRED INSPECTIONS

NOTE: All inspections shall be requested (phoned-in) 24 hours prior to the inspection.

1. Building Code Inspections - All inspections as required by the City of Turlock Building Department, must be requested from the Building Department at 668-5560 ext. 2223.
2. Pre-payment Inspection - to be done prior to the issuance of any partial progress payment. Approval is required by the Rehabilitation Specialist and the property owner.
3. Pre-final Inspection - to be done when the building is near completion for the purpose of preparing and providing a correction list (punch list) for the contractor.
4. Final job inspection - to be made after building is completed and ready for occupancy.

NOTE: ALL WORK DONE WITHOUT THE REQUIRED INSPECTION WILL AUTOMATICALLY BE SUBJECT TO EXTREME SCRUTINY AND POSSIBLE NON-ACCEPTANCE BY THE CITY AND OWNER.

C. STANDARDS OF WORKMANSHIP AND MATERIALS

1. Workmanship Standards - All work shall be performed to the standards required by the City of Turlock. The commonly accepted standards set by the "industry" and "trades" are to be used only as a basis for establishing the minimum standards to be utilized and enforced by the City.

2. Material Standards - All material shall be new, recently purchased, and in excellent condition. The material specified shall be the material used, and the brand specified shall be the brand used unless "or equal" is specified. The contractor shall obtain approval for "equals" from the City of Turlock **prior to purchasing and installing the material.**

D. GENERAL

1. Scope of Work (Description of Work/Work Write-up) - shall provide the following:
 - a. "Line Item" - brief (usually one or two lines) item description including all of the following:

*Item Description (Short Title)

*Brand and Model (When Appliances, fixtures, windows & paint)

A line item may require additional detailed description that should be included in the Item Description. When the description in the guide is not adequate or present, or also when the nature of the line item is such that a special description (standard and/or specification) is necessary.

2. Terminology (Definitions) - When used in the "Scope of Work", the following definitions shall apply:

Install - The item referred to shall be installed complete, properly in place and secure, including all necessary components, hardware, trim, fittings and material leaving ready for use, and fully operable. All materials shall be new. **The installation shall include all necessary and required modification and repair of existing surrounding materials in order to accommodate the installation.**

Replace - The existing item referred to shall be removed prior to installation of the new item complete, including all as described under Install (See above, this Item).

Repair - The existing item referred to shall be repaired, replacing any/all components, leaving the item complete, including all as described under Install (See above, this Item).

3. Standard Installations - shall always include all as described in each group below:
 - b. Bathroom resurfacing shall utilize approved moisture resistant green sheetrock

installed at all backing and all surface locations.

4. Fences

a. Installation

All fences to be installed as per work write-up. Variations accepted only with prior approval by Rehabilitation Specialist.

b. Materials

(1) Pickets and grass boards to be #2 cedar or selected redwood.

(2) Stringers and gate bracing to be pressure treated lumber or redwood. **No Doug Fir** is to be used.

(3) Posts to be redwood or treated wood.

5. Daily Cleanup

All contractors will be required to keep the entire job site clean and free of all debris caused by construction of the dwelling **on a daily basis**.

6. Permits, Blueprints, etc.

Contractors will be required to keep and post at the job site at all times all permits blueprints and work write-ups pertaining to that job.

7. Subcontractor's Licenses

All contractors must make sure that all subcontractors are properly licensed, including City business license. The Housing Division will require contractors to show proof of such licenses.

8. Warranty

All work shall be warranted against defects in material and workmanship for a period of one year, except for roof which will be warranted for a **period of two years**, from the date of final inspection. The warranty shall specifically provide that all defects in material and workmanship appearing during the warranty period, as determined by Housing Program Services staff in case of conflict between

Contractor and the home owner, will be remedied to the satisfaction of the Housing Program Services staff at no additional cost to the owner.

9. Changes and Change Orders

- a. No "changes" in the Work Write-Up will be made, nor will be recognized, nor will any payment be made to the Contractor regarding such changes, unless said "changes" appear in writing on an official City of Turlock work change order form with the owner's approval/acceptance signature(s).
- b. No "changes" will be made without the appropriate City staff approval regardless of whose monies are used (public monies or owner's personal funds).

10. Miscellaneous House Connections

Unless otherwise indicated on the drawings or work write-up, all water, gas or sewer lines, lighting, power or telephone conduit or wires, house connections in place, and other surface or subsurface structure or lines, shall be maintained by the Contractor and shall not be disturbed, disconnected or damaged by him during progress of the work; provided that, should the Contractor, in the performance of the work disturb, disconnect or damage any of the above, all expenses of whatever nature arising from such disturbance or in replacing or repair thereof shall be borne by the Contractor.

SECTION II

EXCAVATION AND GRADES

- A. Normal Soil Condition - Employ all standard and accepted practices of the industry in compliance with all requirements of the City of Turlock.
- B. Unusual Soil Condition (i.e., fill, high water table, poor compaction, etc.) - Special conditions may require major excavation, material importing/backfilling, and soil compaction testing approved by the City of Turlock's Building Official before concrete can be poured. Should these conditions exist, it will be the owner responsibility to pay for the additional work required.
- C. All Soil Conditions and Locations - All areas of soil disturbance, areas of imported material and areas of cuts shall be properly graded and prepared for the intended use at the location. All surfaces shall be graded to slope a minimum of 2 percent away from all buildings towards a public street or alley.
- D. Preparation for Placement of Concrete - All sod or other debris to be removed to clean earth and a minimum of 4 inches of clean fine earth or sand to be placed as a base for all slab work. Base shall be compacted and watered down prior to pouring any concrete. Provide 4 inches clean rock, 6 mil vapor barrier, 1/2-inch minimum sand and 3-1/2-inch minimum slab as per work write-up.
- E. All surplus soil shall be removed from property or spread on property as Owner directs, depending on the quantity of excess.

SECTION III

CONCRETE

CONCRETE

A. GENERAL

1. Sub-grade to be fully compacted and wet.
2. Concrete to be finished monolithically (One pour). All edges to be rounded.
3. Concrete driveways shall be a full 4 inches thick; walkways and other slabs may be a minimum of 3-1/2 inches thick using a 5 sack minimum mix.
4. Steel Reinforcing: Two 1/2-inch steel reinforcing bars to be placed in footing as per Building Code. No part of the steel to be in contact with earth and all steel to be imbedded a minimum of 2 inches from bottom of concrete. All laps of reinforcing to be a minimum of 48".
5. Expansion joints to be placed a maximum of 5 feet apart on all walkways and 15' on all driveways. All joints must be visible and finished with edges as #2 above.
6. Driveways, walkways to be steel troweled and then soft-brushed or broom finished to a non-slip surface.
7. Flashing: Any concrete poured adjacent to wood shall have a metal flashing placed between wood and concrete. (Min. 26 GA Galvanized)
8. All steel and wood stakes and form lumber to be removed from job site and back filled.
9. All defective concrete shall be removed and replaced at no additional expense to owner (i.e., lacks drainage, incorrectly formed, not plumb and level, containing wood or foreign matter, poor workmanship, or otherwise not in accordance with the intent of drawings and specifications of the California Building Code).

B. CONCRETE STEPS, RAILING AND LANDINGS

1. All steps shall be provided with footings below natural grade.
2. Step rise and tread to comply with California Residential Code Section R311.7. Steps shall not exceed the smallest by more than 3/8-inch. Rise shall not be less than 4 inches nor more than 7 ¾ inches; the tread shall not be less than 10".
3. Railing
 - a. All concrete steps over three rises shall include a metal ornamental railing located on lock side of door or both sides of steps. Railings shall be 34 inches to 38 inches above nose of thread.
 - b. Open porches shall be equipped with railings according to Section R507.10 and R312 of the California Residential Code, where such porches may create a hazard 30 inches and above grade).

C. CONCRETE WALKWAYS

1. Walkways to be minimum 3 feet wide and 3-1/2 inches thick.

SECTION IV

CARPENTRY

A. GENERAL CONSTRUCTION AND WORKMANSHIP

1. Standard framing details shall apply where appropriate. The drawings may contain details of framing not commonly accepted as standard practice. This in no way relieves the Contractor of the responsibility to provide a substantial, well-constructed building.

Install all wood framing as per plans and details shown. All new wood framing shall match existing wood framing to assure that both framing systems are plumb, level, true to line and securely anchored and fastened.

2. Furring, blocking and backing shall be furnished and installed where required for receiving wallboard, formation or architectural features, concealment of pipes, conduits, ducts, grab bars, building specialties (such as blocking for curtain rods) and other fixtures. Contractor shall consult with the trades concerned and set furring and blocking they require.
3. Plywood Sheathing. Install sheathing with long dimension perpendicular to (across) supports, rafters or joists. Install all wall sheathing as per California Building Code.
4. Roof Overhangs. Plywood sheathing shall have solid bearing under all edges. Outriggers shall be installed on all gable ends when new sheathing is applied. Outriggers will be spaced so that they bear under the exposed edges of the roof sheathing.
5. Roof Sheathing. 1/2-inch CDX plywood or 15/32-inch OSB unless otherwise noted in work write-up. All exposed sheathing shall be CCX plugged and sanded on the side exposed to weather.
6. Barge Rafters and Fascia Boards.
 - a. Fascia boards to be one lumber size larger than rafters with 2-inch nominal thickness.
 - b. Barge rafters to be same size as fascia boards.

- c. Barge rafters and outriggers will be installed when roof sheathing is completely replaced. Outriggers to be no further apart than 32"

B. MATERIALS

1. Framing Lumber. Douglas Fir, #2 or better, surfaced four sides.
2. Sills. Foundation grade redwood or approved pressure treated fir
3. Plywood Sheathing. All plywood sheathing shall be Group I Species, of the sizes and thicknesses shown on the drawings.

C. LUMBER FASTENINGS

1. Minimum Requirements. Nailing and bolting of wood members shall conform to the minimum requirements of the California Building Code, and structural drawings.
2. Bolting. Exposed bolts shall be all square or hexagon head with matching nuts. All bolted connections shall be tightened before final acceptance or, in the case of bolted connections in concealed location, immediately before the area is sealed off.
3. Framing Anchors. Simpson Company, or approved equal, galvanized framing connectors and joist hangers as detailed, properly sized for the attached member.
4. Nails for interior trim and finish shall be finish nails. Nails for exterior work shall be hot-dip galvanized. All nails for redwood interior or exterior shall be hot-dip galvanized nails.

SECTION V

ROOFING

A. GENERAL

1. Surface preparation - REPLACE ALL DEFECTIVE FASCIA, EAVES, RAFTERS, RAFTERS TAILS. All rain caps, roof jacks, flashing or other metal parts shall be replaced and painted.
2. All roofs shall be stripped to their original sheathing. Damaged sheathing shall be replaced and loose sheathing shall be secured with additional nailing or backing as required. Wood shake roofs to be stripped and sheathed with 15/32" OSB or 1/2" CDX. Any exposed wood shall be CCX, plugged and sanded.
3. Contractor shall be responsible for all clean-up and removal of debris and surplus materials, and maintaining a clean job site.

B. METAL FLASHING

1. All exposed plywood roof sheathing to be protected by metal drip edge when installing a new roof.
 - a. Metal drip edge to have 2-inch minimum overlap at splices.
 - b. All corners of metal drip edge to be cut on top and bent around corner to form continuous protection.
 - c. All metal drip edge to be top-nailed only.
2. Valley Flashing. When installing roof coverings, all valleys shall have a metal "W" flashing.
3. Parapet Flashing. All new or re-roofing at parapets will be provided with corrosion resistant solid metal horizontal or metal step flashing to be laced in a professional manner and blind-nailed. All vertical ends of flashings will be installed beneath exterior wall coverings.

4. Counter Flashing. Where and when permitted, counter flashing shall be installed to form a watertight barrier.

C. ANTENNA REMOVAL

Antenna removal will be provided when the dwelling is being re-roofed.

D. BUILT-UP ROOF

All roofs shall be stripped to their original sheathing. Replace any damaged sheathing. Remove any protruding nails and re-nail to code. Install all new flashing as required and to code.

Material minimum - base sheets consisting of two layers of 15-pound felt spot or strip mopped or nailed, using not less than one nail per each 1-1/3-square-foot. Mineral aggregate surface with not less than 60 pounds of hot asphalt in which is embedded not less than 400 pounds of gravel per roofing square.

E. COMPOSITION SHINGLES

1. Composition shingles to be applied only to solidly sheathed roof.
2. Composition shingles shall not be applied on roof having less than a 4 on 12 pitch, unless double layer felt underlay is installed in accordance with manufacturer's installation recommendations and the City of Turlock requirements.
3. Composition shingles to have a minimum underlayment of 15-pound felt paper.
4. All valleys to have shingles laced in an approved manner with all underlayment of not less than 30 pound felt extending 18 inches from centerline each way or to have metal "W" flashing.

NOTES: For information on all types of roofing material, see California Residential Code Chapter 9. All installations shall conform to the manufacturer's written recommendations and specifications.

Owner shall have choice of standard color on all roofing materials.

SECTION VI

FINISH CARPENTRY

A. GENERAL

1. Work Furnished and Installed. Perform all work necessary for the construction of the project as indicated in a professional manner. Such work includes, but is not necessarily limited to:
 - a. Finish carpentry
 - b. Wood doors
 - c. Shelving
 - d. Millwork
 - e. Building specialties
 - f. Finish hardware
 - g. Furnishing of building specialties
2. Hammer, tool marks or marred surfaces and edges will not be acceptable on any exposed finished surfaces and as evidence of inferior workmanship, shall be cause for rejection of such work and will be replaced at no extra cost to home owner.
3. All end splices exposed in finished members shall be accurately and neatly square butted. Install members in as long lengths as possible.
4. All work shall be installed to details shown, plumb, level, true to line and securely anchored. Nails and screws shall be neatly set and all wood raised in the driving of nails and screws removed. Exterior corner joints shall be mitered. Interior corner joints may be coped. Casings at head of doors and windows shall be mitered. Where molded members adjoin other molding or plain sections, the molded members shall be carefully and accurately scribed to the other members. All exposed edges shall be

eased.

