City Council Meeting Agenda

March 10, 2026
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
Gary R. Hampton
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 agendized topic or any other topic delivered under Public Comment. Please fill out and provide the Comment Card to the City Clerk or Police Officer.

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

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

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

AGENDA PACKETS: Prior to the City Council meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Council after distribution of the Agenda Packet are also available for public inspection in the City Clerk's Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

1. **CALL TO ORDER**

2. **SALUTE TO THE FLAG**

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

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

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

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

A. Presentation: Turlock Partnership Incentive Program Check Presentation: Turlock Music Academy

B. Proclamation: Go Green Week 2026 (Regulatory Affairs)

C. Presentation: Regional Transportation Plan Update from StanCOG

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 February 6, 2026 Through February 26, 2026 in the Amount of $7,826,300.46 and Receiving the Finance Director's Attestation of the Check Registers (Finance)

B. Accepting the Minutes of the February 24, 2026 City Council Meeting

C. Approving Amendment No. 7 for Task Order No. 3A with CCME, Inc. for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of $987,611.75 (Roads Program)

D. Authorizing Expenditures for Monday.com Subscriptions and Associated Services, in an Amount Not to Exceed $30,000 Per Fiscal Year (City Manager's Office)

E. Authorizing the Interim City Manager to Execute a Vestis Services Uniform Rental Agreement Using Sourcewell Contract Through 2031 for $300,000 (Finance)

F. Approving Amendment No. 2 to City Contract No. 2024-74 "On-Call Development Impact Fee Services" with Harris & Associates, Inc. for Assistance with Development Impact Fee Programs extending term to six (6) years and total compensation not to exceed $250,000 (Engineering)

G. Approving an Agreement with Mountain Cascade, Inc. for $4,895,644 and Authorizing a $490,000 Contingency for Bid Package 3 for City Project No. 23-068 to be Funded by Fund 115 “Measure A - Roads” Bond Proceeds (Roads Program)

H. Approving an Agreement with Aqua Source, Inc. for the Purchase of Pool Treatment Products, in an Amount not to Exceed $325,000 for a Five-Year Term to be Funded by Fund 110 (General Fund) (Maintenance)

I. Authorize an Agreement with RTS Solutionz, Inc, doing business as Solutionz, in a format sanctioned by the City Attorney, for the Audio-Visual Systems Upgrades amounting to $627,730.30 for the City Council Chambers, to be charged to Fund 240 Small Equipment Replacement. (Information Technology)

J. Determining the construction of City Project No. 23-052 “Mark Thomas Task Order No. 2 for Roads Program - Geer Road” is exempt from the provisions of CEQA in accordance with Section 15301 of the CEQA guidelines and authorizing staff to file the Notice of Exemption (Roads Program)

K. Approving the revisions to the job description for Fire Captain (Human Relations)

9. **FINAL READINGS**

A. Second and Final Reading of an Ordinance Authorizing the Levy of Special Taxes in a Community Facilities District, Including Certain Annexation Territory Identified as Annexation No. 1, for City of Turlock Community Facilities District No. 3 (Engineering)

B. Second and Final Reading of an Ordinance Amending Turlock Municipal Code Title 9 (Zoning Ordinance), Chapter 9-2 (Regulations Applying to All Districts), Article 1 (Special Provisions Applying to All or Several Districts) and Article 3 (Nonconforming Structures and Uses) and Amending Chapter 9-5 (Administration), Article 6 (Conditional Use Permits and Variances) (City Attorney's Office and Development Services Department)

10. **PUBLIC HEARINGS**

11. **ACTION ITEMS**

A. Accepting the City of Turlock Economic Development Strategic Plan (Economic Development)

B. Adopting Reduced Capital Facilities Fees to Promote Business Growth (Finance)

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

13. **CLOSED SESSION**

A. Conference with Labor Negotiators, Cal. Gov't Code §54957.6(a)
"Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation."
Agency Negotiator: Mayor Amy Bublak
Unrepresented Employee: City Attorney

B. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)
Title: City Attorney

14. **REPORTS FROM CLOSED SESSION**

15. **ADJOURNMENT**

Agenda Item 5A

Presentation

Turlock Partnership Incentive Program Check Presentation: Turlock Music Academy

PROCLAMATION

CITY OF TURLOCK INC. 1908

IN HONOR OF

GO GREEN WEEK

MARCH 16-20, 2026

WHEREAS, the Turlock City Council is committed to partnering with our schools to provide educational enrichment opportunities for Turlock's children; and

WHEREAS, Go Green Week provides an opportunity for students, educators, government, industry, environmental organizations, and residents to work together for a prosperous and sustainable Turlock; and

WHEREAS, Go Green Week will help produce the next generation of engaged citizens, committed to preserving natural resources and enhancing the quality of life in Turlock; and

WHEREAS, for the last 18 years, the City of Turlock and participating schools throughout Turlock have planted 395 trees, raised more than $15,472.38 for schools through recycling activities, and diverted approximately 22,315.36 pounds of waste from the landfill through the Go Green Week program.

NOW, THEREFORE, I, AMY BUBLAK, by virtue of the authority vested in me as Mayor of the City of Turlock, and on behalf of the entire City Council and all our citizens, do hereby proclaim March 16-20, 2026, as **"GO GREEN WEEK "** in the City of Turlock and urge all students, residents, educators, and businesses in Turlock to participate in local educational and celebratory activities.

IN WITNESS WHEREOF, I, AMY BUBLAK, Mayor of Turlock, have hereunto set my hand and caused the Seal of the City of Turlock to be affixed this 10th day of March, 2026.

AMY BUBLAK, MAYOR
City of Turlock, County of Stanislaus,
State of California



Go Green Week 2026

CITY OF TURLOCK INC. 1908

ABOUT THE PROGRAM

The City of Turlock partners up with local K-12 schools to educate students on:

- Water Conservation
- Recycling
- Pollution Prevention
- Energy Efficiency

The highlight of City's Go Green program is to promote the importance of conserving our planets resources.

This year we have 10 participating schools

Go Green turns 18 years old this year!





ACTIVITES

- Tree Planting
- Live Animal Shows
- Recycling Contest
- T-shirt Contest
- Water Treatment Facility Tours
- SRWA Treatment Facility Tours
- Turlock Recycling Center Tours
- Bus Tours by Transit



WATER CONSERVATION

ACCOMPLISHMENTS

- 395 Trees have been planted
- $15,472.38 has been raised through the City's GGW program
- Approximately 22,315.36 pounds of waste have been diverted from landfills





