

City Council Meeting Minutes



August 12, 2025

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

1. CALL TO ORDER

Mayor Bublak called the meeting to order at 6:01 PM.

2. SALUTE TO THE FLAG

3. ROLL CALL AND DECLARATION OF CONFLICTS

Present: Councilmember Cassandra Abram, Vice Mayor Rebecka Monez and Mayor Amy Bublak

Absent: Councilmembers Kevin Bixel and Erika Phillips

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
10C	Absent	None	Absent	10C

4. APPROVAL OF AGENDA AS POSTED OR AMENDED

Motion: Approval of Agenda as Amended by removing 11A and moving 10C before public participation, motioned by Councilmember Abram, seconded by Vice Mayor Monez and carried 3/0 by the following vote:

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

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

- A. Presentation: Turlock Police Department Animal Services - Adoptable Pets
Animal Control Supervisor Katherine Wathrop presented Cole, a four-year-old American Akita dog, who will be ready for adoption on Sunday and will take part in the City of Lathrop's Animal Olympics. Supervisor Wathrop also recounted a story about a beta fish that was adopted recently.
- B. Presentation: Industrial Ratepayer Assistance Program (Fisher)
Municipal Services Director Christopher Fisher provided a presentation on the industrial ratepayer assistance program.
- C. Appointment: Measure A Citizen's Oversight Committee - Community Member (Bublak)
By motion, to reappoint Patrick Shields to the Measure A Local Transactions (Sales) and Use Tax Citizens' Oversight Committee for the term 07/01/2025 through 07/01/2028.

Action: Motion by Councilmember Abram, seconded by Vice Mayor Monez, to reappoint Patrick Shields to the Measure A Local Transactions (Sales) and Use Tax Citizens' Oversight Committee. Motioned carried 3/0 by the following vote:

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

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

6. PUBLIC PARTICIPATION

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

Donna Endsley
Ann Strahm
Elaine Tait
Carth Prasad
John Gibelein
Name not provided
Bob Puffer

With no further comments, Mayor Bublak closed public comment.

7. CITY MANAGER REPORTS/UPDATES

A. Monthly Department Reports

Interim City Manager Susan Borrego announced that the City had 55 staff members present at National Night Out, with 30 block parties taking place throughout the community, marking the 16th year of the National Night Out event held at Columbia Park.

Borrego also mentioned that they have submitted the second round of the City of Turlock's housing element, which will soon be available for public review.

Additionally, Borrego expressed that she had a wonderful visit with the individuals at the senior center.

Furthermore, Borrego highlighted key points from the City Manager's report included in the agenda packet.

8. CONSENT CALENDAR

Mayor Bublak opened the Consent Calendar for public comment. There were no comments from the public, and Mayor Bublak closed public comment.

Action: Motion by Councilmember Abram, seconded by Vice Mayor Monez, to adopt the Consent Calendar and carried 3/0 by the following vote:

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

- 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

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

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

Action: Approved Motion

- B. Motion: Accepting the Minutes of the July 22, 2025 Regular City Council Meeting

Action: Approved Motion

- C. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda

Action: Approved Motion

- 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)

Action: Approved Resolution No. 2025-148

- 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)

Action: Approved Resolution No. 2025-149

- 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)

Action: Approved Resolution No. 2025-150

- 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)

Action: Approved Resolution No. 2025-151

- 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)

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

Action: Approved Resolution No. 2025-152

- 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)

Action: Approved Resolution No. 2025-153

9. FINAL READINGS

None

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 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

Mayor Bublak announced that there was a green sheet for this item.

Development Services Director Adrienne Werner presented the item and discussed that the resolutions were amended to remove 300 N. Soderquist Road from the annexation due to a special election ballot error, and amended the registered voters at 905 Flower Street from zero to seven.

Mayor Bublak requested the City Clerk to confirm: a) Proof of publication of the 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 the ballot declaring election results.

City Clerk Fiez confirmed a) Proof of publication of the 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 the ballot declaring election results.

Mayor Bublak opened the item for public comment. There were no comments from the public, and Mayor Bublak closed public comment.

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

Motioned, as amended, by Councilmember Abram, seconded by Vice Mayor Monez and carried 3/0 by the following vote:

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

Action: Approved Resolution No. 2022-155
Approved Resolution No. 2022-154

- 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)

Municipal Director Fisher introduced the item and introduced Mike Medve from Willdan Financial Services, who presented a brief overview and the purpose of the Community Facilities District Number 3.