5. Secure all interior finish trim with finishing nails or screws as required, unless otherwise indicated. Set nails and screws for putty.
6. Finish Hardware. Install accurately and securely without marking or defacing hardware or finish work. Include the installation of pocket door frames, tracks and hangers for sliding doors. Test to assure correct alignment and operation. Items of finish hardware shall be fastened at all points where fasteners are indicated or required. Protect finish hardware with suitable coverings until completion of construction. Properly tag keys to deliver to owner at completion of construction. Leave all hardware in perfect order.
7. ALL WALL-MOUNTED ITEMS SHALL BE SECURELY FASTENED TO SOLID BACKING OR BLOCKING.

B. Materials

1. Exterior Plywood. Where shown, shall be of the species, type and face treatment as per California Building and Residential Code requirements. The plywood shall be manufactured with exterior glue.
2. Interior Plywood Paneling. Where shown, shall be of the species, type and face treatment as shown on drawings or as specified in Work Write-up, flame ratings shall be in accordance with California Building and Residential Code.
3. Rough Hardware. Furnish all items of rough hardware, connections to metal studs, bolts, etc., required to complete the work. Exterior bolts, nuts and washers shall be made of galvanized steel.
4. Exterior trim and case/molding trim: There shall be no loose or open knots or knotholes. Any and all splices shall be cut to a 45 degree end bevel and joined over backing
5. Interior trim and casing/molding shall be white pine or MDF, properly sealed. All corners to be mitered.

SECTION VII

WOOD DOORS AND WINDOWS

A. DOORS

1. Hanging of Doors. All doors shall be hung or installed in proper frames as scheduled and shall fit snug against all stops. Fit accurately and hang free from hinge bind with uniform clearance of 1/16-inch at heads and jambs. Sliding doors shall be hung and installed without binding and shall slide and operate smoothly under fingertip pressure. Finish hardware shall be removed for painting and reapplied after finishing is completed and dry or protected from paint by masking.
2. Interior doors shall be hollow core, 1-3/8 inch, and shall be the size indicated according to plans. Exterior doors shall be solid core, steel or fiberglass doors unless otherwise specified in work write-up. No exterior door shall be smaller than 32 inches in width with at least one measuring 36”.
3. Set wood door frames plumb and square. Jambs at nailing points, butts and lock strikes shall have solid backing, extending 12” above and below strike.
4. All doors shall be installed plumb, level, true to line and securely anchored. Nails and screws shall be neatly set and all wood raised in the driving of nails and screws removed. Exterior corner joints on door casings shall be mitered and interior corner joints to be coped. Casings at head of doors shall be mitered. Where molded members adjoin other molding or plain sections, the molded members shall be carefully and accurately scribe to the other members. All exposed edges shall be eased.
5. Exterior Frames shall be completely caulked and sealed around their perimeter, between frames and adjoining construction.
6. ALL EXTERIOR DOORS SHALL HAVE 1" DEAD BOLTS AS PART OF THE NORMAL INSTALLATION. All doors locks shall be keyed alike.
7. All exterior steel doors shall be provided with magnetic neoprene-type weather stripping securely fastened to sides and head jambs. Install to ensure no air leakage

around openings in exterior doors.

8. All exterior doors shall have an aluminum threshold with rubber attached to the drip cap at bottom edge of door.
9. All doors to be finished shall have edges finished to match exposed face.

B. WINDOWS

1. All windows shall be dual glazed, installed to current code, plumb, level, true to line and securely anchored. Exterior corner joints on window casing shall be mitered and interior corner joints to be coped. Casings at the head of windows shall be mitered. Where molded members adjoin other molding or plain sections, the molded members shall be carefully and accurately scribed to the other members. All exposed edges shall be eased.
2. Set wood window frames plumb and square. Jambs at nailing points shall have solid backing.
3. Weatherproofing will be provided for all window rough openings when new windows are installed. This shall consist of 15 pound felt wrapped around all framing members before the window is installed. Also an approved window flashing paper installed to City / code requirements.

SECTION VIII

CABINETS

- A. All walls shall be a minimum of 3/4-inch thick with the exception of the rear interior wall which can be 1/4 inch.
- B. Exposed exterior material shall be solid Oak and all doors to be quarter panel style and drawer facings will be flat with beveled edge finger pull (Owner to select color of stain or clear finish).
- D. COUNTER TOPS

1. MATERIALS

- a. High pressure laminated plastic with monolithic 4-inch splash with end cap will be the standard installation unless otherwise specified in work write-up.
- b. Standard ceramic tile with a full back splash and standard nosing shall be installed when tile is specified by Housing Program Services staff (owner to have choice of color of tile and grout).

2. Installation

- a. All corners in Formica installation shall be factory cut and mitered.
- b. All tile shall be professionally installed using standard construction practices and according to code.

SECTION IX

ELECTRICAL

A. MINIMUM REQUIREMENTS

The City of Turlock, Building Department has adopted the following requirements relative to single-family residences in addition to the current California Electric Code:

1. Not more than ten (10) outlets shall be permitted on any lighting circuit on No. 14 AWG wire.
2. Where the service conduit is extended to furnish a support for the service drop wires, only rigid conduit of not less than one and one-fourth (1 ¼") inch trade size may be used and shall not extend more than thirty (30) inches beyond the last support or roof.
3. Substandard service equipment shall be brought up to standard on any and all remodeling jobs or in any case where additional wiring is installed.
4. On the panel and switchboard all circuits shall be identified by means of permanent marker or other approved methods. A separate Arc fault breaker will be required for each bedroom circuit. GFCI outlets are required at all bathrooms, kitchen and any exterior outlets. Arc fault breaker/protection per Section 210.12(A) of the California Building Code and GFCI protection per Section 210.8(A) of the California Building Code.
5. Except with special permission of the Chief Building Officials, service entrance conductors shall not be less than No. 2 for one hundred (100) amperes and No. 4/0 for two hundred (200) amperes.
6. All temporary power pole services shall be at least fifty (50) ampere capacity with properly protected outlets.
7. Dishwashers and garbage disposal shall each be wired on an individual circuit with No. 12 wire with 20 amp receptacles.
8. All residential receptacle circuits shall be wired with No. 12 AWG conductors.

9. A maximum of eight receptacles and/or fixed outlets on each residential circuit shall be allowed.
10. Bell transformers shall not be installed in attics.
11. Electrical sub-panels may not be installed over any plumbing fixtures or in bathrooms or in clothes closets.
12. Roof mounted Dual pact heating and cooling system units installed on multi-family dwellings shall have a 125 volt, single-phase, 15 or 20 ampere rated receptacle outlet located on the same roof level within 75 feet of such equipment.
13. All new dwellings of over nine hundred (900) square feet in area shall have a minimum of one hundred (100) ampere service.
14. Service equipment shall be located on the outside of all dwellings. The outer end of the service raceway shall be terminated where it is accessible to the serving agency.
15. Where non-metallic sheathed cable is used all grounding on non-current carrying metal parts of fixed equipment shall be done by means of a grounding conductor running in the same cable with the circuit conductors.
16. Pre-wiring for telephone services and cable T.V. will be done when a complete re-wire is done.
17. In the case of a complete rewire, all bedroom circuits shall have arc-fault breakers installed to code.

SECTION X

PLUMBING

A. GENERAL

1. No plumbing fixtures, device or construction shall be installed which will provide a cross connection of any sort between a potable water supply intended for drinking and a polluted water supply, waste pipe or drainage.
2. Any drainage, plumbing system or building sewer or part thereof which is installed, altered or repaired, if covered or concealed before being inspected, tested and approved, shall be uncovered for inspection upon notice to uncover.
3. Venting systems to conform to Chapter 9 of the California Plumbing Code. Each vent pipe or stack shall extend- through its flashing and shall terminate vertically a minimum of 6 inches above roof and not less than 12 inches from any vertical surface and shall be painted to match shingle.
4. All water closets to be water conservation type, 1.28 gallon flush.
5. All gas appliances shall have proper gas flex, shut-off valve, and flue according to California Plumbing Code.
6. All exterior sewer cleanouts will be properly boxed as per Housing Program Services Division approval.
7. All exposed plumbing will be replaced with new plumbing, including faucets, sink, vanity or tub is replaced, removed or reinstalled.

B. SEWER LINE

Within practical alignment and at uniform slope of 1/4-inch per foot of fall from dwelling to property line, use approved ABS plastic sewer pipe.

Sewer line piping shall be laid on a firm bed throughout its entire length and backfilled with sand or fine earth. Any surplus dirt shall be removed from the property or spread as owner directs. An excess of settling within a 12-month period shall be refilled at Contractor's expense.

C. WATER LINE

1. A main shut off valve is required where line enters dwelling.
2. Installation of new water line from property line to dwelling; pipe may be galvanized or PVC Schedule 40.
3. Water line may be installed in same trench with sewer line if the following conditions are met:
 - a. The bottom of the water piping at all points shall be at least twelve (12) inches above the top of the sewer pipe.
 - b. The water piping shall rest on a solid shelf at one side of common trench.
 - c. A new 8 foot driven ground rod is installed for electrical grounding in addition to grounding of cold water line.
 - d. There shall be a minimum of 8 foot separation between sewer line and water line connection at the property line.

D. WATER HEATERS

1. A pressure temperature relief valve line is to be 3/4 inch steel or 3/4-inch copper pipe ran to the exterior per code.
2. Any water heater being relocated or replaced will be strapped to code.
3. Tank less water heaters are to be installed to code and the contractor will be responsible for the safe operation of the unit for a period of one year. It is highly recommended that a licensed plumbing contractor install all tank less units.

SECTION XI

PAINT SPECIFICATIONS

INTERIOR AND EXTERIOR

A. PAINT MATERIALS

1. All paint to be of high quality and standard color.
 - a. Prohibition of Lead Base Paint
 - (1) Effective January 1, 1972, the use of paint containing more than one percent lead by weight (calculated as lead metal) in the total nonvolatile content of liquid paints is prohibited on Housing and Urban Development (HUD) projects. Purchasers and tenants of HUD associated housing constructed prior to 1950 shall be informed that the property may contain lead base paint, notified of the potential and immediate hazards and symptoms of lead base paint poisoning, and advised of the precautions to be taken to avoid such poisoning. These homes will also be tested for lead base paint by a licensed company and a report will be part of the construction file. Owner will be given a copy upon request.
 - b. Treatment/Abatement
 - (1) Abatement is limited to projects which have defective paint. The abatement process is limited to the defective paint areas and does not include areas where paint is tight and sound. Areas of defective paint in units where a child under seven years of age either resides or may reside must be abated.
 - (2) Covering and sealing methods include adding an overlay of gypsum wallboard or a fiberglass cloth barrier to the wall surface. Covering or replacing trim surfaces is also permitted.
3. No paint, varnish or stain shall be reduced or applied in any way except as recommended by the manufacturer.

B. CONDITION AND PREPARATION OF INTERIOR SURFACES

1. Contractor shall examine all surfaces carefully, before beginning any of his work, shall see that all work of other trades has been left or installed in professional manner to receive paint or stain. All woodwork to receive paint or stain is to be thoroughly sanded and dusted clean; collected dust is to be removed before preliminary paint work is begun.
2. All existing sheetrock shall have nail indentation and holes filled. All damaged or missing portions shall have new sheetrock properly installed. All tape at joints that is loose or missing will require new tape and finish to have a uniform and professionally finished surface. All drywall joints are to be taped and finished in a professional manner, including texture.
3. Walls which have been previously painted shall be thoroughly sanded and cleaned of all foreign materials. Any surface painted over which has not been properly prepared, as per this section, shall be required to be cleaned and, over a properly prepared surface, as per this section, be repainted, at no additional cost to the owner.
4. Existing plaster walls and ceilings shall have all cracks and holes filled and have a uniform and professionally finished surface.
5. All electrical fixtures, cover plates, door hardware, knobs, drawer pulls, etc., to be removed or taped off. Any such items painted over to be replaced at Contractor's expense.
6. Mildew: Walls and ceiling surfaces with moisture or mildew conditions will not only be made free of those conditions and properly prepared for painting as per this section, but the source of the problem must be corrected.

C. DEFECTIVE WORK

Any defective work shall be the responsibility of the Contractor and shall be corrected at no additional cost to the owner.

D. EXTERIOR SURFACE PREPARATION

1. New Wood; The Contractor is to inspect all wood surfaces to be painted to see that all other trades have made proper and complete installation. All knots, pitch pockets or sappy portions to be shellacked or sealed with knot sealer. All exposed nails to be set. Fill all imperfections and sand smooth. All dust to be collected and removed from job.

All new wood is to receive a sealer coat before painting. A primer coat and two coats of paint will be sufficient.

2. Repainted Wood; By scraping, sanding or other method, remove all defective material such as peeling, blistered, or scaling paint. Fill all imperfections. A primer to be applied to all weathered or bare wood before any paint is applied.
3. Stucco or Block; By scraping, wire blushing, water blasting or other method, remove loose and all defective material. Before painting, Pressure wash the building to remove dust or other materials. Clear all cracks, chipped corners. etc., and fill with proper material. All unpainted surfaces must be sealed and primed prior to painting. .
3. Trim; Trim is to include all wood molding around doors, windows, and other openings, overhang (eaves), fascia, window shutters, window boxes or other exterior decorative adornment and to be prepared, primed and painted.