Save The Earth

FREE BUS RIDES
March 16-21

For more information please visit www.turlocktransit.com





Turlock Students and Faculty

City of Turlock Staff

Turlock Transit

Turlock Scavenger

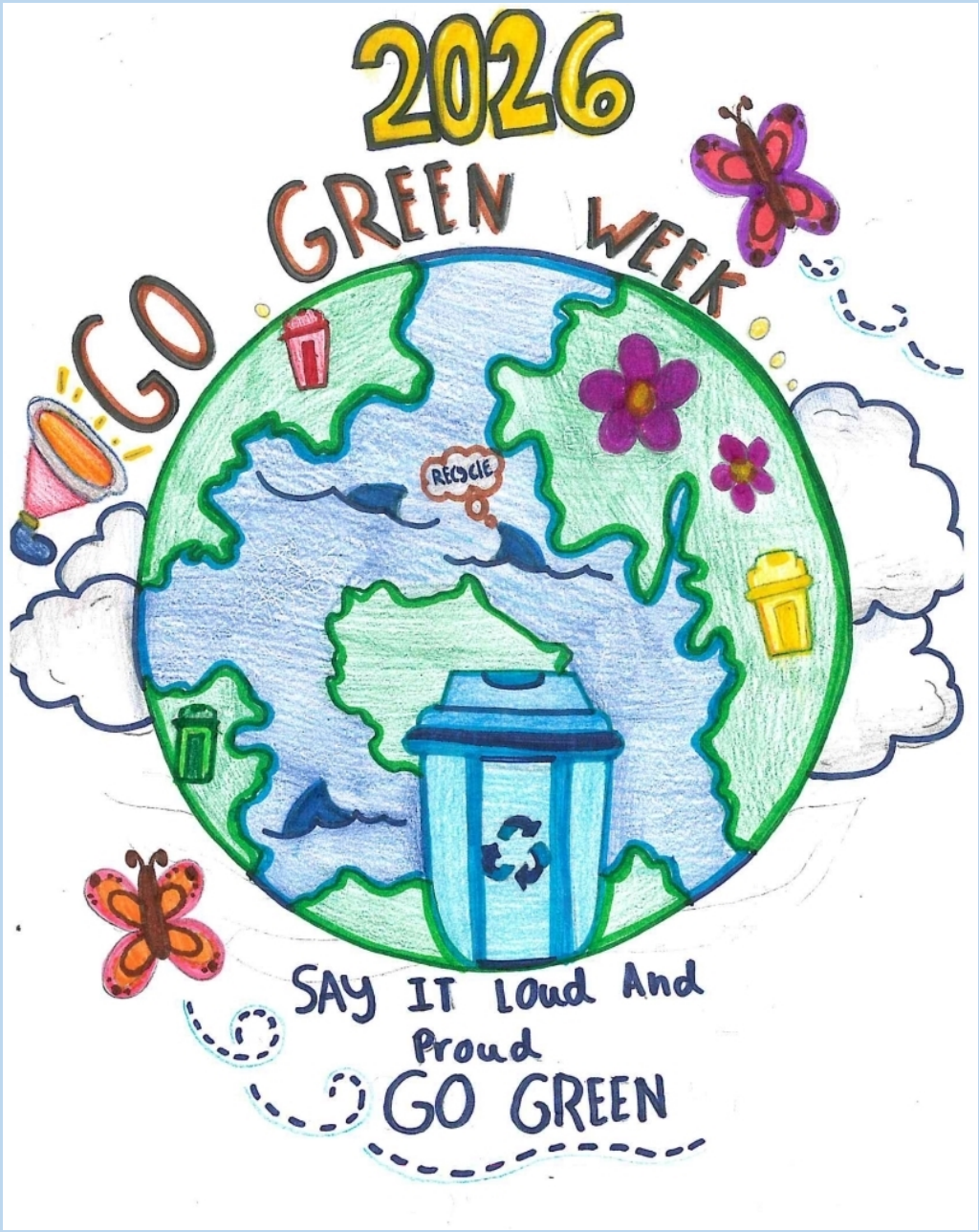
Vendors

Turlock Scavenger

CONGRATULATIONS

2026 T-Shirt Design Contest Winner

Joslynn Nguyen





City Council Meeting

StanCOG Regional Transportation Plan and Sustainable Communities Strategy



Agenda

01	Regional Transportation Plan Overview
02	Scenario Analysis
03	Connection to Other StanCOG Projects
04	How to Participate
05	Next Steps

What is the **Regional Transportation Plan (RTP)** and **Sustainable Communities Strategy (SCS)?**

- Reflects the shared vision of Cities and the County through 2049
- Includes all transportation modes (bike, walking, driving, bus, plane)
- Reflects how land use drives transportation needs
- Documents compliance with Federal and State requirements
- High-level planning document

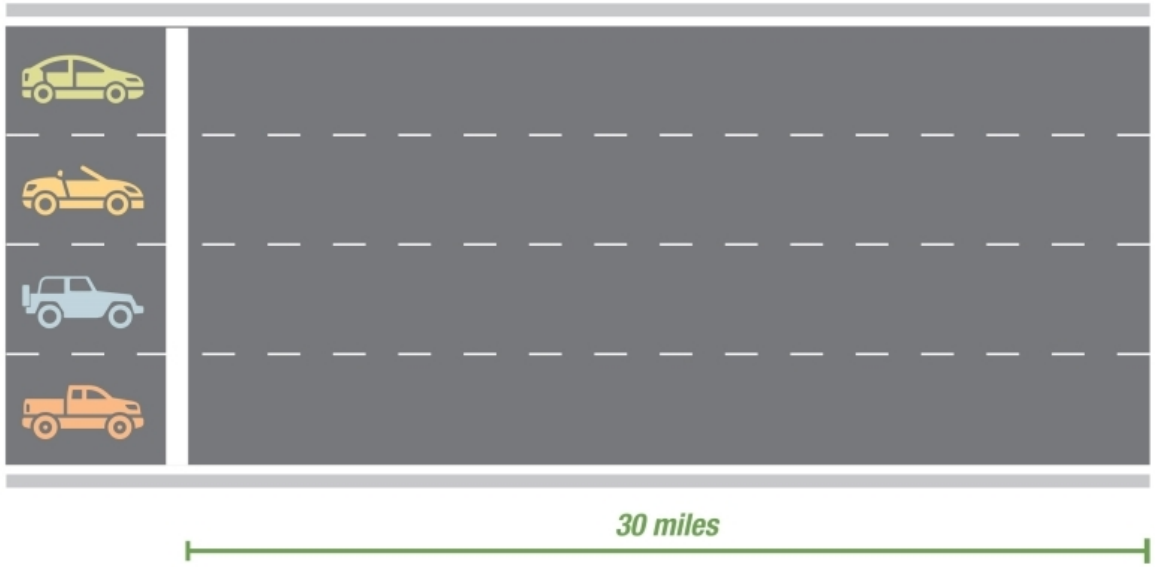
What Must the Plan do?

- Prioritize Transportation Projects
- Be Fiscally-Constrained
- Meet Federal Air Quality Goals
- Comply With Federal Environmental Justice Order & Title VI
- Meet California Greenhouse Gas Targets
- Comply With California Environmental Quality Act (CEQA)



