

# **City Council , Public Financing Authority and Successor Agency to the Turlock Redevelopment Agency Joint Meeting Agenda**



**December 9, 2025**

**6:00 PM**

**City of Turlock Yosemite Room**

**156 S. Broadway, Turlock, California**

Mayor  
**Amy Bublak**

Council Members  
**Kevin Bixel**  
**Cassandra Abram**

**Erika Phillips**  
**Rebecka Monez**  
(Vice Mayor)

Interim City Manager  
**Sue Borrego**  
City Clerk  
**Nichole Fiez**  
City Attorney  
**George A. Petrulakis**

**SPEAKER CARDS:** To accommodate those wishing to address the Council and allow for staff follow-up, speaker cards are available for any agenda item or any other topic delivered under Public Comment. Please fill out and provide the Comment Card to the City Clerk or Police Officer.

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** The Turlock City Council meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

**EQUAL ACCESS POLICY:** If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

**NOTICE:** Pursuant to California Government Code Section 54954.3, any member of the public may directly address the City Council on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the City Council's consideration of the item. Members of the public will be allowed three (3) minutes for comments.

**AGENDA PACKETS:** Prior to the City Council meeting, a complete Agenda Packet is available for review on the City's website at [www.cityofturlock.org](http://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**

**CITY OF TURLOCK**  
**CITY COUNCIL, PUBLIC FINANCING AUTHORITY, AND SUCCESSOR AGENCY TO THE TURLOCK**  
**REDEVELOPMENT**  
**JOINT REGULAR MEETING AGENDA**  
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**Next Ordinance: 1337-CS**

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

This is the time for the City Council to remove items from the agenda or to change the order of the agenda. Matters may be taken up out of order of the established agenda by a four-fifths vote of the City Council.

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

- A. Turlock Police Department Animal Services - Adoptable Pets
- B. Recognition: Stanislaus State Men's Soccer Team 2025
- C. Appointment: Measure L Citizens Oversight Committee, Parks, Art & Recreation Commission, Community Block Grant Selection Committee, and Planning Commission - Community Members

**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. Accepting the weekly demands of November 7, 2025 through November 27, 2025 in the amount of \$4,617,630.15

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- B. Accepting the Minutes of the November 18, 2025 Regular City Council Meeting
- C. Approving the City Council Meeting Calendar for 2026
- D. Accepting improvements for City Project No. 22-001 (Bid Package 1) for Roads Program CIP Projects and authorizing the City Engineer to file a Notice of Completion (Roads Program)
- E. Approving Amendment No. 6 for Task Order No. 3 with CCME, Inc. for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$44,970.20 (Roads Program)
- F. Approving an agreement (City Contract 2026-084) with Firecode Safety Equipment, Inc in response to RFB No. 25-018, for Portable Fire Extinguisher Inspections and Services, for up to five years and a total compensation amount not to exceed \$100,000 (Fleet Services)
- G. Approving City-wide pay ranges for part time employees effective January 1, 2026 (Human Relations)
- H. Accepting an allocation of funds in the amount of \$75,000 to administer the Selective Traffic Enforcement Program Grant through the California Office of Traffic Safety
- I. Approving an agreement (City Contract No. 2026-089) with HSQ Tech Inc for maintenance service of the Telemetry software/hardware, for a term of up to five years and a total compensation amount not to exceed \$450,000 (Water Quality Control)
- J. Approving the Side Letter Agreement to the Schedule of Benefit Plans and Policies between the City of Turlock and the Confidential Employees Regarding Doctorate Degree Pay (Human Relations)
- K. Approving an agreement with Virtual Project Manager, LLC for web-based project management services for a one-year term and automatic one-year renewals unless terminated (Engineering)
- L. Awarding bid and approving an agreement with Mid Cal Pipeline & Utilities, Inc. for City Project No. 25-051 "El Paseo Sanitary Sewer Main Replacement" in the amount of \$350,950 (Engineering)
- M. Declaring the Intention to Order Annexation No. 40 for the property located at 2831 N. Walnut Road, (Stanislaus County Assessor's Parcel 088-008-068), to Existing Community Facilities District No. 2 (Development Services)
- N. Approving an agreement with L.N. Curtis & Sons for turnout gear for three (3) years not to exceed annual amount of \$150,000 (Fire Department)
- O. Accepting the AB1600 Annual Report for Development Impact Fees for Fiscal Year 2024-2025 as required by California Government Code Section 66006(b) (Engineering)
- P. Approving the purchase renewal of VMware software licensing and support with The [Re]Design Group for an annual amount not to exceed \$194,844.00. (Information Technology)