NOTE: Painting of trim includes all wooden window frames, cleaning of glass and freeing windows of all new and old paint. Before any primer sealer or paint is applied to any surface, the contractor must contact the Housing Rehabilitation Specialist for a pre-paint inspection.

E. METAL SURFACES - INTERIOR AND EXTERIOR

1. All surfaces will be sanded prior to applying primer and scraped to remove old scaling or chipped paint. Paint tarps or plastic shall be put down and any paint dust or chips disposed of properly.
2. All metal surfaces to have all foreign material completely removed, i.e., oil, rust, grease. Etc. All surfaces to be wiped down with paint remover or vinegar then primed and painted.
3. On a prepared surface. per 1 and 2 above, apply sufficient paint to insure complete coverage. Any indication of defective surface preparation will be cause for repeated preparation and repainting at no extra cost to owner.

F. WORKMANSHIP - INTERIOR AND EXTERIOR

1. Each coat of paint shall be applied at proper consistency as recommended by the manufacturer, free of brush marks, sags, runs (Including those existing by previous coats), etc., with no evidence of poor workmanship. Care shall be exercised to avoid

lapping of paint on glass or hardware. Paint sharply cut to lines. All exposed nails shall be set and holes filled.

2. Finish work is to be adequately covered with a uniform color and finish. The number of coats herein specified as being a minimum shall be one prime coat and one coat to produce a first class job. All unpainted wood to receive a prime coat before painting.

G. CLEANS INTERIOR AND EXTERIOR

Protective coverings or drop cloths to be used to protect floors, fixtures and equipment. Care exercised to prevent paint being splattered onto surfaces which are not to be painted. Surfaces from which such paint cannot satisfactorily be removed shall be painted, repainted or replaced as required be Housing Program Services staff to produce a satisfactory finish.

All debris related to or created by painting shall be removed from the job site and the job site left clean and ready for use. All windows are to be free of paint and operating properly.

All shrubs shall be protected in an approved manner or replaced by Contractor at no added cost to home owner.

SECTION XII

FLOOR COVERINGS

A. GENERAL

1. Unless otherwise specified, owner will select color and pattern on all floor coverings.
2. All carpet, pad and vinyl floor coverings are to meet or exceed F.H.A. requirements.
3. Underlayment [1/2-inch particle board] will be installed before all new linoleum installations.
4. Tile floors to be installed per local building code and should include tile baseboard unless otherwise stated.. Dura rock or hardi backer to be installed using screws on all raised wood floors. The Dura rock or hardi backer shall be installed in the same pattern as roof sheeting with staggered seams.

DO NOT commence installation until work of other trades within area has been substantially completed. Commencing installation implies acceptance of surfaces to be covered.

B. PREPARATION

1. Clean all floor area of all defective materials.
2. RESCREW ALL SUBFLOORS. All new subfloor installations will be screwed in accordance to California Building and Residential Code requirements.
3. All floors are to be clean, smooth and free of dirt, grease, oil and/or other construction films.
4. Fill all cracks, minor holes, crevices and depressions with crack fill as recommended by floor manufacturers.
5. Concrete floor shall be dry with a smooth, steel troweled finish.

C. INSTALLATION

1. Follow manufacturer's specifications and recommendations for all installations.

2. Adhesive. Spread adhesive uniformly and at coverage rate recommended by manufacturer. Use notched steel trowel or other devices as specified by manufacturer of adhesive and flooring. Apply adhesive only to the extent which can be covered with flooring within the recommended "tack" time of the adhesive.
3. All joints and seams to be tightly butted, straight and aligned square with room axis. Neatly trim materials abutting other work to form a true, clean joint. Where flooring edges are covered by other materials, make cuts sufficiently accurate so that edges are completely concealed. All points or seams to be sealed as recommended by manufacturer.

All joints and seams between carpeting and vinyl flooring shall have trim and proper tack strips.

4. Floors in kitchens, bathrooms, and service porches shall be of durable, waterproof, non-absorptive materials such as asphalt, vinyl, vinyl plastic or rubber.

I have received a copy of the June 11, 2024 Housing Program Services Division "A Guide to Rehabilitation Standards" and will comply with its contents in all work done through the City of Turlock Housing rehabilitation Program. I will include the cost of all said work in my bids. Failure to include such costs could make my bid invalid and removed from the Contractor List.

NAME OF FIRM _____

SIGNATURE OF CONTRACTOR _____

DATE _____



Date 06/23/25

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- A Remove and Replace receptacle at master bathroom sink with GFCI Receptacle. \$ 100.-
- A Replace broken light switch at main bathroom. \$ 50.-
- D Remove existing ceiling fan in bedroom#1 and install new LED Flush mount bedroom fixture. C Cattleya #CA1948-SFM \$ 150.-
- D Remove existing ceiling fan in bedroom#2 and install new LED Flush mount bedroom fixture. C Cattleya #CA1948-SFM \$ 150.-
- D Remove existing ceiling fan in master bedroom and install new LED Flush mount bedroom fixture. C Cattleya #CA1948-SFM \$ 150.-

ELECTRICAL TOTAL \$ 3200.-

CONSTRUCTION DOCUMENTS AND PLANS

- A Contractors will obtain ALL necessary papers for permit including plans, title 24 and other building department requirements. Building Permit fees not included. Building permit will be paid by the owner.

\$ 2000.-

TOTAL PROJECT AMOUNT

\$ 71,850.-



CITY PROJECT CONSTRUCTION AGREEMENT

City Contract No. <2026-037>

THIS AGREEMENT, made and entered into on August 12, 2025, between **City of Turlock** of 156 S. Broadway, Suite 140, Turlock, hereinafter referred to as "OWNER," and Zack's Handyman and Construction of 4740 Main Street, Denair holding California State Contractor's License No.# 863771 Classification B-General Building Contractor and hereinafter referred to as "CONTRACTOR."

In consideration of the following mutual covenants, and conditions, CONTRACTOR and OWNER agree as follows:

Section 1. Description of Work:

The scope of the work to be performed by CONTRACTOR on OWNER's property, located at 573 Birchwood Way, Turlock, shall be as specified in the Work Write-up, dated July 8, 2025, attached here to marked as Exhibit "A," incorporated herein by reference and hereinafter referred to as the "PROJECT," and any properly executed Change Orders made in conformance with Section 5 of this AGREEMENT. All work to be performed pursuant to this AGREEMENT shall be performed in strict conformance with and to the exact standards established in the CITY OF TURLOCK HOUSING AND PROGRAM SERVICES DIVISION REHABILITATION PROGRAM A *GUIDE TO REHABILITATION STANDARDS* Manual attached hereto marked as Exhibit "B" and incorporated herein by this reference as though set forth in full. No oral agreements relative to the work shall be binding on CONTRACTOR or OWNER.

Section 2. Time of Completion:

The CONTRACTOR shall begin work within **Ten (10)** calendar days of the OWNER's issuance of Order to Proceed, and shall complete the work within **Forty-Five (45)** calendar days after issuance of the Order to Proceed.

Section 3. CONTRACTOR's Responsibilities:

- a. The CONTRACTOR certifies as part of entering into this AGREEMENT that neither it or nor its principals nor any of its subcontractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from entering into this AGREEMENT by any federal agency or by any department, agency or political subdivision of the state.
- b. The CONTRACTOR shall supervise and direct the work, using its best skill and attention.
- c. The CONTRACTOR shall be responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the work under this AGREEMENT.
- d. The CONTRACTOR shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services necessary for the proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated into the work.
- e. The CONTRACTOR warrants that all materials and equipment incorporated into the work will be new unless otherwise specified, and that all work will be of good quality.
- f. The CONTRACTOR will pay all sales, consumer, use and similar taxes, and shall secure and pay governmental fees, licenses, and inspections necessary for the proper execution and completion of the work.
- g. The CONTRACTOR shall give all notices and comply with all laws, ordinances, rules, regulations, and lawful order of any public authority bearing on the performance of the work.
- h. The CONTRACTOR shall keep the premises free from accumulation of waste materials or rubbish caused by their operations. At the completion of the work, the CONTRACTOR shall remove all of the waste materials and rubbish from the work area as well as tools, construction equipment, machinery, and surplus materials.
- i. The CONTRACTOR shall guarantee to OWNER the work performed for a period specified by State law, in any event no less than one (1) year and in compliance with California Civil Code 896 thru Code 917, from the date of final acceptance of all work required by the AGREEMENT.
- j. The CONTRACTOR shall be solely responsible for providing safe conditions for the performance of the work and for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the work.
- k. The CONTRACTOR shall promptly remedy damage and loss to the property to the extent caused in whole or in part by the CONTRACTOR, or by anyone for whose acts it may be liable, except damage or loss attributable to acts or omissions of OWNER or anyone directly or indirectly employed by it, or by anyone for whose acts OWNER may be liable and not attributable to the fault or negligence of the CONTRACTOR.
- l. The CONTRACTOR shall furnish the OWNER with all manufacturers' and suppliers' written guarantees and warranties covering materials and equipment under this AG
- m. The CONTRACTOR will be responsible for all materials at the job site prior to, and during installation.

Section 4. OWNER's Responsibilities:

- a. The OWNER shall pay for the building permit(s) cost.
- b. The OWNER shall permit the CONTRACTOR to use, at no cost, existing utilities, such as light, heat, natural gas, power and water necessary to carrying out the completion of the work.
- c. The OWNER shall issue a written Order to Proceed within thirty (30) days from the date of this AGREEMENT.
- d. The OWNER will be entirely responsible for their property and any materials after installation.
- e. The OWNER shall not unreasonably interfere with CONTRACTOR in his execution of the work.
- f. The OWNER shall be familiar with the scope of the work and shall watch over the work in order to be satisfied that it is being carried out in all respects in accordance with the Work Write-up. Notwithstanding the preceding sentence, the CONTRACTOR shall be solely responsible for and have control over the work and shall be responsible to the OWNER for acts and omissions of the CONTRACTOR's employees, subcontractors and other persons or entities performing portion of the work for or on behalf of the CONTRACTOR.

Section 5. Work Change Orders:

The OWNER, without invalidating the Contract, may from time to time, order changes in the work to be performed under the Contract, consisting of additions, deletions or other revisions ("Change Order"). Such changes, including, without limitation, any increase or decrease in the Contract sum or Contract time shall be authorized only by written Change Order signed by the OWNER. No adjustment in the Contract time or Contract sum shall be permitted, however, in connection with a concealed or unknown condition that does not differ materially from those conditions disclosed or that reasonably should have been disclosed by the CONTRACTOR's prior inspections or inspections that the CONTRACTOR had the opportunity to make or should have performed in connection with the work. In the absence of an executed Change Order, no (1) course of conduct or dealings between the parties, nor (2) express or implied acceptance of alterations or additions to the work, nor (3) any claim that the OWNER has been unjustly enriched by any alterations or addition to the work (whether or not there is in fact any such unjust enrichment) shall be basis for any claim by the CONTRACTOR to increase the Contract sum or to change the Contract time. In the event the CONTRACTOR utilizes any components that reduce the Contract sum, or otherwise reduces the costs of materials necessary to complete the work, then the OWNER shall be entitled to such savings through a deductive Change Order.

Section 6. Public Works and Payment of Prevailing Wage:

- a. *Monitoring and Enforcement.* In accordance with the provisions of Sections 1725.5, 1771.1, 1771.3, and 1771.4 of the Labor Code, all work performed under the Contract is subject to compliance monitoring and enforcement by the Department of Industrial Relations ("DIR"). All work performed by CONTRACTOR or its

subcontractors under the Contract is subject to the requirements of Labor Code section 1720 et seq. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 of the Labor Code at the time the contract is awarded. CONTRACTOR and its subcontractors shall furnish the records specified in Section 1776 of the Labor Code directly to the Labor Commissioner, at least monthly, in the format prescribed by the Labor Commissioner.

- b. In accordance with the provisions of Section 1773.3 of the Labor Code, OWNER shall provide notice to DIR of the award of this Contract within thirty (30) working days of the award. The notice shall be transmitted electronically in a format specified by DIR and shall include the name of CONTRACTOR, any subcontractor listed on the successful bid, the bid and contract award dates, the contract amount, the estimated start and completion dates, Project location, and any additional information DIR specifies that aids in the administration and enforcement of Section 1720 et seq. of the Labor Code.
- c. *Wages & Hours of Employment:* In the performance of the work under the Contract, eight (8) hours shall be the maximum hours of labor on any calendar day, and the minimum wages of compensation of persons performing labor in the execution of this agreement shall be the current prevailing scale of wages determined by DIR for the community. CONTRACTOR shall forfeit as penalty Twenty-five and no/100ths Dollars (\$25.00) to be paid to OWNER for each worker employed in the execution of the Contract by CONTRACTOR or its subcontractor(s), for each calendar day during which any worker is required or permitted to labor more than eight (8) hours, in violation of provisions of Labor Code section 1810 et seq. CONTRACTOR shall post prevailing wage rates at the Project no later than the first day CONTRACTOR commences performance of the Services under the Contract.

Section 7. Agreed Payment to CONTRACTOR:

OWNER agrees to pay CONTRACTOR for the described work the total sum of Fifty-Three Thousand One Hundred Ninety-Five Dollars (\$53,195.00). Payment of this amount is subject to additions or deductions in accordance with Sections 11 and 5 hereof, and other documents to which this AGREEMENT is subject.