Definitions

Vehicle Miles Traveled measures the total miles driven by vehicles in an area



4 vehicles travel 30 miles
or simply
4x30 = 120 VMT

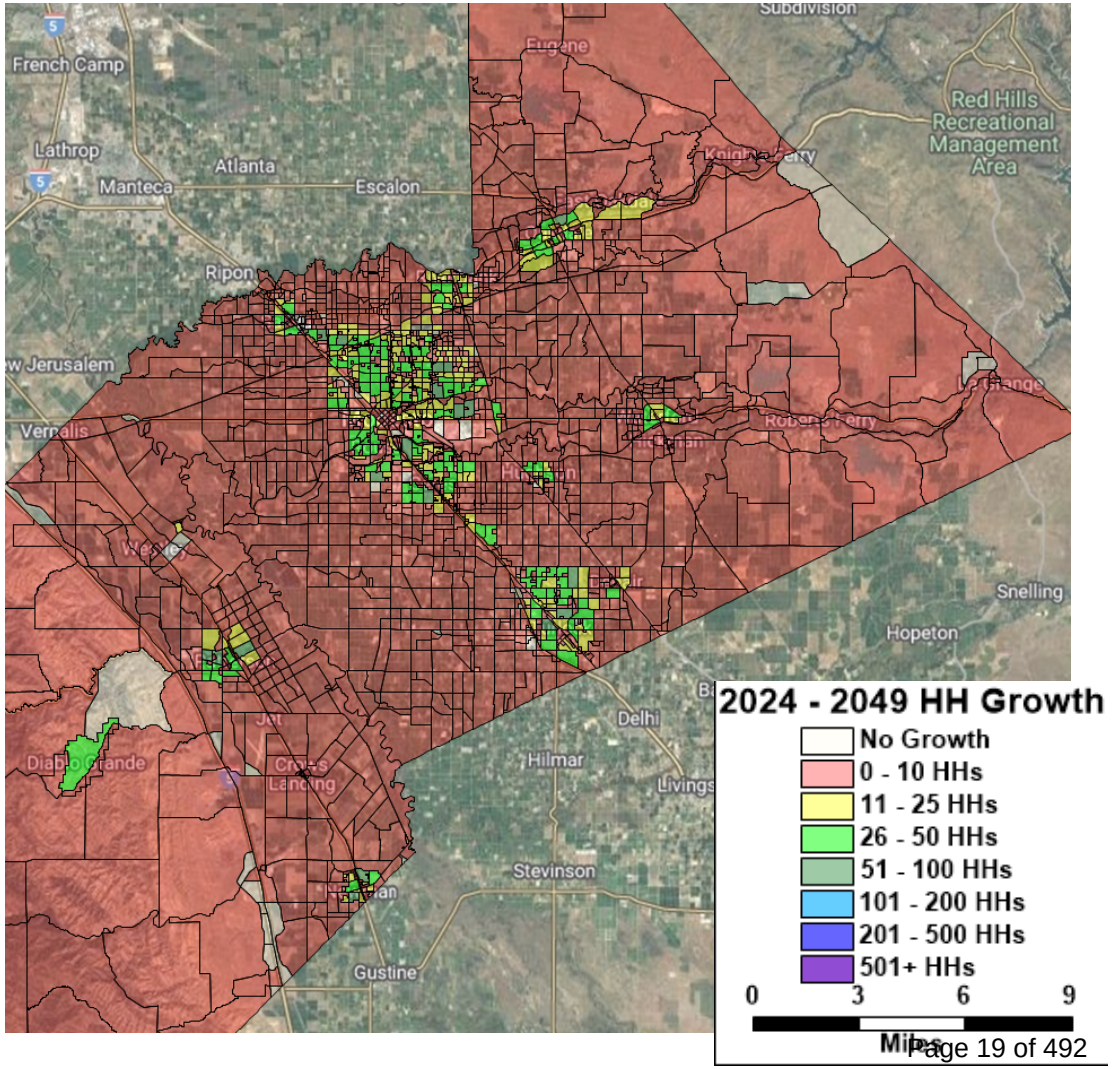
Missing Middle Housing refers to the "missing" housing types that traditionally fall between single-family homes and large apartment complexes

- i.e., duplexes, fourplexes, townhomes, cottage courts, apartment buildings

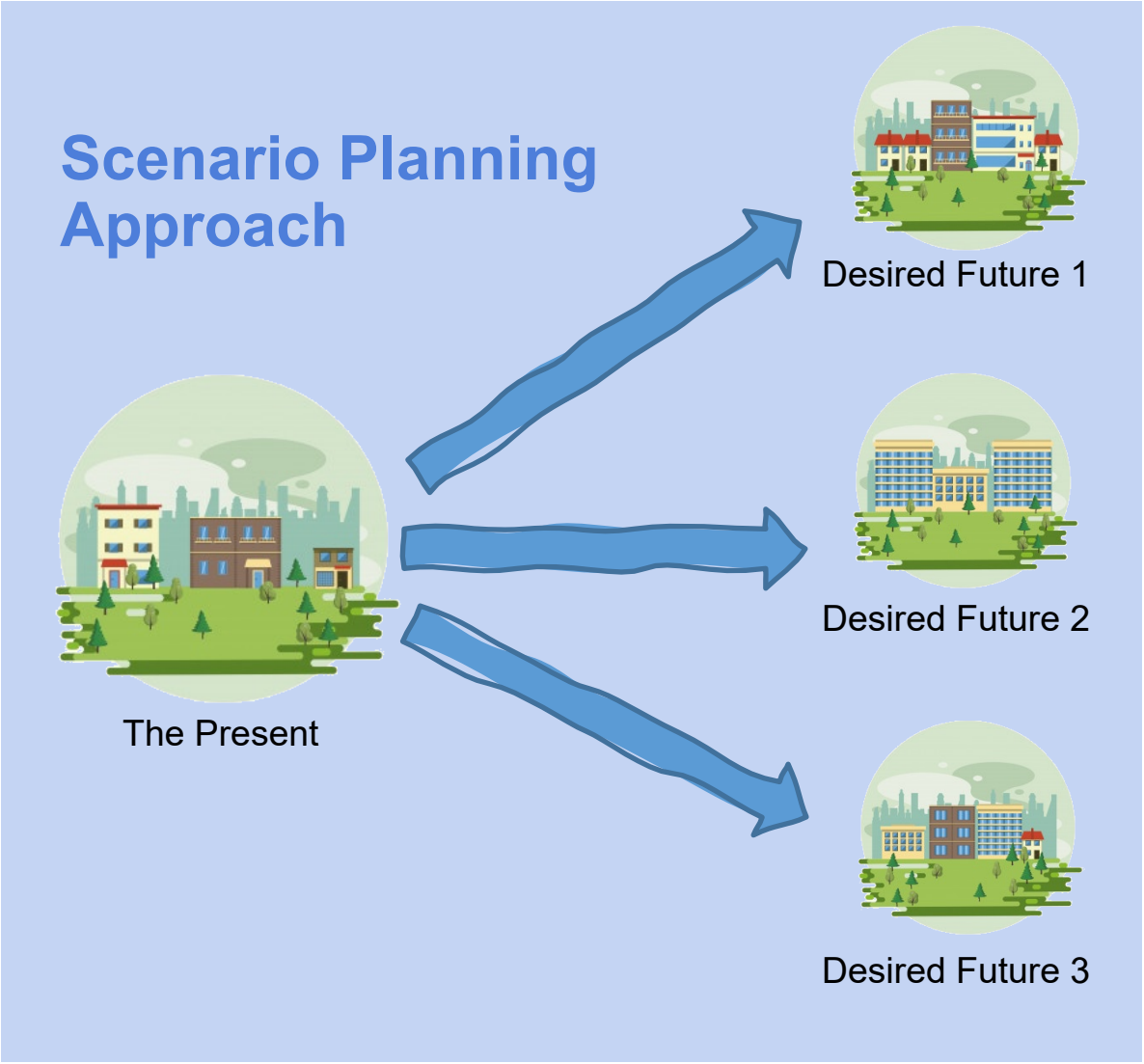


Projected Growth 2024 - 2049

City	Households	Population	EMP
Ceres	866	3,343	2,081
Hughson	199	591	101
Modesto	4,813	14,929	11,463
Newman	342	1241	209
Oakdale	625	1798	714
Patterson	615	2388	2070
Riverbank	538	1761	343
Turlock	1393	4084	3134
Unincorporated	1891	5281	3914
Waterford	171	601	115
Total	11,453	36,018	24,143