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- Q. Amending the Successor Agency to the Turlock Redevelopment Agency Regular Meeting Schedule from Monthly to Annually (City Clerk)

**9. FINAL READINGS**

- A. Second and Final Reading of an Ordinance Amending Turlock Municipal Code Title 2, Chapter 7, regarding purchasing system to standardize and update the procurement and contracting process (Finance)

**10. PUBLIC HEARINGS**

- A. Introduction and first reading of an Ordinance amending Turlock Municipal Code Title 8, Chapter 1, Article 1; Section 02, Chapter 2, Article 1, Section 02; Chapter 5, Article 1, Section 02 and Chapter 6 Article 1 Section 02 to adopt the 2025 California Building Standards Code. (Development Services)
- B. Approval of proposed annexation of 1601 W. Monte Vista Avenue, 3201 Four Seasons Drive, and 3130 E Tuolumne Road into Community Facilities District No. 2 following a public hearing and mailed ballot election of affected property owners (Development Services)
- C. Confirming making no change in the cap on the number of beds that may be permitted under the nondiscretionary permit process within the SB 2 emergency shelter overlay district (Development Services)
- D. Accepting the 2025 Public Health Goal Report (Regulatory Affairs)
- E. Revising the City of Turlock's Sidewalk Policy By:  
Introduction and first reading of an ordinance amending Turlock Municipal Code Title 7 (Public Works), Chapter 7-2 (Street Improvements), Article 6 (Miscellaneous Provisions), and amending Chapter 7-6 (Sidewalk Maintenance and Repair Obligations); Adopting resolutions related to a sidewalk repair assistance program, offsetting encroachment permit fees, rescinding Resolution 1992-081 and related budget amendments (Municipal Services)
- F. Annual Review of the Development Agreement for Plan4 Dream (Development Services)
- G. Annual Review of the Development Agreement for NHC (Development Services)
- H. Annual Review of the Development Agreement for Perfect Union (Development Services)
- I. Annual Review of the Development Agreement for Firehouse (Development Services)
- J. Annual Review of the Development Agreement for The Evergreen Market dba FF Farms (Development Services)
- K. Annual Review of the Development Agreement for Flavor Farms (Development Services)

**11. ACTION ITEMS OF THE PUBLIC FINANCING AUTHORITY**

- A. Amending the Public Financing Authority's Regular Meeting Schedule from Monthly to Annually (City Clerk)

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**12. ACTION ITEMS OF THE SUCCESSOR AGENCY FOR THE TURLOCK REDEVELOPMENT AGENCY**

- A. Approving a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2026 through June 30, 2027 (ROPS 26-27) pursuant to Health and Safety Code Section 34177 and taking related actions (Finance)
- B. Approving proposed administrative budgets for the six-month fiscal periods from July 1, 2026 through December 31, 2026 and from January 1, 2027 through June 30, 2027 and taking related actions (Finance)

**13. ACTION ITEMS**

- A. Approving payment of annual investor invoice of \$50,000 for year five (5) of a five-year Memorandum of Understanding (MOU) with Stanislaus Business Alliance (Opportunity Stanislaus) Economic Development and Workforce Strategies and authorizing the City Manager approve annual payment (Economic Development)
- B. Approving the Classification Study Final Report, Revised/Reformatted and New Job Descriptions, and Amending the Associated Salary Schedules Effective December 9, 2025 (Human Relations)
- C. Adopting Amendments to the Fiscal Year 2025-2026 Budget as a Result of the First Quarter Budget Review (Finance)
- D. Appropriating \$75,000 to the Information Technology fund and approving a purchase agreement for Enterprise Permitting and Licensing software from Tyler Technologies for an initial three-year term of \$974,589. (Information Technology)

**14. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS**

**15. CLOSED SESSION**

- A. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)  
Title: City Attorney (Discussion Only)
- B. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)  
“For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist... A point has been reached where, in the opinion of the legislative body of the local agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency.”  
Potential Case(s): One (1)

**16. REPORTS FROM CLOSED SESSION**

**17. ADJOURNMENT**