Section 8. Progress Payments:

- a. Payment for the work performed shall be per the Progress Payment Schedule below and shall be paid to the CONTRACTOR within twenty (20) days after the work has been approved as satisfactorily completed, and after the OWNER receives and authorizes payment for the CONTRACTOR's invoice.
- b. For the purposes of this AGREEMENT, "Approved as satisfactorily completed work" shall mean that the work described in Section 1, herein above, has been performed in strict accordance with and to the exact standards established by Exhibits A and B which have been incorporated herein and have been made a part hereof as though

set forth in full per Section 1, herein above, as well as any and all properly executed Change Orders made in conformance with Section 5, herein above, and any and all other legal requirements in reasonable judgment of the OWNER.

- c. If the performed work is not approved as satisfactorily completed work due to its failure to meet the standards established by Exhibits A and B referenced in Section 1 of this AGREEMENT, then such work shall be considered substandard and incomplete and no progress payment pursuant to the progress payment schedule established herein below shall be due.

d. Progress Payment Schedule

- (i) When 25% of the total work is approved as satisfactorily completed work, inspected and approved by City of Turlock Housing Program Service Division, and a detailed, itemized invoice is received, a progress payment of Eleven Thousand Nine Hundred Sixty-Eight and 88/100 Dollars (\$11,968.88) will be made to the CONTRACTOR.
- (ii) When 50% of the total work is approved as satisfactorily completed work, inspected and approved by City of Turlock Housing Program Service Division, and a detailed, itemized invoice is received, a progress payment of Eleven Thousand Nine Hundred Sixty-Eight and 88/100 Dollars (\$11,968.88) will be made to the CONTRACTOR.
- (iii) When 75% of the total work is approved as satisfactorily completed work, inspected and approved by City of Turlock Housing Program Service Division, and a detailed, itemized invoice is received, a progress payment of Eleven Thousand Nine Hundred Sixty-Eight and 88/100 Dollars (\$11,968.88) will be made to the CONTRACTOR.
- (iv) When 100% of the total work is approved as satisfactorily completed work, inspected and approved by City of Turlock Housing Program Service Division, and a detailed, itemized invoice is received a progress payment of Eleven Thousand Nine Hundred Sixty-Eight and 88/100 Dollars (\$11,968.88) will be made to the CONTRACTOR.

Section 9. Final Payment:

OWNER shall approve release of the final payment consisting of 10% of the contract amount ("Final Payment") only when all of the following have occurred:

- (i) the Scope of Work Write Up is approved as satisfactorily completed work, in accordance with this AGREEMENT,
- (ii) a certificate of occupancy for the Project has been issued;
- (iii) a final inspection has been approved by the City of Turlock Building Department;
- (iv) OWNER has cleared all items on the punch list;
- (v) CONTRACTOR has submitted a signed and recorded Notice of Completion;
- (vi) CONTRACTOR has provided to the OWNER recorded Unconditional Lien Releases from all subcontractors; and

(vii) CONTRACTOR has provided to the OWNER copies of all complete installation, operation and maintenance manuals for all equipment or materials used in the work and has assigned all warranties to the OWNER.

Section 10. Contractor's Obligation to Maintain Lien-Free Title.

If any claim of mechanic's lien or stop notice is filed or made against OWNER's property in connection with the work, the CONTRACTOR shall immediately pay and fully discharge the mechanic's lien or stop notice claim, or, in the alternative, may deliver to OWNER a release of lien or stop notice by surety bond in a legally sufficient form and amount to discharge the mechanic's lien or stop notice. If the CONTRACTOR fails to immediately provide the documentation, deposits, records of payment or surety bonds required by this Section, OWNER may (1) obtain any deposits or surety, or (2) make payments to claimants against the work, the CONTRACTOR, OWNER or OWNER's affiliates in good faith, as reasonably required to release the mechanic's lien or stop notice claim. OWNER may withhold the cost of obtaining such deposits or surety or of making such payments from any payment that would otherwise be due to the CONTRACTOR. Failure of OWNER to withhold any or part of any payment pursuant to this paragraph shall not be a waiver of any right of OWNER under this Contract. Withholding of any payment or part of any payment by OWNER pursuant to this paragraph shall not be a breach of this Contract.

Section 11. Delays and Extensions of Time:

- a. If the CONTRACTOR is delayed at any time in the progress of the work by any act or neglect of the OWNER, or by any separate contractor employed by the OWNER, or by changes ordered in the work, or by labor disputes, fire, unusual delay in transportation, unavoidable casualties, severe weather, inability to acquire materials due to shortages or supply chain issues, local, state or federal emergency restrictions, or any causes beyond the CONTRACTOR's control or due to pending arbitration, or by any other cause which is beyond the control of the CONTRACTOR, the time for completion shall be extended for such reasonable time as the OWNER shall determine if the OWNER determines that such delay is justified based on the circumstances. CONTRACTOR shall not be entitled to an extension of the time for performance pursuant to this section unless and until CONTRACTOR provides written notice to the OWNER of the cause for such delay.
- b. The time of completion may also be extended for the benefit of the OWNER if the OWNER determines that such extension is reasonable and necessary and will not cause a hardship on the CONTRACTOR.
- c. A request for a time extension for any of the reasons set forth above must be made in writing and submitted to the OWNER no later than ten (10) days after the occurrence or claimed occurrence of unavoidable delay.

Section 12. Liquidated Damages from CONTRACTOR

Should the CONTRACTOR fail to complete the work called for in the AGREEMENT within the time fixed in the AGREEMENT for such completion, due allowance being made for the contingencies provided for in Section 11, the CONTRACTOR shall become liable to the OWNER or the OWNER's tenant for all loss and damages which the OWNER or the OWNER's tenant may suffer on account thereof as a result of having gone beyond the time fixed by the AGREEMENT. Specifically, the amount shall be Two Hundred Dollars (\$200.00) per day per dwelling unit for each day the work remains uncompleted beyond the time for completion. CONTRACTOR expressly allows OWNER to deduct such amounts from the amount owed to the CONTRACTOR under this AGREEMENT.

Section 13. OWNER's Right to Terminate Agreement:

The OWNER may terminate this AGREEMENT by providing a written Termination Letter via U.S. first class mail and/or email to CONTRACTOR at the address listed in this AGREEMENT for any of the following reasons:

- a. CONTRACTOR's insolvency, bankruptcy or any conduct or condition which has resulted in a monetary loss to OWNER in connection with work, or which reasonably threatens any such loss.
- b. CONTRACTOR's abandonment of the job for a period of ten (10) days, or failure to commence the work in accordance with Order to Proceed by the OWNER.
- c. Failure on the CONTRACTOR's part to complete the work within the allotted time, due allowance made for any extension(s) made as set forth in Section 11 of this AGREEMENT.
- d. CONTRACTOR's failure to comply with the provisions of Section 15, Resolution of Disputes.
- e. CONTRACTOR's assignment without OWNER's prior written consent of this AGREEMENT or any interest in it.

In addition to the above causes for termination, the OWNER may, at any time, terminate the Contract for the OWNER's convenience and without cause. Upon receipt of written notice from the OWNER of such termination for the OWNER's convenience, the Contractor shall: (i) cease operations as directed by the OWNER in the notice; (ii) take actions necessary, or that the OWNER may direct, for the protection and preservation of the work; and (iii) except for work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders. In case of such termination for the OWNER's convenience, the CONTRACTOR shall be entitled to receive payment for work properly executed pursuant to the Contract prior to termination.

Section 14. CONTRACTOR's Right to Terminate Agreement:

The CONTRACTOR may terminate this AGREEMENT by providing a written Termination Letter via U.S. first class mail and/or email to OWNER at address listed in this AGREEMENT for any of the following reasons:

- a. OWNER's unreasonable and continued interference with the work.
- b. OWNER's refusal to allow CONTRACTOR or subcontractors or workers access to OWNER's property or building(s).
- c. OWNER's failure to issue an Order to Proceed to CONTRACTOR within thirty (30) days of the date of this AGREEMENT.
- d. OWNER's failure to comply with the provisions of Section 15, Resolution of Disputes.

Section 15. Resolution of Disputes:

- a. If any dispute arises relating to the quality or quantity of materials or workmanship or anything pertaining to the work, the OWNER and CONTRACTOR shall attempt to settle the dispute between themselves without litigation by following the below process:
- b. OWNER and CONTRACTOR shall first discuss said dispute with the City of Turlock Housing Program Services Division Manager within five (5) business days of the dispute.
- c. In the event that the dispute remains unresolved, then the OWNER and CONTRACTOR shall appeal such dispute to the City of Turlock Development Services Department Director within five (5) business days of the above-referenced discussion with the Housing Program Services Division Manager.
- d. If the dispute is not resolved at this level, the parties may appeal such to the Turlock City Manager within five (5) business days of the above-referenced discussion with the Development Services Department Director
- e. If the parties are unable to reach settlement through their appeal to the City Manager, then they are free to pursue all of their legal remedies as provided by California law.

Section 16. Settlement of Claims in the Event of Termination of Agreement:

In the event of termination of this AGREEMENT under the provisions of Section 13 or Section 14 of this AGREEMENT, it is hereby recognized by OWNER and CONTRACTOR that, under the particular circumstances, both OWNER and CONTRACTOR may have cause to make a claim against the other for services, money or damages. If the OWNER and CONTRACTOR cannot agree to a settlement of any such claim between themselves, then both OWNER and CONTRACTOR agree to follow the provision of Section 15, Resolution of Disputes reflected in this AGREEMENT.

Section 17. Indemnification:

CONTRACTOR shall defend indemnify and save harmless OWNER and each of their elected and appointed officers, employees, agents, successors and assigns of and from:

- a. Any and all claims, demands, causes of action, damages, costs, expenses, losses, or liabilities, in law or in equity, of every kind and nature whatsoever, arising out of or in any manner directly or indirectly connected with the work to be performed under this AGREEMENT, however caused, regardless of any negligence of OWNER or its officers, employees, agents, successors and assigns, be it active or passive, except for the sole negligence or willful misconduct of OWNER, or its officers, employees, agents, successors and assigns; and,
- b. Any and all penalties imposed on account of the violation of any law or regulation, compliance with which is the obligation of CONTRACTOR. CONTRACTOR shall exonerate, indemnify, pay and protect, defend (with attorneys approved by City of Turlock) and save City of Turlock, and the officers, employees and agents of City of Turlock, harmless from and against any claims (including, without limitation, third party claims for personal injury or real or personal property damage), actions, administrative proceedings (including informal proceedings), judgments, damages, punitive damages, penalties, fines, costs, taxes, assessments, liabilities (including sums paid in settlements of claims), interest or losses, consultant fees, and expert fees, together with all other costs and expenses of any kind or nature that arise directly or indirectly in connection with the presence, suspected presence, release or suspected release of any hazardous materials or substances in or into the air, soil, groundwater, surface water or improvements at, on, about, under or within the PROJECT property, or any portion thereof, or elsewhere in connection with the transportation of hazardous materials or substances to or from the property. Without limiting the generality of the foregoing, the indemnification provided by this Section 17 shall specifically cover costs, including capital, operating and maintenance costs, incurred in connection with any investigation, or monitoring of site conditions, any clean-up, containment, remedial, removal or restoration work required or performed by any federal, state or local governmental agency or political subdivision or performed by any nongovernmental entity or person because of the presence, suspected presence, release or suspected release of any hazardous materials or substances in or into the air, soil, groundwater, surface water, or improvements at, on, about, under, or within the PROJECT property, or any portion thereof, or elsewhere in connection with the transportation of hazardous materials or substances to or from the PROJECT property and any claims of third parties for loss or damage due to such hazardous materials or substances.
- c. To the fullest extent permitted by law (including, without limitation, California Civil Code sections 2782 and 2782.8), CONTRACTOR shall defend with legal counsel reasonably acceptable to City, indemnify and hold harmless City and City's elected and appointed officers, commissioners, directors, employees, agents and representatives ("City's Agents") from and against any and all claims, loss, cost, damage, injury (including, without limitation, injury to or death of an employee of CONTRACTOR or its subcontractors), expense and liability of every kind, nature and description that arise out of, pertain to, or relate to acts or omissions of CONTRACTOR, or any direct or indirect subcontractor, employee, contractor, representative or agent of Contractor, or anyone that Contractor controls (collectively "Liabilities"). Such obligations to defend, hold harmless, and indemnify City and City's Agents shall not apply to the extent that such Liabilities are caused in whole by the sole negligence, active negligence, or willful misconduct of City or City's

Agents, but shall apply to all other Liabilities. With respect to third party claims against the CONTRACTOR, the CONTRACTOR waives any and all rights of any type of express or implied indemnity against City and City's Agents

- d. The above provisions shall in no event be construed to require indemnification by CONTRACTOR or OWNER in excess of that permitted under the public policy and laws of the State of California.

Section 18 Insurance Policy:

- a. The CONTRACTOR is to provide written proof of insurance by issuing copies of certificate of all insurance within (5) days of the Agreement effective date to the OWNER.
- b. **Insurance Coverage.** During the Term, the CONTRACTOR shall maintain in full force and effect policies of insurance set forth herein, which shall be placed with insurers with a current A M Best's rating of no less than A VII and will provide OWNER with written proof of said insurance. CONTRACTOR shall maintain coverage as follows:
- c. **General Liability.** CONTRACTOR shall carry general liability insurance in the amount of Two Million Dollars (\$2,000,000.00) per occurrence for bodily injury, personal injury, and property damage. If commercial general liability insurance or another form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this Project or the general aggregate shall be Four Million Dollars (\$4,000,000.00).
- d. **Workers' Compensation Insurance and Employer's Liability.** CONTRACTOR shall carry workers' compensation insurance as required by the State of California under the Labor Code. CONTRACTOR shall also carry employer's liability insurance in the amount of One Million Dollars (\$1,000,000.00) per accident, with a One Million Dollars (\$1,000,000.00) policy limit for bodily injury by disease, and a One Million Dollars (\$1,000,000.00) limit for each employee's bodily injury by disease.
- e. **Commercial Automobile Liability.** CONTRACTOR shall carry commercial automobile liability insurance in the amount of One Million Dollars (\$2,000,000.00) or greater per occurrence for owned, leased, hired, and borrowed automobiles.
- f. **Umbrella or Excess Policy.** CONTRACTOR may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability and automobile Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the CONTRACTOR's primary and excess liability policies are exhausted.
- g. **Additional Insureds.** The OWNER shall be named as additional insureds on all policies of insurance required by this Agreement.