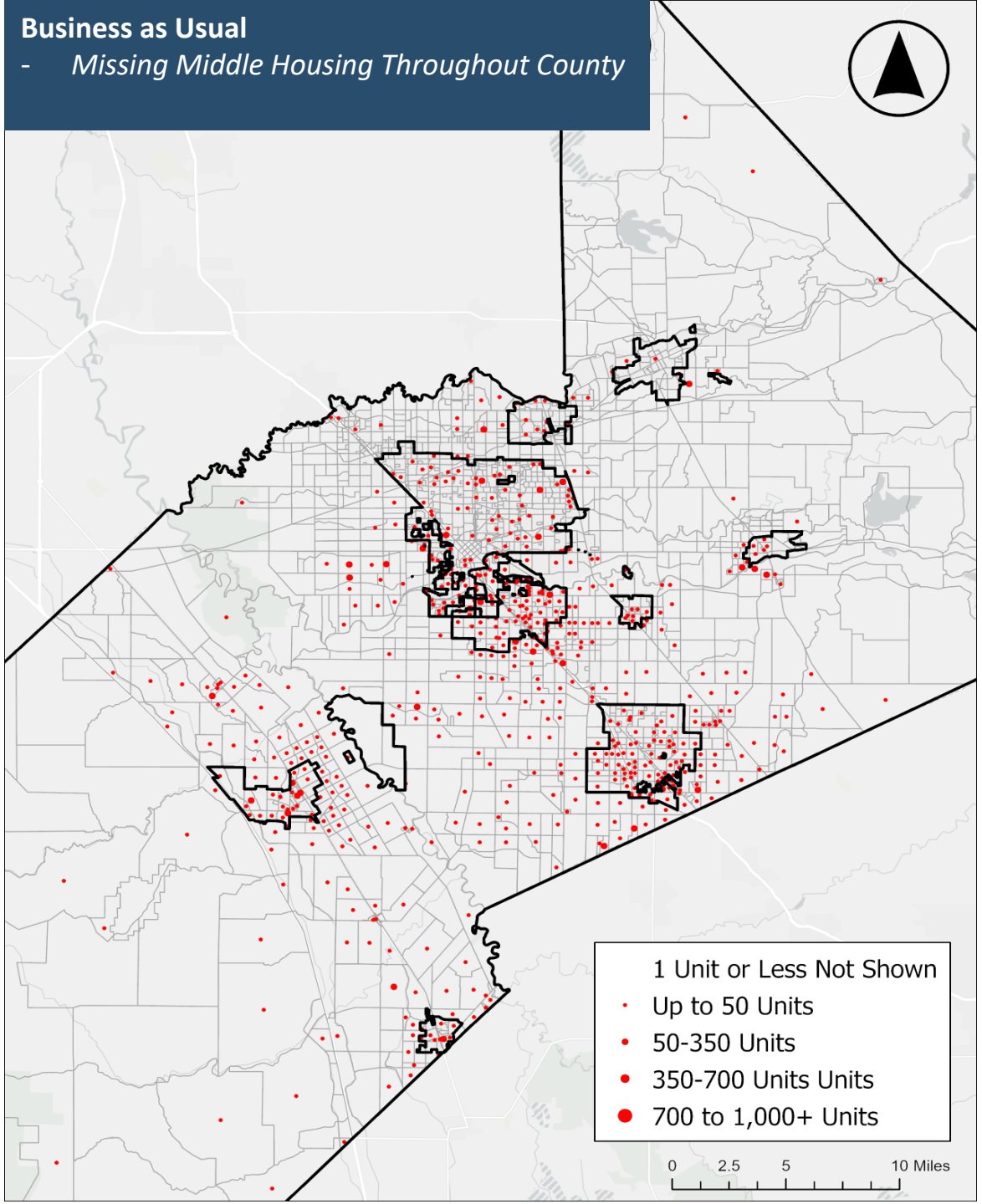
Scenario “Guiding Principles”



1. Ensure jobs-housing balance
2. Focus growth in low-VMT areas
3. Increase access to opportunity
4. Preserve farmland
5. Grow infill areas with missing middle housing