Mayor Bublak opened the item for public comment.

Mayor Bublak inquired with City Clerk Fiez whether the notice was mailed and published in accordance with the law. City Clerk Fiez confirmed this.

There were no comments from the public, and Mayor Bublak closed public comment.

Mayor Bublak asked if the report from the city staff regarding the establishment of the proposed community facilities district was on file. City Clerk Fiez confirmed that it was.

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

Mayor Bublak opened the hearing for protests, comments, and inquiries from interested parties, including property owners within the proposed Community Facilities District. City Clerk Fiez announced that no written protests had been received. Mayor Bublak indicated that no further public testimony would be accepted.

Mayor Bublak opened the item for public comment. There were no comments from the public, and Mayor Bublak closed public comment.

Mayor Bublak asked City Clerk Fiez whether the owner of all taxable property in the District had consented to the Special Election scheduled for January 14, 2025. City Clerk Fiez affirmed this and clarified that the County of Stanislaus Registrar of Voters had certified that there were no registered voters within the proposed Community Facilities District.

Mayor Bublak then asked City Clerk Fiez if she concurred that the Special Election would take place on August 12, 2025. City Clerk Fiez confirmed this as well.

Mayor Bublak closed the public hearing.

Motioned by Councilmember Abram to establish the Community Facility District 3, seconded by Vice Mayor Monez and carried 3/0 by the following vote:

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

Action: Approved Resolution No. 2025-147

Motioned by Councilmember Abram to open the annual levy, seconded by Vice Mayor Monez and carried 3/0 by the following vote:

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

Action: Approved Resolution No. 2025-156

Mayor Bublak asked the City Clerk to open the ballot. City Clerk Fiez opened the ballot and stated that the official ballots had been opened, and all votes were in favor of the propositions presented on the ballot.

Motioned by Councilmember Abram to approve the final resolution, seconded by Vice Mayor Monez and carried 3/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak

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

Yes	Absent	Yes	Absent	Yes
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Action: Approved Resolution No. 2025-157

Ordinance 13XX-CS: Introduction and first reading of an ordinance.

Motioned by Councilmember Abram, seconded by Vice Mayor Monez and carried 3/0 by the following vote:

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

Action: Approved Ordinance 13XX-CS

The Council discussed and agreed the need to re-vote on Resolution 2025-156, adopted earlier, due to a discrepancy in the title of the motion. The City's consultant advised a re-vote to ensure clarity and procedural accuracy.

Motion to modify and endorse the resolution previously referred to as the "annual levy" and now a motion for the special election, proposed by Councilmember Abram, seconded by Vice Mayor Monez, carried 3/0 by the following vote:

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

Action: Approved Resolution No. 2025-156

- 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

Item 10C was moved and deliberated upon prior to public participation.

Mayor Bublak opened the item for public comment. There were no comments from the public, and Mayor Bublak closed public comment.

City Attorney Petrulakis provided further details regarding the declaration of conflicts made by Mayor Bublak and Councilmember Abram. Typically, they would be disqualified from voting due to the economic implications associated with the rates. However, given that two councilmembers are not absent, the meeting requires three members to establish a quorum. According to California Government Code Section 87101 and the California Code Regulations

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

2CCR18708, councilmembers are permitted to participate despite having a conflict, if it is essential to achieve quorum.

Mayor Bublak opened the item again for public comment. There were no comments from the public, and Mayor Bublak closed public comment.

Motioned by Councilmember Abram, seconded by Vice Mayor Monez and carried 3/0 by the following vote:

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

Action: Approved Resolution No. 2205-158
Approved Resolution No. 2025-159

11. ACTION ITEMS

- A. Motion: Approving the City of Turlock Economic Development Strategic Plan Update that was completed by Kosmont Companies (Sims)

This item was removed from the agenda.

- 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 "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.

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

\$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.
Housing Manager Jennifer Figueroa presented the item.

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

John Gabelon

With no further comments, Mayor Bublak closed public comment.