- h. **Waiver of Subrogation.** CONTRACTOR hereby agrees to waive subrogation which any insurer of CONTRACTOR may acquire from CONTRACTOR by virtue of the payment of any loss. The commercial general liability policy and workers' compensation policy shall be endorsed to contain a waiver of subrogation in favor of OWNER for all work performed by CONTRACTOR, its agents, employees, independent contractors, and subcontractors. CONTRACTOR agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation.

Section 19. General Provisions:

- a. When applicable, the CONTRACTOR agrees to perform the work required by this AGREEMENT and the OWNER agrees that neither it nor its employees, agents or representatives will unreasonably hinder the CONTRACTOR in performing the work.
- b. The parties to this AGREEMENT further state that, to the best of their knowledge, no member of the governing body of the City of Turlock and no employee of the City of Turlock, who exercises any functions or responsibilities in connection with the carrying out of the project to which this AGREEMENT pertains, has any personal interest, direct or indirect, in this AGREEMENT.
- c. The CONTRACTOR shall present the property in a usable and safe condition at the end of each work day.
- d. The CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, age, disability, marital status, veteran status, sexual orientation, genetic information or any other protected characteristic under applicable law. The CONTRACTOR will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, national origin, age, disability, marital status, veteran status, sexual orientation, genetic information or any other protected characteristic under applicable law.
- e. The CONTRACTOR shall not load or permit any part of the structure to be loaded with a weight during the period of construction which will endanger the safety of persons or property.
- f. OWNER and CONTRACTOR agree to abide by applicable City of Turlock Housing Program Services Division guidelines and procedures.
- g. OWNER and CONTRACTOR acknowledge that the recording of false, fictitious or fraudulent statements or entries on any document provided to City may be punishable as a felony under federal status, including 18 U.S.C Chapter 47.
- h. The parties to this AGREEMENT further acknowledge that the Federal Government is not a party to this AGREEMENT and is not subject to any obligations or liabilities to the non-Federal entity, Contractor, or any other party pertaining to any matter resulting from this contract.
- i. This Contract may be executed in any number of counterparts, each of which, when so executed and delivered, shall be deemed an original, and all of which together shall constitute one and the same instrument. This Contract shall become effective when the Parties have duly executed and delivered signature pages of this Contract to each other. Delivery of this Contract may be effectuated by hand delivery, mail, overnight courier or electronic communication (including by PDF sent by electronic

mail, facsimile or similar means of electronic communication). Any signatures (including electronic signatures) delivered by electronic communication shall have the same legal effect as physically delivered original signatures.

Section 20 Additional Requirements

- a. The CONTRACTOR shall comply with all applicable federal, State and local laws and regulations, including, but not limited to:
- b. Compliance with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR chapter 60). (All construction contracts awarded in excess of \$10,000 by grantees and their contractors or subgrantees)
- c. Compliance with the Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR part 3). (All contracts and subgrants for construction or repair)
- d. Compliance with the Davis-Bacon Act (40 U.S.C. 276a to 276a-7) as supplemented by Department of Labor regulations (29 CFR part 5). (Construction contracts in excess of \$2,000 awarded by grantees and subgrantees when required by Federal grant program legislation)
- e. Compliance with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327A 330) as supplemented by Department of Labor regulations (29 CFR part 5). (Construction contracts awarded by grantees and subgrantees in excess of \$2000, and in excess of \$100,000 for other contracts which involve the employment of mechanics or laborers)
- f. CONTRACTOR shall provide access to the Federal grantor agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the Contractor which are directly pertinent to this AGREEMENT for the purpose of making audit, examination, excerpts, and transcriptions.
- g. Retention of all required records for three years after grantees or subgrantees make final payments and all other pending matters are closed.
- h. Compliance with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857 (h)), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15).
- i. The CONTRACTOR agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as Amended, 33 U.S.C Section 1251 et, seq, (Contracts, subcontracts, and subgrants of amounts in excess of \$150,000).
- j. Compliance with Rights to inventions made by Nonprofit Organizations and Small Business Firms under government grants, contracts agreements as per [37 CFR Part 401].
- k. Contracts in excess of \$100,000 must include certification from CONTRACTOR that they will not and have not used CCFP (Federal appropriate) funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an

employee of a member of Congress in connection with this AGREEMENT pursuant to Title 31 United State Code §1352. (Bryd Anti-Lobbying Amendment).

- l. Compliance with the section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. (All construction contracts awarded in excess of \$10,000 by grantees and their contractors or subgrantees)
- m. Compliance with Federal Law, Regulations, and Executive Orders. This is an acknowledgement that this contract is funded entirely or in part by federal funds. The Contractor will comply with all applicable federal law, regulations, executive orders, Federal Emergency Management Agency, and Department of Housing and Urban Development policies, procedures, and directives, including, but not limited to.
- n. Compliance by the CONTRACTOR and/or OWNER to meet the Violence Against Women (VAWA) requirements: [24CFR9.359] and [24CFR92.504 (c)(4)(ii)].
- o. Compliance by the CONTRACTOR and/or OWNER to meet the Minority Business Enterprise (MBE) / Women's Business Enterprise (WBE) as per Executive order 11625 and 12432 and Executive order 12138.
- p. Compliance by the CONTRACTOR and/or OWNER with the confirmation of Data Universal Numbering Systems (DUNS) number is accurate and is registered on Sams.gov.

THIS AGREEMENT IS APPROVED AND ACCEPTED AS OF THIS AUGUST 12, 2025.

PROFESSIONAL

By: _____

Print Name: _____

Title: _____

Date _____

By: Zack's Handyman & Construction
4740 Main Street
Denair, CA 95316
(209) 634-4477

Duns# _____
Sams# YFTMXC31DL89
Contractor License # 863771

CITY

**City of Turlock, a California
municipal corporation**

By: _____

Susan E. Borrego, Interim City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____

Adrienne Werner, Development Services
Director

APPROVED AS TO FORM:

By: _____

George A. Petrulakis, City Attorney

ATTEST:

By: _____

Nichole Fiez, City Clerk



NOTICE TO OWNER

Under the Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier or other persons who helps to improve your property and is not paid for his labor, services or materials, has the right to enforce his claim against your property.

Under the law, you may protect yourself against such claims by filing, before commencing such work or improvement an original AGREEMENT for the work of improvement or a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that the contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the AGREEMENT price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract.

NOTICE OF RIGHT OF RESCISSION

You have entered into a transaction on August 12, 2025 which could result in a lien or other security interest on your home. You have a legal right under federal law to cancel the transaction, if you desire to do so, without any penalty or obligation within three (3) business days from the above date. If you decide to cancel this transaction, you may do so by notifying the CONTRACTOR whose name and address appear within this document by mail or telegram sent no later than midnight of August 15, 2025.

I (we) acknowledge receipt of two copies of this Notice.

Date: _____

Nathan Zackery Perkins

ORDER TO PROCEED

DATE: August 12, 2025

CONTRACTOR'S NAME: Nathan Zackery Perkins of Zack's Handyman & Construction

ADDRESS: 4740 Main Street, Denair, CA 95316

In connection with AGREEMENT dated August 12, 2025, for rehabilitation work at 573 Birchwood Way, Turlock, CA 95380, and your commencement date is August 13, 2025, and you must start work within 10 calendar days.

Project is due for final on or before October 7, 2025.

By: _____
Susan E. Borrego, Interim City Manager

Copies

1. Owner
2. Contractor
3. Rehab Spec.
4. File



Date 06/23/25

Page 1 of 5

WORK WRITE UP/BID SHEET
573 Birchwood Way, Turlock Ca. 95380

REHABILITATION SPECIALIST I: Mario Quiroga, cell (209) 913-0951

DATE DUE:	<u>7/8/25</u>
BEFORE:	<u>10am</u>

RETURN TO: CITY OF TURLOCK, HOUSING PROGRAM SERVICES DIVISION
 156 S. BROADWAY, TURLOCK, CA 95380

Construction Company: <u>Zack's Handyman & Construction</u>	Address: <u>4740 Main St, Denair CA 95316</u>
Contractor: <u>Nathan Zackery Perkins</u>	Phone #: <u>209-634-4477</u>
License #: <u>863771</u>	

- Bids shall be based upon the Work Write-Up specifications as they are written.
- Work Write-Up specifications govern over plans, sketches, Pest Control Report or any oral agreement.
- Questions regarding this Work Write-Up should be referred to the above name Rehabilitation Specialist.
- The cost of the Building Permit shall be included in the bid price.
- Only those lines checked are to be included in the scope of work / price of work.

- A. Mandatory Repair Items
 B. Potential Hazard Items
 C. Neighborhood Upgrade Items
 D. General Property Improvement
 E. Energy Saving Items

Number of days to complete. 45 Days
 Year the house was built 1984

House is approx. 1100 sq. ft. 3 bed/2 bath single story

BID SUMMARY

1. EXTERIOR -----	\$	16,800.00
2. INTERIOR -----	\$	8,770.00
3. MECHANICAL -----	\$	24,600.00
4. PLUMBING -----	\$	1,250.00
5. ELECTRICAL -----	\$	1,425.00
6. CONSTRUCTION DOCS/PLANS -----	\$	350.00

TOTAL COST ESTIMATE ----- \$ 53,195

Any deviation from this bid in cost, materials, labor or scheduling shall be documented with a Change Order in accordance with the provisions in the owner/contractor agreement. Bids are required to remain valid for a minimum of 90 days. **CONTRACTOR WILL VERIFY ALL MEASUREMENTS.**

OWNER SIGNATURE_____
DATE_____
CONTRACTOR SIGNATURE_____
DATE

**EXTERIOR**

- X Remove and Replace Exterior front door, frame, and Hardware. Front door to be fiberglass 36"x80" Left hand/Inswing. Sand, prime, and paint to match existing color. New hardware to include smart dead bolt and smart locking handle. All hardware to have brushed nickel finish.

\$ 1050.00

- X Pressure wash exterior, prepare, prime, and paint all fascia, trim, eaves, front/rear awnings, Gutters, and garage door. Replace gutter sealants needed.
One coat primer and Two coats of paint. Paints to match existing.
Approximately 180' of fascia/180' of gutter

\$ 4650.00

- X Demo and replace 10'x16'x4" concrete pad at rear awning that was damaged due to tree roots.

\$ 1750.00

- X Replace 4"x4"x8' post, trim, 4"x8"x10' header, and steel bracket at front porch awning due to dry rot. Must repair stucco and paint if damaged.

\$ 675.00

- X Replace header, 3 posts, trim, and steel brackets at rear patio due to dry rot.
Header is 4"x8"x18' and post to be 4"x4"x8'

\$ 850.00

- X Remove palm tree at back yard. Price to include stump and root removal.
Tree is growing against the house. Roots could potentially cause future issues to Foundation

\$ 1050.00

- X Trim large tree at back yard. Tree hangs over property lines and roof.
Tree creates debris for neighbors and possible fire hazard.

\$ 475.00

- X Demo unpermitted storage unit and electrical. (11'x12')
Dispose of all materials

\$ 750.00



Date 06/23/25

Page 3 of 5

X Remove and replace approximately 93' of 6' picket fence.

Fence to be constructed with steel fence posts and 2"x4" pressure treated stringers. Pickets and grass board to be redwood or cedar. Pickets to be minimum of 9/16" thick, 7 1/2" wide and 5' tall. Grass board shall be a min 9/16" thick and 11 1/2" wide, length will vary. Bid to include new 36" gate, hardware, and posts both sides of the gate.

\$ 5,200.00

X Clean up and dispose of all existing trash and materials in back yard.

Existing tree branches, wood, bricks, rocks, metal roofing panels, car oil filters, Pipe, and tetherball pole. Property to be clean.

\$ 350.00

TOTAL \$ 16,800.00

INTERIOR

X Remove and replace silicone at showers and sinks in master and main bathrooms.

Two showers and two sinks.

\$ 400.00

X Adjust all closet doors and install new hardware with floor guide. All closet doors

to properly open and close smoothly. (6 doors)

\$ 600.00

X Touch up varnish on all cabinets. Kitchen and bathrooms. Approx. 24lf of base cabinets

and 18 lf of upper cabinets.

\$ 1850.00

X Existing can lights need to be set back in place and caulked.

30 can lights and 1 bedroom light.

\$ 275.00

X Remove and replace kitchen window blind. Blind to match others.

34"x36"

\$ 250.00



D

X Complete house cleaning. Done by house cleaning company.

Must clean everything. Ceilings, walls, carpets, cabinets, kitchen, and bathrooms.

\$ 1520.00

D

X Install drywall in the garage at ceiling and garage door wall. Approximately 550 sq. ft. of new ½" sheetrock, tape and texture whole garage. Prime and paint. Install attic access in ceiling with pull ladder. Louisville#AH2240MG

\$ 3750.00

D

X Replace broken handle at sliding glass door.