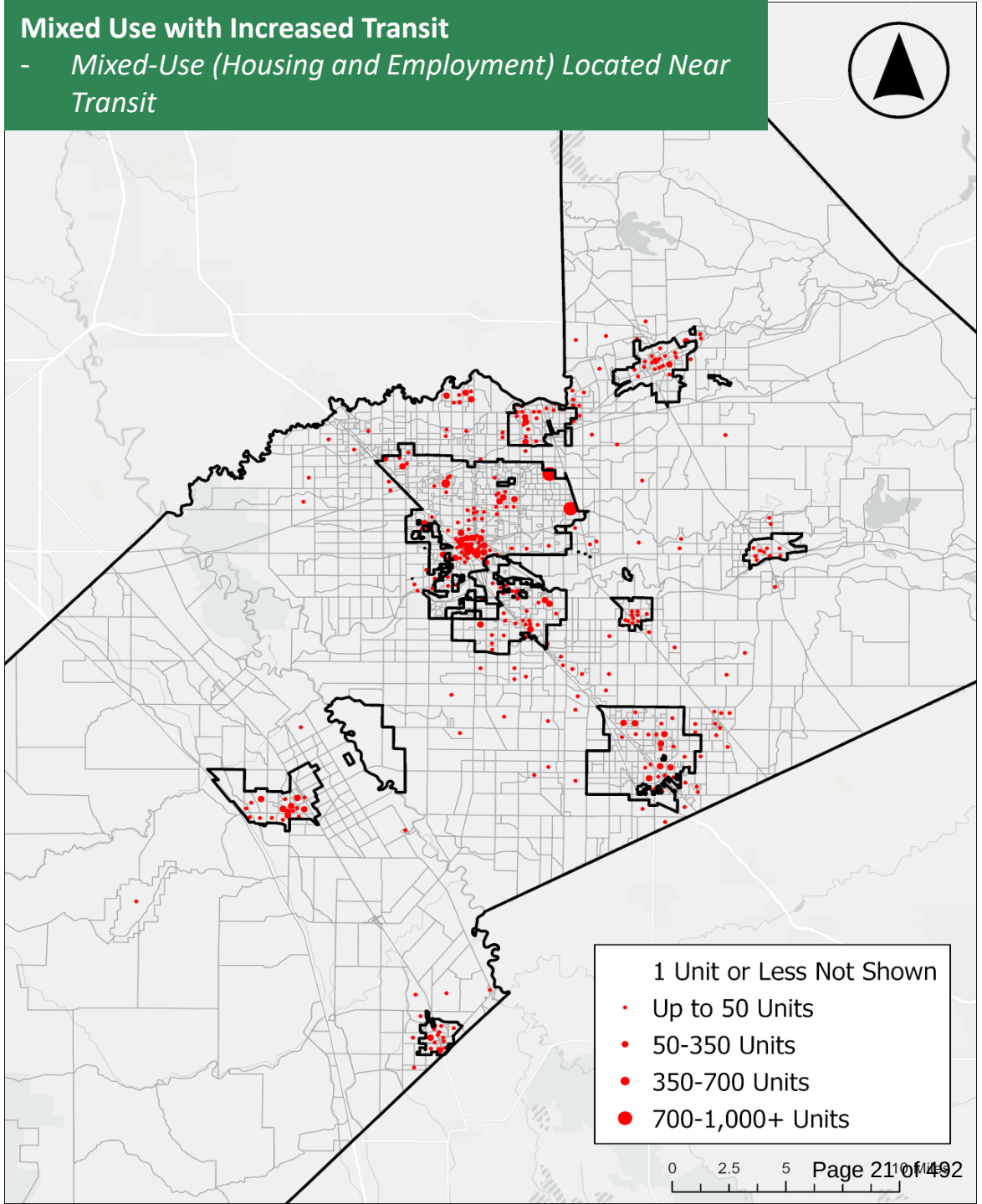
Business as Usual

- *Missing Middle Housing Throughout County*



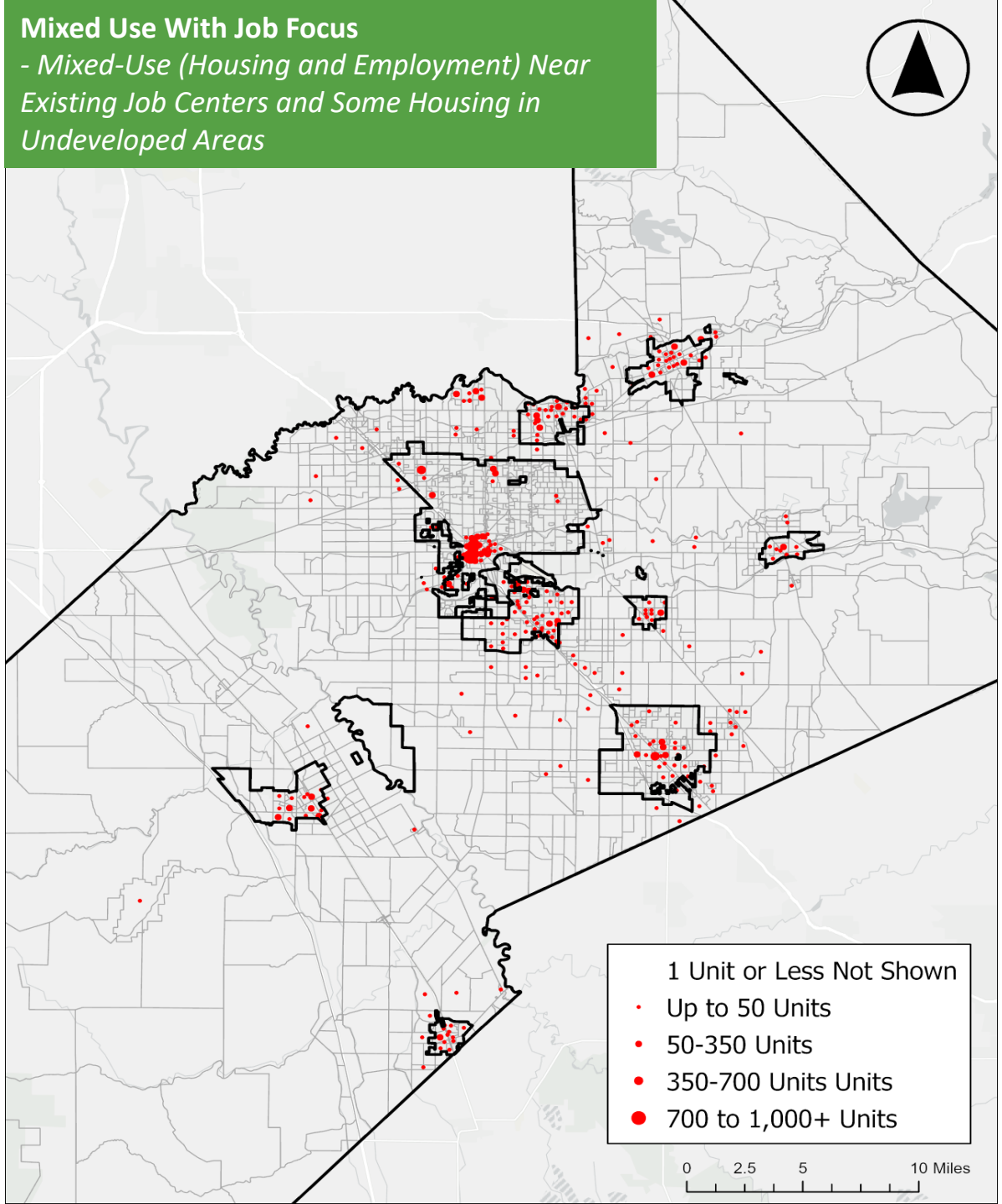
Mixed Use with Increased Transit

- *Mixed-Use (Housing and Employment) Located Near Transit*



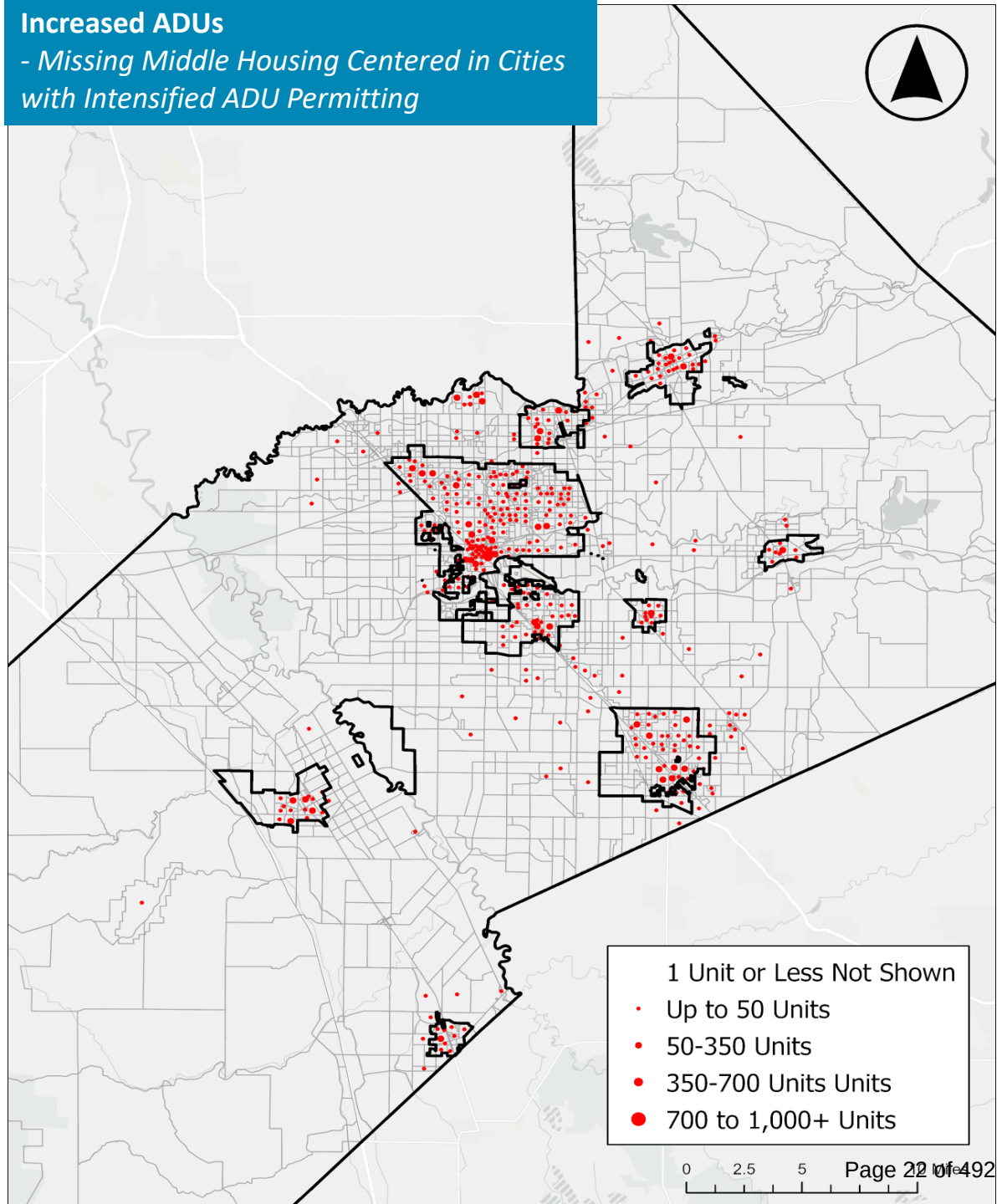
Mixed Use With Job Focus

- Mixed-Use (Housing and Employment) Near Existing Job Centers and Some Housing in Undeveloped Areas