Motioned by Councilmember Abram, seconded by Vice Mayor and carried 3/0 by the following vote:

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

Action: Approved Resolution No. 2025-161
Approved Resolution No. 2025-162
Approved Resolution No. 2025-160

Motion to reconsider 10B in its entirety, Motioned by Abram, seconded by Vice Mayor Monez and carried 3/0 by the following vote:

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

Action: Motion to reconsider 10B in its entirety

Motion to adopt 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 a community facilities district. Motioned by Councilmember Abram, seconded by Vice Mayor Monez and carried 3/0 by the following vote:

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

Action: Approved Resolution No. 2025-147

Motion to adopt a resolution of the City Council of the City of Turlock, California, calling a special election

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

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. Motioned by Councilmember Abram, seconded by Vice Mayor Monez and carried 3/0 by the following vote:

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

Action: Approved Resolution No. 2025-156

Motion to adopt 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. Motioned by Councilmember Abram, seconded by Vice Mayor Monez and carried 3/0 by the following vote:

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

Action: Approved Resolution No. 2025-157

Motion to approve the ordinance on the 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). Motioned by Councilmember Abram, seconded by Vice Mayor Monez and carried 3/0 by the following vote:

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

Action: Approved Ordinance 13XX-CS

- 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)

Development Services Director Adreinne Werner presented the item.

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

John Gabelon

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

With no further comments, Mayor Bublak closed public comment.

Motioned by Councilmember Abram, seconded by Vice Mayor Monez and carried 3/0 by the following vote:

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

Action: Approved Resolution No. 2025-163

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Councilmember Abram thanked everybody involved in National Night Out, as there were a lot of different departments that were involved. Also, Councilmember Abram thanked Melanie Suffice, and noted that she did a great job leading the event and was happy to see different organizations involved, such as AMR and representatives from the hospital. She concluded that the National Night Out was a great evening and turnout.

Vice Mayor Monez also said thank you to those involved in National Night Out, including but not limited to, City staff, the police officers, the firefighters and Dr. Bear, which was a big hit at Columbia Park. Vice Mayor Monez said it was a good time and there were a lot more sites than last year. She thanked all the hard work everyone put into the event.

Mayor Bublak referenced a comment from a member of the public that relates to an article in the Turlock Journal about an ordinance in San Francisco to address motor homes.

13. CLOSED SESSION

City Clerk Fiez reported there are no longer any items in closed session due to the absence of a full council.

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

14. REPORTS FROM CLOSED SESSION

None

15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 7:04 PM.

Respectfully Submitted



Kelly Renteria, Deputy City Clerk



JOANNE FOSTER
ASSISTANT PLANNER
jfoster@turlock.ca.us

10A

DEVELOPMENT SERVICES

156 S. BROADWAY, SUITE 120 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5542 EXT. 2219 | TDD 1-800-735-2929

MEMORANDUM

TO: Honorable Mayor and Councilmembers

FROM: Joanne Foster, Assistant Planner

DATE: August 12, 2025

RE: **AMENDMENTS TO PUBLIC HEARING ITEM 10A**

Staff respectfully submits the attached green sheet to amend the resolutions for Public Hearing Item 10A. The corrected amendments are summarized below:

- Removing 300 N Soderquist Road from the annexation due to special election ballot authorization error.
- Amending the registered voters at 905 Flower Street from zero to seven.

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

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 PROPERTY LOCATED AT 905 FLOWER STREET, STANISLAUS COUNTY APN 061-004-006	} } } } } } } } } } }	RESOLUTION NO. 2025-
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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 PROPERTY, located at 905 Flower Street, Stanislaus County Assessor’s Parcel 061-004-006 , 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 PROPERTY 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 PROPERTY located at 905 Flower Street, Stanislaus County Assessor’s Parcel 061-004-006 , (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 PROPERTY, 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 PROPERTY, 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 been seven registered voters residing within the boundaries of 905 Flower Street . 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 PROPERTY 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 PROPERTY 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 PROPERTY 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:

Nicole 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 DECLARING THE	}	RESOLUTION NO. 2025
RESULTS OF MAILED-BALLOT ELECTION	}	
RESPECTING PROPOSED ANNEXATION	}	
NUMBER 37 FOR PROPERTY	}	
LOCATED AT 905 FLOWER STREET, STANISLAUS	}	
COUNTY APN 061-004-006	}	
	}	
TO COMMUNITY FACILITIES	}	
DISTRICT NUMBER 2 (SERVICES MITIGATION)	}	
AND ORDERING ANNEXATION OF THE SUBJECT	}	
PROPERTY	}	
_____	}	

WHEREAS, on this date, at the time set for the public hearing in the matter of annexing the SUBJECT PROPERTY located at 905 Flower Street, Stanislaus County Assessor's Parcel 061-004-006 , as shown on the attached map (Attachment 1) 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 PROPERTY 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 PROPERTY is 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:

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