\$ 125.00

TOTAL \$ 8770.00**MECHANICAL**

E

X Remove existing HVAC and Install a new 42,000 btu 14 Seer Package unit HVAC roof top system. The tonnage of the new unit to comply with the square footage demand. Install all new electrical, gas lines, shut offs, new curb/stand to code. Include Duct Testing Report. HVAC engineering as required for green code. Include new Register Covers, Thermostat, service disconnect, and all requirements by The City of Turlock Building Department and Mechanical code. Bid to include crane cost.

\$ 23,500.00

Main Bathroom

A

X Install new exhaust fan and venting must be minimum 120 cfm. Roof or exterior wall penetrations to be inspected.

\$ 550.00

Master Bathroom

A

X Install new exhaust fan and venting must be minimum 120 cfm. Roof or exterior wall penetrations to be inspected.

\$ 550.00

TOTAL \$ 24,600.00**PLUMBING**

E

X Remove existing water heater and Install New Natural Gas 38,000 btu 40 gal water heater. Water heater to have new drip pan, drip line, properly secured, and vented. (Rheem#XG40T06EC36UI)

\$ 1250.00



Date 06/23/25

Page 5 of 5

TOTAL \$ 1250.00

ELECTRICAL

A X Install new smoke and Carbon Monoxide detectors to code.
Smokes to be wireless interconnected. 4 smokes/1 carbon
\$ 400.00

B X Remove and Replace receptacles at master bathroom sink with GFCI.
\$ 95.00

A X Remove and Replace receptacles at Kitchen counter with GFCI. (qty.4)
\$ 300.00

B X Install lighted address sign, transformer, and low voltage wiring.
\$ 225.00

B X Replace exterior light fixtures. One at front door and two at the rear of the house.
Fixtures to be LED. Globe Electric #44314
\$ 405.00

TOTAL \$ 1425.00

CONSTRUCTION DOCUMENTS/PLANS

A Contractors required to obtain ALL necessary plans, permits, and paperwork. Include title 24, City of Turlock, and local Utility Building department requirements.
City of Turlock building permit cost not included
\$ 350.00

TOTAL PROJECTAMOUNT \$ 53,195

A GUIDE TO REHABILITATION STANDARDS



HOUSING PROGRAM SERVICES DIVISION
Adopted June 11, 2024

PREFACE

"A GUIDE TO REHABILITATION STANDARDS" has been developed to serve as an explanation of methods and materials to be used in the rehabilitation of residential dwellings. The guide is based on the combined criteria of various sources; the state, national and California building codes, and the ordinances, regulations and other requirements, all as adopted by the City of Turlock, including the specifications and standards developed by the various manufacturers and trade organizations in the industry. This guide may also be referred to as "standard specifications."

It is intended to maintain this guide current, by amending it periodically. Every attempt will be made to notify the participants in the Program of any future changes made herein. However, the City of Turlock reserves the right to make revisions, without guarantee of timely notification.

In the event there are issues of doubt or disagreement on materials or methods in rehabilitation, the Rehabilitation Specialist with the support of the applicable City Department and Division will rely on this guide and/or other applicable codes adopted by the City, including the standards of the construction industry. The decision of the City will be final.

Any exemptions from the requirements of these standards shall require prior approval from the Housing Program Services staff, only when it is clearly evident that the materials and methods to be used meet the minimum requirements of the applicable codes.

All work performed under these standards shall meet or exceed the following codes, standards, and ordinances, as adopted by the City of Turlock:

Current California Building Code and Residential Code

Current California Plumbing Code

Current California Mechanical Code

Current California Electrical Code

Current International Property Maintenance Code

Current California State Title 19 and Title 25

Current City of Turlock Zoning Ordinance

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SECTION I

GENERAL

A. PERMITS REQUIRED

1. BUILDING, PLUMBING, MECHANICAL. ELECTRICAL, DEMOLITION, PUBLIC WORKS, and other permit(s), when applicable, are required for all construction as stated by the applicable Codes and the City of Turlock.

B. REQUIRED INSPECTIONS

NOTE: All inspections shall be requested (phoned-in) 24 hours prior to the inspection.

1. Building Code Inspections - All inspections as required by the City of Turlock Building Department, must be requested from the Building Department at 668-5560 ext. 2223.
2. Pre-payment Inspection - to be done prior to the issuance of any partial progress payment. Approval is required by the Rehabilitation Specialist and the property owner.
3. Pre-final Inspection - to be done when the building is near completion for the purpose of preparing and providing a correction list (punch list) for the contractor.
4. Final job inspection - to be made after building is completed and ready for occupancy.

NOTE: ALL WORK DONE WITHOUT THE REQUIRED INSPECTION WILL AUTOMATICALLY BE SUBJECT TO EXTREME SCRUTINY AND POSSIBLE NON-ACCEPTANCE BY THE CITY AND OWNER.

C. STANDARDS OF WORKMANSHIP AND MATERIALS

1. Workmanship Standards - All work shall be performed to the standards required by the City of Turlock. The commonly accepted standards set by the "industry" and "trades" are to be used only as a basis for establishing the minimum standards to be utilized and enforced by the City.

2. Material Standards - All material shall be new, recently purchased, and in excellent condition. The material specified shall be the material used, and the brand specified shall be the brand used unless "or equal" is specified. The contractor shall obtain approval for "equals" from the City of Turlock **prior to purchasing and installing the material.**

D. GENERAL

1. Scope of Work (Description of Work/Work Write-up) - shall provide the following:
 - a. "Line Item" - brief (usually one or two lines) item description including all of the following:

*Item Description (Short Title)

*Brand and Model (When Appliances, fixtures, windows & paint)

A line item may require additional detailed description that should be included in the Item Description. When the description in the guide is not adequate or present, or also when the nature of the line item is such that a special description (standard and/or specification) is necessary.

2. Terminology (Definitions) - When used in the "Scope of Work", the following definitions shall apply:

Install - The item referred to shall be installed complete, properly in place and secure, including all necessary components, hardware, trim, fittings and material leaving ready for use, and fully operable. All materials shall be new. **The installation shall include all necessary and required modification and repair of existing surrounding materials in order to accommodate the installation.**

Replace - The existing item referred to shall be removed prior to installation of the new item complete, including all as described under Install (See above, this Item).

Repair - The existing item referred to shall be repaired, replacing any/all components, leaving the item complete, including all as described under Install (See above, this Item).

3. Standard Installations - shall always include all as described in each group below:
 - b. Bathroom resurfacing shall utilize approved moisture resistant green sheetrock

installed at all backing and all surface locations.

4. Fences

a. Installation

All fences to be installed as per work write-up. Variations accepted only with prior approval by Rehabilitation Specialist.

b. Materials

(1) Pickets and grass boards to be #2 cedar or selected redwood.

(2) Stringers and gate bracing to be pressure treated lumber or redwood. **No Doug Fir** is to be used.

(3) Posts to be redwood or treated wood.

5. Daily Cleanup

All contractors will be required to keep the entire job site clean and free of all debris caused by construction of the dwelling **on a daily basis**.

6. Permits, Blueprints, etc.

Contractors will be required to keep and post at the job site at all times all permits blueprints and work write-ups pertaining to that job.

7. Subcontractor's Licenses

All contractors must make sure that all subcontractors are properly licensed, including City business license. The Housing Division will require contractors to show proof of such licenses.

8. Warranty

All work shall be warranted against defects in material and workmanship for a period of one year, except for roof which will be warranted for a **period of two years**, from the date of final inspection. The warranty shall specifically provide that all defects in material and workmanship appearing during the warranty period, as determined by Housing Program Services staff in case of conflict between

Contractor and the home owner, will be remedied to the satisfaction of the Housing Program Services staff at no additional cost to the owner.

9. Changes and Change Orders

- a. No "changes" in the Work Write-Up will be made, nor will be recognized, nor will any payment be made to the Contractor regarding such changes, unless said "changes" appear in writing on an official City of Turlock work change order form with the owner's approval/acceptance signature(s).
- b. No "changes" will be made without the appropriate City staff approval regardless of whose monies are used (public monies or owner's personal funds).

10. Miscellaneous House Connections

Unless otherwise indicated on the drawings or work write-up, all water, gas or sewer lines, lighting, power or telephone conduit or wires, house connections in place, and other surface or subsurface structure or lines, shall be maintained by the Contractor and shall not be disturbed, disconnected or damaged by him during progress of the work; provided that, should the Contractor, in the performance of the work disturb, disconnect or damage any of the above, all expenses of whatever nature arising from such disturbance or in replacing or repair thereof shall be borne by the Contractor.

SECTION II

EXCAVATION AND GRADES

- A. Normal Soil Condition - Employ all standard and accepted practices of the industry in compliance with all requirements of the City of Turlock.
- B. Unusual Soil Condition (i.e., fill, high water table, poor compaction, etc.) - Special conditions may require major excavation, material importing/backfilling, and soil compaction testing approved by the City of Turlock's Building Official before concrete can be poured. Should these conditions exist, it will be the owner responsibility to pay for the additional work required.
- C. All Soil Conditions and Locations - All areas of soil disturbance, areas of imported material and areas of cuts shall be properly graded and prepared for the intended use at the location. All surfaces shall be graded to slope a minimum of 2 percent away from all buildings towards a public street or alley.
- D. Preparation for Placement of Concrete - All sod or other debris to be removed to clean earth and a minimum of 4 inches of clean fine earth or sand to be placed as a base for all slab work. Base shall be compacted and watered down prior to pouring any concrete. Provide 4 inches clean rock, 6 mil vapor barrier, 1/2-inch minimum sand and 3-1/2-inch minimum slab as per work write-up.
- E. All surplus soil shall be removed from property or spread on property as Owner directs, depending on the quantity of excess.

SECTION III

CONCRETE

CONCRETE

A. GENERAL

1. Sub-grade to be fully compacted and wet.
2. Concrete to be finished monolithically (One pour). All edges to be rounded.
3. Concrete driveways shall be a full 4 inches thick; walkways and other slabs may be a minimum of 3-1/2 inches thick using a 5 sack minimum mix.
4. Steel Reinforcing: Two 1/2-inch steel reinforcing bars to be placed in footing as per Building Code. No part of the steel to be in contact with earth and all steel to be imbedded a minimum of 2 inches from bottom of concrete. All laps of reinforcing to be a minimum of 48".
5. Expansion joints to be placed a maximum of 5 feet apart on all walkways and 15' on all driveways. All joints must be visible and finished with edges as #2 above.
6. Driveways, walkways to be steel troweled and then soft-brushed or broom finished to a non-slip surface.
7. Flashing: Any concrete poured adjacent to wood shall have a metal flashing placed between wood and concrete. (Min. 26 GA Galvanized)
8. All steel and wood stakes and form lumber to be removed from job site and back filled.
9. All defective concrete shall be removed and replaced at no additional expense to owner (i.e., lacks drainage, incorrectly formed, not plumb and level, containing wood or foreign matter, poor workmanship, or otherwise not in accordance with the intent of drawings and specifications of the California Building Code).

B. CONCRETE STEPS, RAILING AND LANDINGS

1. All steps shall be provided with footings below natural grade.
2. Step rise and tread to comply with California Residential Code Section R311.7. Steps shall not exceed the smallest by more than 3/8-inch. Rise shall not be less than 4 inches nor more than 7 ¾ inches; the tread shall not be less than 10".
3. Railing
 - a. All concrete steps over three rises shall include a metal ornamental railing located on lock side of door or both sides of steps. Railings shall be 34 inches to 38 inches above nose of thread.
 - b. Open porches shall be equipped with railings according to Section R507.10 and R312 of the California Residential Code, where such porches may create a hazard 30 inches and above grade).

C. CONCRETE WALKWAYS

1. Walkways to be minimum 3 feet wide and 3-1/2 inches thick.

SECTION IV

CARPENTRY

A. GENERAL CONSTRUCTION AND WORKMANSHIP

1. Standard framing details shall apply where appropriate. The drawings may contain details of framing not commonly accepted as standard practice. This in no way relieves the Contractor of the responsibility to provide a substantial, well-constructed building.

Install all wood framing as per plans and details shown. All new wood framing shall match existing wood framing to assure that both framing systems are plumb, level, true to line and securely anchored and fastened.

2. Furring, blocking and backing shall be furnished and installed where required for receiving wallboard, formation or architectural features, concealment of pipes, conduits, ducts, grab bars, building specialties (such as blocking for curtain rods) and other fixtures. Contractor shall consult with the trades concerned and set furring and blocking they require.
3. Plywood Sheathing. Install sheathing with long dimension perpendicular to (across) supports, rafters or joists. Install all wall sheathing as per California Building Code.
4. Roof Overhangs. Plywood sheathing shall have solid bearing under all edges. Outriggers shall be installed on all gable ends when new sheathing is applied. Outriggers will be spaced so that they bear under the exposed edges of the roof sheathing.
5. Roof Sheathing. 1/2-inch CDX plywood or 15/32-inch OSB unless otherwise noted in work write-up. All exposed sheathing shall be CCX plugged and sanded on the side exposed to weather.
6. Barge Rafters and Fascia Boards.
 - a. Fascia boards to be one lumber size larger than rafters with 2-inch nominal thickness.
 - b. Barge rafters to be same size as fascia boards.

- c. Barge rafters and outriggers will be installed when roof sheathing is completely replaced. Outriggers to be no further apart than 32"

B. MATERIALS

1. Framing Lumber. Douglas Fir, #2 or better, surfaced four sides.
2. Sills. Foundation grade redwood or approved pressure treated fir
3. Plywood Sheathing. All plywood sheathing shall be Group I Species, of the sizes and thicknesses shown on the drawings.