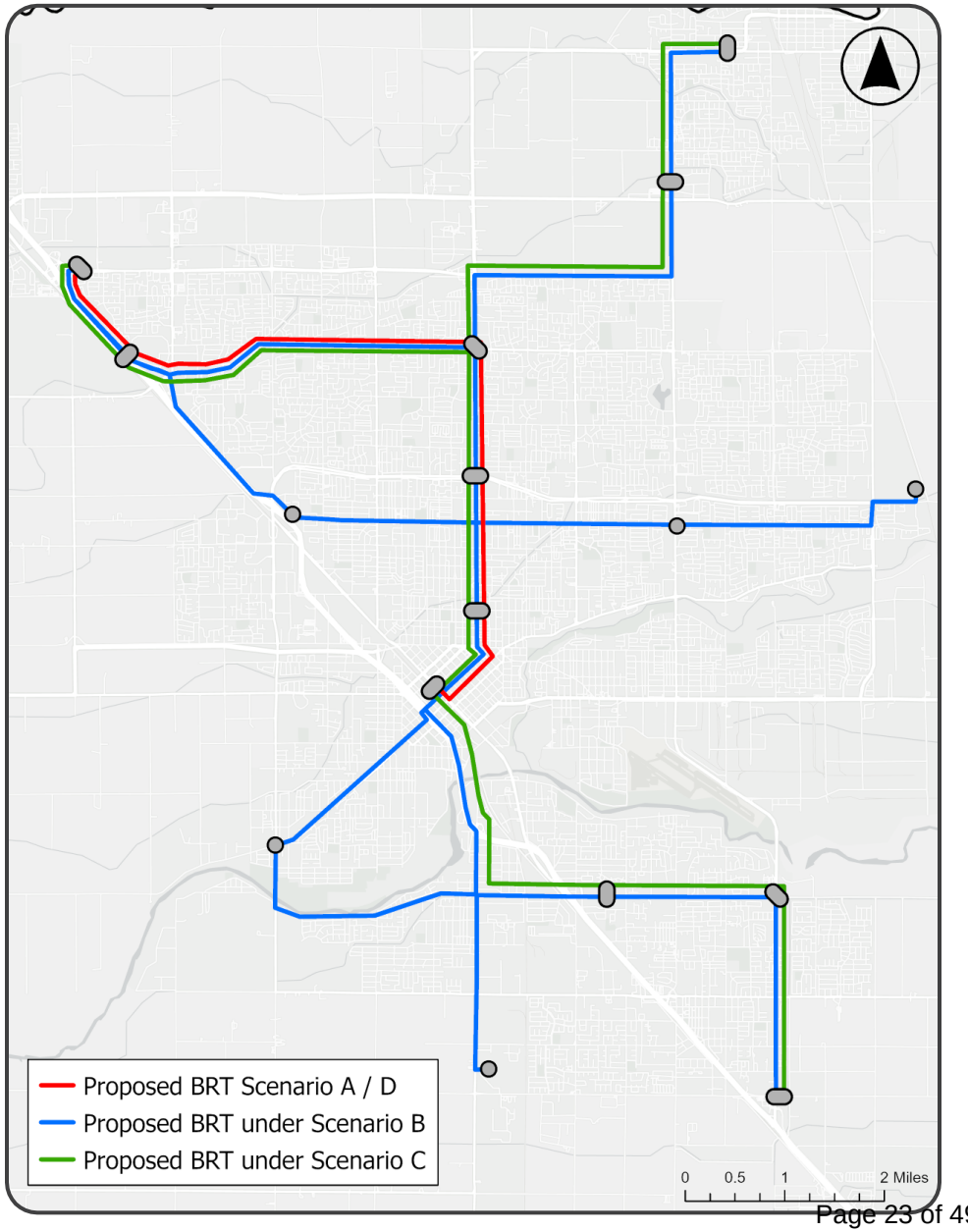
Increased ADUs

- Missing Middle Housing Centered in Cities with Intensified ADU Permitting



Transportation Improvements

	A: Business as Usual	B: Mixed Use with Transit Connections	C: Mixed Use with Jobs Focus	D: Increased ADUs
Active Transportation	RTP Bike Plan	Bike First/Last Mile	Bike Regional Connectivity	Micro transit + Bike Local
Major Roadway	Voter Approved			



Special Focus Projects

- Community Enhancement Zone (CEZ) Plan
  - Pilot Program in 2 Locations
  - Focused on Middle Housing and Transportation Improvements
  - Develop Toolkit for Communities to Replicate
- Vehicle Miles Traveled (VMT) Reduction Strategy
  - Considers Transportation and Land Use
  - Strategies to Address CEQA Requirements
- Non-Motorized Plan Update
  - Regional Bike and Pedestrian Improvements



CEZ Kickoff Walking Tour on 2/13/2026

Input Opportunities

- **Valley Vision Stanislaus Steering Committee**
- **City Council/Board of Supervisors Presentation**
- **City/County Planning Staff Meetings**
- **Focus Group Meetings & Community Workshops**
  - Community Based Organizations
  - Business Leaders
  - Spanish and English Language Presentations
- **StanCOG's project website**: ValleyVision2049.com
  - **Survey:** https://bit.ly/StanCOGVMT
  - **Interactive Map:** bit.ly/StanCOGPC



Next Steps

- **Continued Outreach**
- **Select a Preferred Scenario**
- **StanCOG Committee Approval**
- **StanCOG Board Approval**

- **Pop Ups**
  - 32nd Annual African American Conference – 2/6/2026
  - El Rematito Flea Market – 2/7/2026
  - Modesto Certified Farmers Market – 2/14/2026
  - Lunar New Year Celebration – 2/21/2026
  - Patterson High School:11th Annual Youth Empowerment Conference – 2/28/2026, 8:00 AM – 2:00 PM
- **Council Meetings**
  - City of Oakdale – 3/2/2026, 6:30 PM
  - City of Modesto – 3/3/2026, 5:30 PM
  - City of Waterford – 3/5/2026, 6:30 PM
  - City of Ceres – 3/9/2026, 6:00 PM
  - City of Patterson – 3/17/2026, 7:00 PM
- **Public Hearings in June and August**

Questions



Human Relations Department

Career Opportunities

We are Hiring!

Career Opportunities

JOB TITLE	SALARY	DEADLINE
City Manager	$18,450.00 - $22,425.00 Monthly	Continuous
Police Officer I/II	$6,558.00-$9,229.00 Monthly	Continuous
Police Officer Trainee BONUS PAY	$4,454.00-$5,416.00 Monthly	Continuous
Water Treatment Plant Operations Supervisor BONUS PAY	$8,822.00 - $10,723.00 Monthly	Continuous

*As of 02/26/2026

For more information, please visit www.cityofturlock.org

Human Relations Department

Full-Time New Hires



Police Officer I/II



Maintenance Worker I

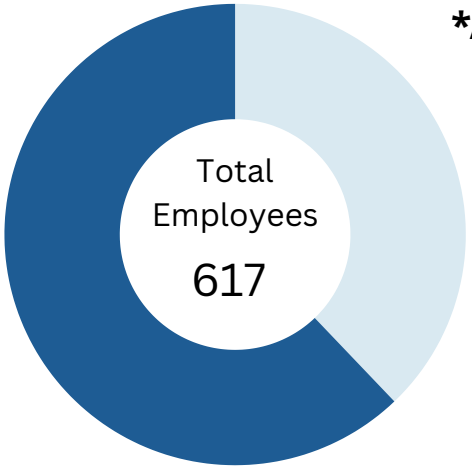


Community Services Officer

Staffing Data

***As of 02/26/2026**

Full-Time Employees
412



Part-Time Employees
205

Human Relations Department

Upcoming Events

The following trainings are scheduled for City staff:

Training	Date
Hazard Communication	March 3, 2026
CalPERS	March 12, 2026
Injury & Illness Prevention Program	March 17, 2026
Hearing Conservation Program	April 7, 2026
Heat Illness Prevention	April 21, 2026
HR 101	April 22, 2026
Ladder Safety	May 5, 2026
Personal Protective Equipment & Tool Safety	May 19, 2026
Slip, Trip & Fall Prevention	June 2, 2026
Traffic Control & Flagger	June 16, 2026
Trenching & Excavation	July 7, 2026

Ready to level up your career? Connect with top companies at these upcoming career fairs!



UC Merced Career Fair
Thursday, March 12, 2026



CSU Stanislaus Career Fair
Wednesday, March 18, 2026

Human Relations Department

Emerging Leadership Program







The Human Relations Department is proud to share that last week marked the final presentations for the City's first Emerging Leadership Program. Developed in partnership with LeaderGov, the program also created an opportunity to collaborate with emerging leaders from the City of Tracy, strengthening regional connections.