C. LUMBER FASTENINGS

1. Minimum Requirements. Nailing and bolting of wood members shall conform to the minimum requirements of the California Building Code, and structural drawings.
2. Bolting. Exposed bolts shall be all square or hexagon head with matching nuts. All bolted connections shall be tightened before final acceptance or, in the case of bolted connections in concealed location, immediately before the area is sealed off.
3. Framing Anchors. Simpson Company, or approved equal, galvanized framing connectors and joist hangers as detailed, properly sized for the attached member.
4. Nails for interior trim and finish shall be finish nails. Nails for exterior work shall be hot-dip galvanized. All nails for redwood interior or exterior shall be hot-dip galvanized nails.

SECTION V

ROOFING

A. GENERAL

1. Surface preparation - REPLACE ALL DEFECTIVE FASCIA, EAVES, RAFTERS, RAFTERS TAILS. All rain caps, roof jacks, flashing or other metal parts shall be replaced and painted.
2. All roofs shall be stripped to their original sheathing. Damaged sheathing shall be replaced and loose sheathing shall be secured with additional nailing or backing as required. Wood shake roofs to be stripped and sheathed with 15/32" OSB or 1/2" CDX. Any exposed wood shall be CCX, plugged and sanded.
3. Contractor shall be responsible for all clean-up and removal of debris and surplus materials, and maintaining a clean job site.

B. METAL FLASHING

1. All exposed plywood roof sheathing to be protected by metal drip edge when installing a new roof.
 - a. Metal drip edge to have 2-inch minimum overlap at splices.
 - b. All corners of metal drip edge to be cut on top and bent around corner to form continuous protection.
 - c. All metal drip edge to be top-nailed only.
2. Valley Flashing. When installing roof coverings, all valleys shall have a metal "W" flashing.
3. Parapet Flashing. All new or re-roofing at parapets will be provided with corrosion resistant solid metal horizontal or metal step flashing to be laced in a professional manner and blind-nailed. All vertical ends of flashings will be installed beneath exterior wall coverings.

4. Counter Flashing. Where and when permitted, counter flashing shall be installed to form a watertight barrier.

C. ANTENNA REMOVAL

Antenna removal will be provided when the dwelling is being re-roofed.

D. BUILT-UP ROOF

All roofs shall be stripped to their original sheathing. Replace any damaged sheathing. Remove any protruding nails and re-nail to code. Install all new flashing as required and to code.

Material minimum - base sheets consisting of two layers of 15-pound felt spot or strip mopped or nailed, using not less than one nail per each 1-1/3-square-foot. Mineral aggregate surface with not less than 60 pounds of hot asphalt in which is embedded not less than 400 pounds of gravel per roofing square.

E. COMPOSITION SHINGLES

1. Composition shingles to be applied only to solidly sheathed roof.
2. Composition shingles shall not be applied on roof having less than a 4 on 12 pitch, unless double layer felt underlay is installed in accordance with manufacturer's installation recommendations and the City of Turlock requirements.
3. Composition shingles to have a minimum underlayment of 15-pound felt paper.
4. All valleys to have shingles laced in an approved manner with all underlayment of not less than 30 pound felt extending 18 inches from centerline each way or to have metal "W" flashing.

NOTES: For information on all types of roofing material, see California Residential Code Chapter 9. All installations shall conform to the manufacturer's written recommendations and specifications.

Owner shall have choice of standard color on all roofing materials.

SECTION VI

FINISH CARPENTRY

A. GENERAL

1. Work Furnished and Installed. Perform all work necessary for the construction of the project as indicated in a professional manner. Such work includes, but is not necessarily limited to:
 - a. Finish carpentry
 - b. Wood doors
 - c. Shelving
 - d. Millwork
 - e. Building specialties
 - f. Finish hardware
 - g. Furnishing of building specialties
2. Hammer, tool marks or marred surfaces and edges will not be acceptable on any exposed finished surfaces and as evidence of inferior workmanship, shall be cause for rejection of such work and will be replaced at no extra cost to home owner.
3. All end splices exposed in finished members shall be accurately and neatly square butted. Install members in as long lengths as possible.
4. All work shall be installed to details shown, plumb, level, true to line and securely anchored. Nails and screws shall be neatly set and all wood raised in the driving of nails and screws removed. Exterior corner joints shall be mitered. Interior corner joints may be coped. Casings at head of doors and windows shall be mitered. Where molded members adjoin other molding or plain sections, the molded members shall be carefully and accurately scribed to the other members. All exposed edges shall be

eased.

5. Secure all interior finish trim with finishing nails or screws as required, unless otherwise indicated. Set nails and screws for putty.
6. Finish Hardware. Install accurately and securely without marking or defacing hardware or finish work. Include the installation of pocket door frames, tracks and hangers for sliding doors. Test to assure correct alignment and operation. Items of finish hardware shall be fastened at all points where fasteners are indicated or required. Protect finish hardware with suitable coverings until completion of construction. Properly tag keys to deliver to owner at completion of construction. Leave all hardware in perfect order.
7. ALL WALL-MOUNTED ITEMS SHALL BE SECURELY FASTENED TO SOLID BACKING OR BLOCKING.

B. Materials

1. Exterior Plywood. Where shown, shall be of the species, type and face treatment as per California Building and Residential Code requirements. The plywood shall be manufactured with exterior glue.
2. Interior Plywood Paneling. Where shown, shall be of the species, type and face treatment as shown on drawings or as specified in Work Write-up, flame ratings shall be in accordance with California Building and Residential Code.
3. Rough Hardware. Furnish all items of rough hardware, connections to metal studs, bolts, etc., required to complete the work. Exterior bolts, nuts and washers shall be made of galvanized steel.
4. Exterior trim and case/molding trim: There shall be no loose or open knots or knotholes. Any and all splices shall be cut to a 45 degree end bevel and joined over backing
5. Interior trim and casing/molding shall be white pine or MDF, properly sealed. All corners to be mitered.

SECTION VII

WOOD DOORS AND WINDOWS

A. DOORS

1. Hanging of Doors. All doors shall be hung or installed in proper frames as scheduled and shall fit snug against all stops. Fit accurately and hang free from hinge bind with uniform clearance of 1/16-inch at heads and jambs. Sliding doors shall be hung and installed without binding and shall slide and operate smoothly under fingertip pressure. Finish hardware shall be removed for painting and reapplied after finishing is completed and dry or protected from paint by masking.
2. Interior doors shall be hollow core, 1-3/8 inch, and shall be the size indicated according to plans. Exterior doors shall be solid core, steel or fiberglass doors unless otherwise specified in work write-up. No exterior door shall be smaller than 32 inches in width with at least one measuring 36”.
3. Set wood door frames plumb and square. Jambs at nailing points, butts and lock strikes shall have solid backing, extending 12” above and below strike.
4. All doors shall be installed plumb, level, true to line and securely anchored. Nails and screws shall be neatly set and all wood raised in the driving of nails and screws removed. Exterior corner joints on door casings shall be mitered and interior corner joints to be coped. Casings at head of doors shall be mitered. Where molded members adjoin other molding or plain sections, the molded members shall be carefully and accurately scribe to the other members. All exposed edges shall be eased.
5. Exterior Frames shall be completely caulked and sealed around their perimeter, between frames and adjoining construction.
6. ALL EXTERIOR DOORS SHALL HAVE 1" DEAD BOLTS AS PART OF THE NORMAL INSTALLATION. All doors locks shall be keyed alike.
7. All exterior steel doors shall be provided with magnetic neoprene-type weather stripping securely fastened to sides and head jambs. Install to ensure no air leakage

around openings in exterior doors.

8. All exterior doors shall have an aluminum threshold with rubber attached to the drip cap at bottom edge of door.
9. All doors to be finished shall have edges finished to match exposed face.

B. WINDOWS

1. All windows shall be dual glazed, installed to current code, plumb, level, true to line and securely anchored. Exterior corner joints on window casing shall be mitered and interior corner joints to be coped. Casings at the head of windows shall be mitered. Where molded members adjoin other molding or plain sections, the molded members shall be carefully and accurately scribed to the other members. All exposed edges shall be eased.
2. Set wood window frames plumb and square. Jambs at nailing points shall have solid backing.
3. Weatherproofing will be provided for all window rough openings when new windows are installed. This shall consist of 15 pound felt wrapped around all framing members before the window is installed. Also an approved window flashing paper installed to City / code requirements.

SECTION VIII

CABINETS

- A. All walls shall be a minimum of 3/4-inch thick with the exception of the rear interior wall which can be 1/4 inch.
- B. Exposed exterior material shall be solid Oak and all doors to be quarter panel style and drawer facings will be flat with beveled edge finger pull (Owner to select color of stain or clear finish).
- D. COUNTER TOPS

1. MATERIALS

- a. High pressure laminated plastic with monolithic 4-inch splash with end cap will be the standard installation unless otherwise specified in work write-up.
- b. Standard ceramic tile with a full back splash and standard nosing shall be installed when tile is specified by Housing Program Services staff (owner to have choice of color of tile and grout).

2. Installation

- a. All corners in Formica installation shall be factory cut and mitered.
- b. All tile shall be professionally installed using standard construction practices and according to code.

SECTION IX

ELECTRICAL

A. MINIMUM REQUIREMENTS

The City of Turlock, Building Department has adopted the following requirements relative to single-family residences in addition to the current California Electric Code:

1. Not more than ten (10) outlets shall be permitted on any lighting circuit on No. 14 AWG wire.
2. Where the service conduit is extended to furnish a support for the service drop wires, only rigid conduit of not less than one and one-fourth (1 ¼") inch trade size may be used and shall not extend more than thirty (30) inches beyond the last support or roof.
3. Substandard service equipment shall be brought up to standard on any and all remodeling jobs or in any case where additional wiring is installed.
4. On the panel and switchboard all circuits shall be identified by means of permanent marker or other approved methods. A separate Arc fault breaker will be required for each bedroom circuit. GFCI outlets are required at all bathrooms, kitchen and any exterior outlets. Arc fault breaker/protection per Section 210.12(A) of the California Building Code and GFCI protection per Section 210.8(A) of the California Building Code.
5. Except with special permission of the Chief Building Officials, service entrance conductors shall not be less than No. 2 for one hundred (100) amperes and No. 4/0 for two hundred (200) amperes.
6. All temporary power pole services shall be at least fifty (50) ampere capacity with properly protected outlets.
7. Dishwashers and garbage disposal shall each be wired on an individual circuit with No. 12 wire with 20 amp receptacles.
8. All residential receptacle circuits shall be wired with No. 12 AWG conductors.

9. A maximum of eight receptacles and/or fixed outlets on each residential circuit shall be allowed.
10. Bell transformers shall not be installed in attics.
11. Electrical sub-panels may not be installed over any plumbing fixtures or in bathrooms or in clothes closets.
12. Roof mounted Dual pact heating and cooling system units installed on multi-family dwellings shall have a 125 volt, single-phase, 15 or 20 ampere rated receptacle outlet located on the same roof level within 75 feet of such equipment.
13. All new dwellings of over nine hundred (900) square feet in area shall have a minimum of one hundred (100) ampere service.
14. Service equipment shall be located on the outside of all dwellings. The outer end of the service raceway shall be terminated where it is accessible to the serving agency.
15. Where non-metallic sheathed cable is used all grounding on non-current carrying metal parts of fixed equipment shall be done by means of a grounding conductor running in the same cable with the circuit conductors.
16. Pre-wiring for telephone services and cable T.V. will be done when a complete re-wire is done.
17. In the case of a complete rewire, all bedroom circuits shall have arc-fault breakers installed to code.

SECTION X

PLUMBING

A. GENERAL

1. No plumbing fixtures, device or construction shall be installed which will provide a cross connection of any sort between a potable water supply intended for drinking and a polluted water supply, waste pipe or drainage.
2. Any drainage, plumbing system or building sewer or part thereof which is installed, altered or repaired, if covered or concealed before being inspected, tested and approved, shall be uncovered for inspection upon notice to uncover.
3. Venting systems to conform to Chapter 9 of the California Plumbing Code. Each vent pipe or stack shall extend- through its flashing and shall terminate vertically a minimum of 6 inches above roof and not less than 12 inches from any vertical surface and shall be painted to match shingle.
4. All water closets to be water conservation type, 1.28 gallon flush.
5. All gas appliances shall have proper gas flex, shut-off valve, and flue according to California Plumbing Code.
6. All exterior sewer cleanouts will be properly boxed as per Housing Program Services Division approval.
7. All exposed plumbing will be replaced with new plumbing, including faucets, sink, vanity or tub is replaced, removed or reinstalled.

B. SEWER LINE

Within practical alignment and at uniform slope of 1/4-inch per foot of fall from dwelling to property line, use approved ABS plastic sewer pipe.

Sewer line piping shall be laid on a firm bed throughout its entire length and backfilled with sand or fine earth. Any surplus dirt shall be removed from the property or spread as owner directs. An excess of settling within a 12-month period shall be refilled at Contractor's expense.

C. WATER LINE

1. A main shut off valve is required where line enters dwelling.
2. Installation of new water line from property line to dwelling; pipe may be galvanized or PVC Schedule 40.
3. Water line may be installed in same trench with sewer line if the following conditions are met:
 - a. The bottom of the water piping at all points shall be at least twelve (12) inches above the top of the sewer pipe.
 - b. The water piping shall rest on a solid shelf at one side of common trench.
 - c. A new 8 foot driven ground rod is installed for electrical grounding in addition to grounding of cold water line.
 - d. There shall be a minimum of 8 foot separation between sewer line and water line connection at the property line.

D. WATER HEATERS

1. A pressure temperature relief valve line is to be 3/4 inch steel or 3/4-inch copper pipe ran to the exterior per code.
2. Any water heater being relocated or replaced will be strapped to code.
3. Tank less water heaters are to be installed to code and the contractor will be responsible for the safe operation of the unit for a period of one year. It is highly recommended that a licensed plumbing contractor install all tank less units.

SECTION XI

PAINT SPECIFICATIONS

INTERIOR AND EXTERIOR

A. PAINT MATERIALS

1. All paint to be of high quality and standard color.
 - a. Prohibition of Lead Base Paint
 - (1) Effective January 1, 1972, the use of paint containing more than one percent lead by weight (calculated as lead metal) in the total nonvolatile content of liquid paints is prohibited on Housing and Urban Development (HUD) projects. Purchasers and tenants of HUD associated housing constructed prior to 1950 shall be informed that the property may contain lead base paint, notified of the potential and immediate hazards and symptoms of lead base paint poisoning, and advised of the precautions to be taken to avoid such poisoning. These homes will also be tested for lead base paint by a licensed company and a report will be part of the construction file. Owner will be given a copy upon request.
 - b. Treatment/Abatement
 - (1) Abatement is limited to projects which have defective paint. The abatement process is limited to the defective paint areas and does not include areas where paint is tight and sound. Areas of defective paint in units where a child under seven years of age either resides or may reside must be abated.
 - (2) Covering and sealing methods include adding an overlay of gypsum wallboard or a fiberglass cloth barrier to the wall surface. Covering or replacing trim surfaces is also permitted.
3. No paint, varnish or stain shall be reduced or applied in any way except as recommended by the manufacturer.

B. CONDITION AND PREPARATION OF INTERIOR SURFACES

1. Contractor shall examine all surfaces carefully, before beginning any of his work, shall see that all work of other trades has been left or installed in professional manner to receive paint or stain. All woodwork to receive paint or stain is to be thoroughly sanded and dusted clean; collected dust is to be removed before preliminary paint work is begun.
2. All existing sheetrock shall have nail indentation and holes filled. All damaged or missing portions shall have new sheetrock properly installed. All tape at joints that is loose or missing will require new tape and finish to have a uniform and professionally finished surface. All drywall joints are to be taped and finished in a professional manner, including texture.
3. Walls which have been previously painted shall be thoroughly sanded and cleaned of all foreign materials. Any surface painted over which has not been properly prepared, as per this section, shall be required to be cleaned and, over a properly prepared surface, as per this section, be repainted, at no additional cost to the owner.
4. Existing plaster walls and ceilings shall have all cracks and holes filled and have a uniform and professionally finished surface.
5. All electrical fixtures, cover plates, door hardware, knobs, drawer pulls, etc., to be removed or taped off. Any such items painted over to be replaced at Contractor's expense.
6. Mildew: Walls and ceiling surfaces with moisture or mildew conditions will not only be made free of those conditions and properly prepared for painting as per this section, but the source of the problem must be corrected.

C. DEFECTIVE WORK

Any defective work shall be the responsibility of the Contractor and shall be corrected at no additional cost to the owner.

D. EXTERIOR SURFACE PREPARATION

1. New Wood; The Contractor is to inspect all wood surfaces to be painted to see that all other trades have made proper and complete installation. All knots, pitch pockets or sappy portions to be shellacked or sealed with knot sealer. All exposed nails to be set. Fill all imperfections and sand smooth. All dust to be collected and removed from job.

All new wood is to receive a sealer coat before painting. A primer coat and two coats of paint will be sufficient.

2. Repainted Wood; By scraping, sanding or other method, remove all defective material such as peeling, blistered, or scaling paint. Fill all imperfections. A primer to be applied to all weathered or bare wood before any paint is applied.
3. Stucco or Block; By scraping, wire blushing, water blasting or other method, remove loose and all defective material. Before painting, Pressure wash the building to remove dust or other materials. Clear all cracks, chipped corners. etc., and fill with proper material. All unpainted surfaces must be sealed and primed prior to painting. .
3. Trim; Trim is to include all wood molding around doors, windows, and other openings, overhang (eaves), fascia, window shutters, window boxes or other exterior decorative adornment and to be prepared, primed and painted.

NOTE: Painting of trim includes all wooden window frames, cleaning of glass and freeing windows of all new and old paint. Before any primer sealer or paint is applied to any surface, the contractor must contact the Housing Rehabilitation Specialist for a pre-paint inspection.

E. METAL SURFACES - INTERIOR AND EXTERIOR

1. All surfaces will be sanded prior to applying primer and scraped to remove old scaling or chipped paint. Paint tarps or plastic shall be put down and any paint dust or chips disposed of properly.
2. All metal surfaces to have all foreign material completely removed, i.e., oil, rust, grease. Etc. All surfaces to be wiped down with paint remover or vinegar then primed and painted.
3. On a prepared surface. per 1 and 2 above, apply sufficient paint to insure complete coverage. Any indication of defective surface preparation will be cause for repeated preparation and repainting at no extra cost to owner.

F. WORKMANSHIP - INTERIOR AND EXTERIOR

1. Each coat of paint shall be applied at proper consistency as recommended by the manufacturer, free of brush marks, sags, runs (Including those existing by previous coats), etc., with no evidence of poor workmanship. Care shall be exercised to avoid

lapping of paint on glass or hardware. Paint sharply cut to lines. All exposed nails shall be set and holes filled.

2. Finish work is to be adequately covered with a uniform color and finish. The number of coats herein specified as being a minimum shall be one prime coat and one coat to produce a first class job. All unpainted wood to receive a prime coat before painting.

G. CLEANS INTERIOR AND EXTERIOR

Protective coverings or drop cloths to be used to protect floors, fixtures and equipment. Care exercised to prevent paint being splattered onto surfaces which are not to be painted. Surfaces from which such paint cannot satisfactorily be removed shall be painted, repainted or replaced as required be Housing Program Services staff to produce a satisfactory finish.

All debris related to or created by painting shall be removed from the job site and the job site left clean and ready for use. All windows are to be free of paint and operating properly.

All shrubs shall be protected in an approved manner or replaced by Contractor at no added cost to home owner.

SECTION XII

FLOOR COVERINGS

A. GENERAL

1. Unless otherwise specified, owner will select color and pattern on all floor coverings.
2. All carpet, pad and vinyl floor coverings are to meet or exceed F.H.A. requirements.
3. Underlayment [1/2-inch particle board] will be installed before all new linoleum installations.
4. Tile floors to be installed per local building code and should include tile baseboard unless otherwise stated.. Dura rock or hardi backer to be installed using screws on all raised wood floors. The Dura rock or hardi backer shall be installed in the same pattern as roof sheeting with staggered seams.

DO NOT commence installation until work of other trades within area has been substantially completed. Commencing installation implies acceptance of surfaces to be covered.

B. PREPARATION

1. Clean all floor area of all defective materials.
2. RESCREW ALL SUBFLOORS. All new subfloor installations will be screwed in accordance to California Building and Residential Code requirements.
3. All floors are to be clean, smooth and free of dirt, grease, oil and/or other construction films.
4. Fill all cracks, minor holes, crevices and depressions with crack fill as recommended by floor manufacturers.
5. Concrete floor shall be dry with a smooth, steel troweled finish.

C. INSTALLATION

1. Follow manufacturer's specifications and recommendations for all installations.

2. Adhesive. Spread adhesive uniformly and at coverage rate recommended by manufacturer. Use notched steel trowel or other devices as specified by manufacturer of adhesive and flooring. Apply adhesive only to the extent which can be covered with flooring within the recommended "tack" time of the adhesive.
3. All joints and seams to be tightly butted, straight and aligned square with room axis. Neatly trim materials abutting other work to form a true, clean joint. Where flooring edges are covered by other materials, make cuts sufficiently accurate so that edges are completely concealed. All points or seams to be sealed as recommended by manufacturer.

All joints and seams between carpeting and vinyl flooring shall have trim and proper tack strips.

4. Floors in kitchens, bathrooms, and service porches shall be of durable, waterproof, non-absorptive materials such as asphalt, vinyl, vinyl plastic or rubber.

I have received a copy of the June 11, 2024 Housing Program Services Division "A Guide to Rehabilitation Standards" and will comply with its contents in all work done through the City of Turlock Housing rehabilitation Program. I will include the cost of all said work in my bids. Failure to include such costs could make my bid invalid and removed from the Contractor List.

NAME OF FIRM _____

SIGNATURE OF CONTRACTOR _____

DATE _____

City Council Staff Report

August 12, 2025



From: Adrienne Werner, Development Services Director
Prepared by: Adrienne Werner, Development Services Director
Agendized by: Susan E. Borrego, Interim City Manager

1. ACTION RECOMMENDED:

Authorizing the submittal of an application to the Stanislaus Council of Governments (StanCOG) 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.

2. DISCUSSION OF ISSUE:

On June 17, 2025, StanCOG held a workshop for member agencies to discuss StanCOG's Transformative Funding Suballocation Program. Through the California Department of Housing and Community Development (HCD) Regional Early Action Planning Grant Program of 2021 (REAP 2.0) the Transformative Funding Suballocation REAP 2.0 aims to support projects that promote housing and equity goals, reduce vehicle miles traveled (VMT) per capita, and advance the implementation of the region's Sustainable Communities Strategy (SCS).

As part of this program, StanCOG was awarded \$7,091,993 in total funding, of which \$3.1 million has been allocated for the Transformative Funding Suballocation Program to be distributed among StanCOG member agencies. The City of Turlock is eligible to receive up to \$454,769 through this suballocation with the intent to utilize the funding to support efforts that align with REAP 2.0's objectives.

Eligible project examples include:

- Planning activities that lead to increased residential and/or mixed-use zoned capacity in areas identified as infill
- Upgrading infrastructure for sewer, water, and dry utility systems
- Facilitate compliance with and implementation of the housing element
- Promote development of affordable housing sites
- Affordable Housing development programs
- Affordable Housing unit production
- Multimodal infrastructure connections with multimodal-mobility transportation systems

Staff has identified projects that align with the program goals of meeting housing and equity goals, reducing vehicle miles traveled (VMT) per capita, and advancing the implementation of the Sustainable Communities Strategy (SCS). The potential projects are identified below:

- Objective development standards
- Master Plan County Islands (“Montana-West”)
- Small Lot Subdivision Ordinance
- Congregational Overlay

The Montana-West area includes three (3) of Turlock’s seven (7) unincorporated County islands and includes approximately 50 acres. The area is generally bounded by Montana Avenue to the south, State Route 99 and Soderquist Road to the west, South Avenue to the north, and Orange Street to the east. The predominant land use is low-density residential, with a significant number of vacant and underutilized parcels. The Turlock General Plan identifies the master planning, improvement, and eventual incorporation of all County islands as a high priority. Specifically, General Plan Policy 3.1-m encourages the master planning of the Montana-West area as a strategy to support future incorporation.

The potential projects identified above would achieve the goals of REAP 2.0 leading to increased residential and/or mixed-use zoned capacity, facilitating compliance with and implementation of the Housing Element, and also meeting General Plan policies.

A consultant will be retained to develop the required documents and ensure alignment with State law and the General Plan.

The REAP 2.0 grant fund operates under a strict timeline, with applications due to StanCOG by August 15, 2025, and all funds required to be fully expended by December 31, 2026.

3. BASIS OF RECOMMENDATION:

The StanCOG application requires a resolution by the City Council authorizing the application for and receipt of REAP 2.0 grant funds to be submitted as part of the grant application.

4. FISCAL IMPACT / BUDGET AMENDMENT:

The additional REAP funds will fund work necessary to accelerate housing production and facilitate compliance with the sixth 6 Cycle Housing Element. Accepting the additional funding takes the burden off of the General Fund.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the submittal of an application to receive additional suballocation of Regional Early Action Planning (REAP) Funds. This action will not result in direct or indirect physical changes in the environment.

8. ALTERNATIVES:

1. Council could choose to not accept the additional REAP funds. Staff does not recommend this option as this is an opportunity to receive additional revenue to complete the update of the Housing Element that the General Fund would otherwise have to fund.

9. ATTACHMENTS:

1. Draft Resolution

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF 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 }
HOUSING AND EQUITY GOALS OUTLINED IN }
THE GENERAL PLAN AND HOUSING }
ELEMENT, AND AUTHORIZING THE INTERIM }
CITY MANAGER TO EXECUTE NECESSARY }
DOCUMENTS }**

RESOLUTION NO. 2025-XXX

WHEREAS, pursuant to Health and Safety Code 50515 et. Seq, the Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) as part of the Regional Government Planning Support Grants Program (herein after referred to by the HCD as the Regional Early Action Planning Grants Program of 2021 or REAP 2.0; and

WHEREAS, pursuant to section 50515.08 of the Health and Safety Code, the Stanislaus Council of Governments (StanCOG), consisting of the cities of Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and Stanislaus County, through the Transformative Funding Suballocation Program, has been awarded \$7,091,993 million REAP 2.0 grant funds; and

WHEREAS, StanCOG's Transformative Suballocation Program will distribute \$3.1 million in REAP 2.0 funds allocated to StanCOG by HCD; and

WHEREAS, the City of Turlock has been suballocated \$454,769 in REAP 2.0 Grant Funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby resolve as follows:

Section 1. The Interim City Manager of the City of Turlock is hereby authorized and directed to apply for and submit to StanCOG the Application package; and

Section 2. In connection with the REAP 2.0 grant, if the Application is approved by StanCOG, the Interim City Manager of the City of Turlock is authorized to enter into, execute, and deliver on behalf of the City of Turlock any and all other documents required or deemed necessary or appropriate to evidence and secure the suballocation.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock
this 12th day of August, 2025, by the following vote:

AYES:	()
NOES:	()
NOT PARTICIPATING:	()
ABSENT:	()

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California