Each participant delivered a leadership presentation showcasing their growth, insight, and commitment to public service. The City of Turlock remains committed to investing in leadership at every level—empowering our staff to grow, lead, and make a meaningful impact in their areas of service. When our team grows, our ability to serve the community grows with it.

Human Relations Department

Department Highlights

HUMAN RELATIONS DEPARTMENT

156 S. BROADWAY, SUITE 235 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5150 | FAX 209-668-5529

Calendar Year 2025 Highlights

The Human Relations Department administers a wide range of programs including employee benefits and retirement, recruitment and selection, policy and procedure development, classification and compensation, training and development, labor and employee relations, workers' compensation and safety, risk management, and other related personnel programs. Human Relations leads City departments in positive employee relations, talent management, succession planning, and employee engagement.

Our Human Relations Generalist team provides functions including: recruitment and selection, onboarding/offboarding, salary administration including compensation and classification, benefits administration, personnel guidance and proper adherence of labor laws, progressive employee discipline, labor contract administration, workers' compensation industrial injuries, maintain security access to all City buildings, and maintain all related records and reports.

Our Human Relations Payroll team works in conjunction with the Generalist team to administer employee benefits and retirement, labor and employee relations, workers' compensation, benefits for industrial injuries and Long-Term Disability administration. They assist with labor contract administration, prepare and issue all payroll checks and maintain all related records and reports.

For the calendar year 2025, Human Relations highlights:

- 15,111 - Paychecks
- 2,410 - Entries in New World
- 4,605 - Applications reviewed
- 55 - Recruitments
- 43 - New full-time employees hired
- 71 - New part-time employees hired
- 1,301 - Personnel Actions processed
- 8% – Vacancy rate

TURLOCK FIRE DEPARTMENT

February 2026

Interim Fire Chief, Shanon Evans



OPERATIONS DIVISION

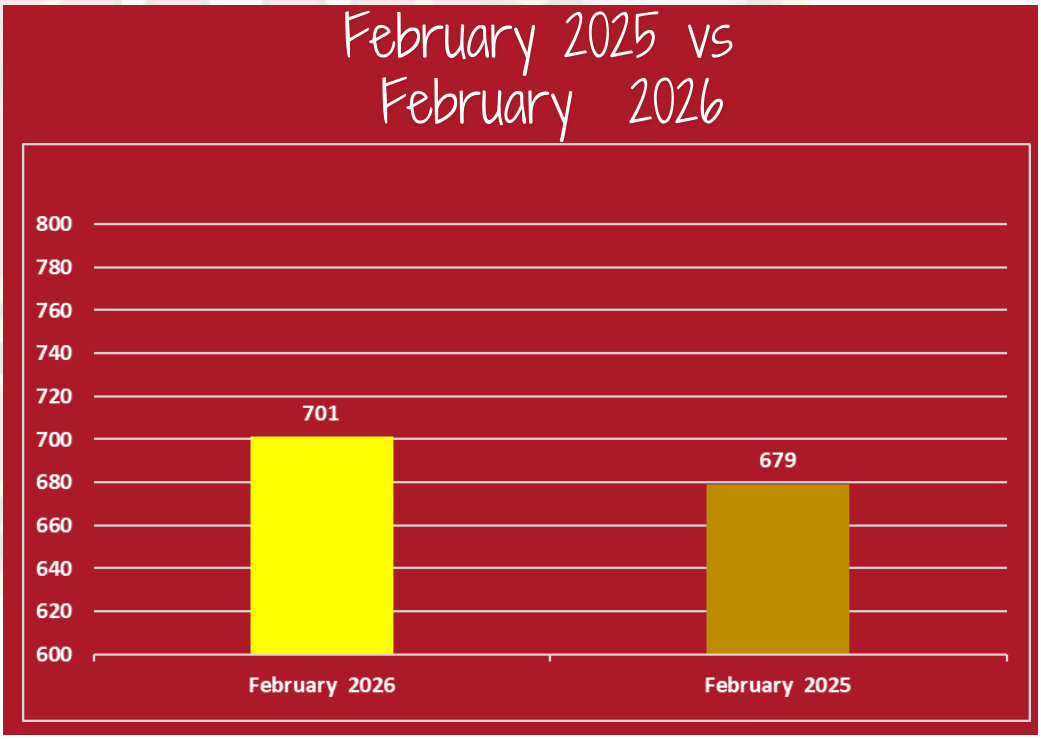
TOTAL CALL VOLUME: 701

Total Fire (NFIRS Series 100): 13



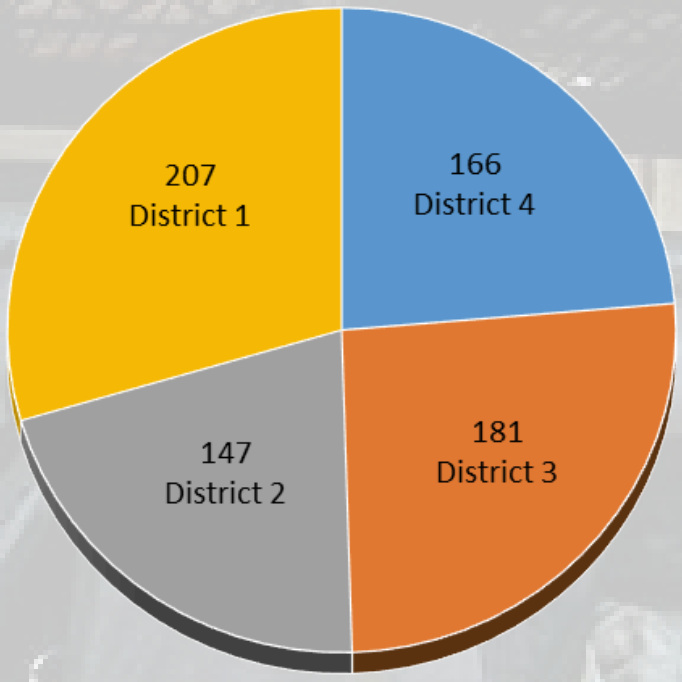
Total EMS: 498

Total Public Service: 54



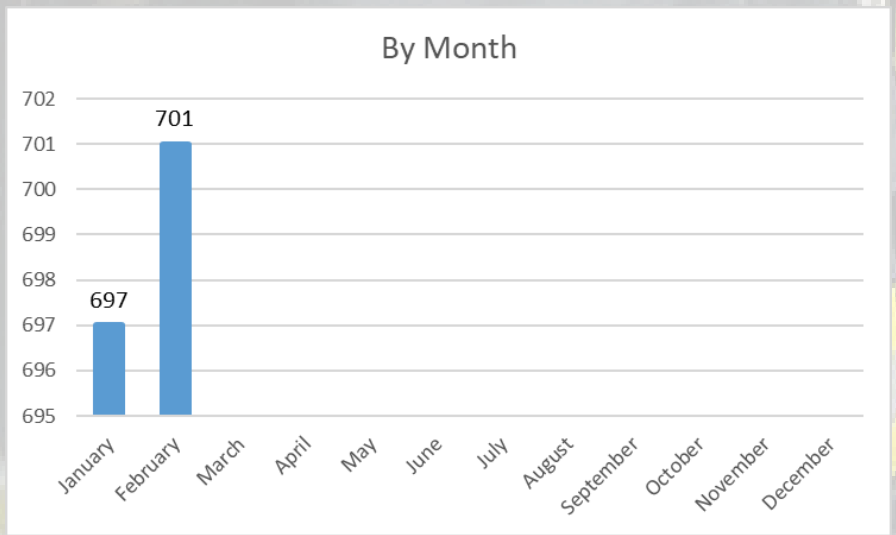
CALLS BY DISTRICT





1700 Hours – E31, BC4 and Sq32 responded for a vehicle fire in the 100 block of E. Glenwood with reports of occupants still inside. BC4 arrived with a passenger vehicle that had a well involved engine compartment fire. All occupants were out. E31 extinguished. Sq32 assisted. Occupants were returning to Stockton with three small children. Turlock Firefighters Local 2434 Random Acts of Kindness assisted with replacing 2 car seats, a stroller and providing an Uber ride back home to Stockton.





FIRE PREVENTION DIVISION



Type of Inspection	Total
Occupancy	13
Re-inspections	13
Hydrant Flows	2
Final Fire Alarm/Final Sprinkler	9
Building Finals	10
Food Vendors	10
School Inspections, Care Facilities and STD850	2
All other Inspections	32
Green Sheet Plan Reviews	15
Pre-Developments	5

Stanislaus Regional FIU February 2026

DETAILS: During the month of February 2026, the FIU's call volume fell well below the previous month's total responses.

The FIU conducted a total of 18 fire investigations during the month (the previous month of January was 36), the breakdown of the calls is as follows:

Calls by jurisdiction: Modesto FD 10, Ceres 2, Oakdale's 1, Salida 1, Turlock city 2, and the County 2.

12 were structure fires, 0 vegetation fires, 4 vehicle fires, and 2 were trash/dumpster/other fires/criminal enforcement actions/investigator follow-ups.

Investigators were able to determine that 4 fires were confirmed arsons, 9 accidental, and 5 were undetermined. Investigators were canceled a total of 0 times. Reported fire related injuries 5. Several were significant and required air transport to the UC Davis Burn Unit. As of this reports writing there were no reported fatal fire incidents.

Correction, the FIU responded to a residential working structure fire earlier in the month on Doyle Ave, in the city of Ceres. The single occupant of this structure was rescued by MST suppression crews and later flown to the UC Davis Burn Unit. It was reported several days after the incident that the occupant had succumbed to their injuries. FIU/CPD investigators later attended the victim's autopsy. This investigation is still on-going.

Investigators assisted with or handled themselves 1 arson arrest this month. We continue to dedicate long hours to several open arson investigations that require follow-up, with arrests pending. We also met this month with our assigned SCDA Arson DDA, Tim Keaton, to further discuss on-going criminal court cases involving multiple investigators. This court prep is essential to a successful arson prosecution.

We began training our SCFPD Reserve investigator, Dennis Green. He will experience several weeks of FTO, in-person & out of the area trainings in the area of fire investigations, tactics, FD/LEO agency familiarization, and evidence collection. We all welcome Dennis to the team.

Stanislaus Regional Fire Investigation Unit — Investigations for Turlock City FD — February 2026

AR= Arson, AC= Accidental, UN= Undetermined

Date	Sta #	Agency	IF #	Invest	Location	AR	AC	UN	Property	Dispo	$ Loss	O&C
2/27/2026	32	TUR	26-052	Haus	Tully/ Canal	1			Vehicle	Open	$3,000.00	O&C
2/28/2026	33	TUR	26-053	Haus	1320 Milhouse		1		Struct Resid	Closed	$5,000.00	O&C

ECONOMIC DEVELOPMENT



Monthly Report - February 2026



The Turlock Partnership Incentive Program provides a one-time $3,500 grant to assist new, locally owned small businesses with opening in an existing vacant commercial space within the City of Turlock. The program is designed to attract new businesses, revitalize storefronts, stimulate economic growth, and create jobs within the community.

***All program requirements must be met.**

City of Turlock – Economic Development Department

Executive Summary – February 2026 Monthly Report

Key Highlights

- Continued strong business retention & attraction efforts, with 26 total BRE & attraction meetings completed in February & 142 meetings year-to-date.
- Advancement of major business attraction initiatives, including continuously highlighting the 30-acre Turlock Marketplace Shopping Center, sharing project progress updates on the Chick-fil-A Turlock site.
- Latest quarterly sales tax report reflected an increase, reinforcing Turlock's positive economic momentum & regional competitiveness.
- Continuous small business support, highlighting the $3,500 Turlock Partnership Incentive Program grant as well as the weekly Business Assistance Drop-In Program at City Hall.
- Ongoing investment in workforce & talent development, highlighted by engagement with TUSD's Career Technical Education Advisory Council & partnerships with regional education & training providers.
- Successful delivery of entrepreneurship & business education, collaborating with business development partners to provide three no-cost business workshops hosted in February focused on startups & small business development support.
- Robust community engagement & accessibility initiatives, including the Montana Park Phase II Community Update meeting & ADA Community Engagement Meetings informing the City's ADA Self-Assessment & Transition Plan.
- Happy 118th Birthday, Turlock! This February, we celebrated more than a milestone, we honored 118 years of community spirit, innovation, & the hardworking residents & businesses who continue to shape our city's future.

Summary:

In February 2026, the Economic Development Department continued to advance key strategic priorities centered on business growth, fiscal sustainability, workforce development, & meaningful community engagement. Maintaining a strong economic development focus is essential to ensuring long-term financial stability, supporting job creation, expanding the tax base, & enhancing overall quality of life within the community.

Proactive business retention & attraction efforts, alongside a positive quarterly sales tax report, demonstrate continued economic resilience & forward momentum. Major retail development initiatives, expanded small business support programs, strengthened workforce partnerships, & inclusive community outreach efforts collectively reinforce Turlock's position as a competitive, business-friendly city committed to sustained economic vitality & opportunity for residents & businesses alike. February also marked Turlock's 118th anniversary, highlighting a legacy of growth & progress that continues to shape the City's economic strength & community vitality.

TURLOCK BY THE NUMBERS



TURLOCK POPULATION

73,100

**POPULATION ERROR ON AUGUST REPORT*

20 MILE POPULATION RADIUS

640,000

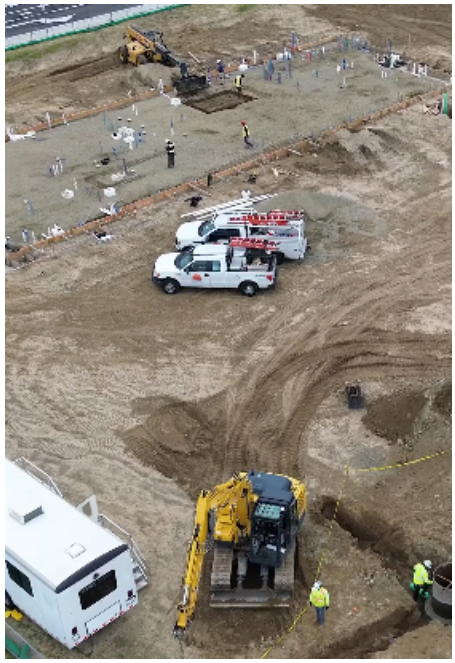
CSU STANISLAUS AVERAGE ANNUAL ENROLLMENT

8,000 - 10,000

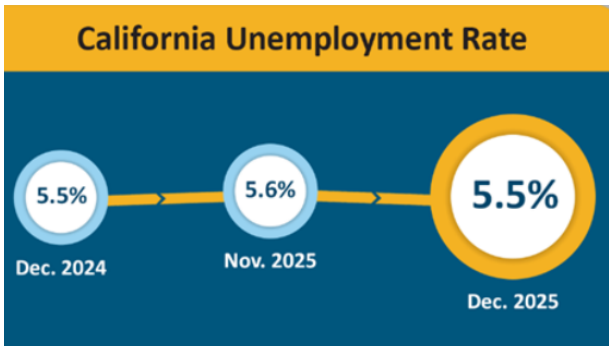
TURLOCK LABOR FORCE

33,000

Data Sources: ESRI, Placer.AI, CSU Stanislaus



CALIFORNIA UNEMPLOYMENT DATA:





For further information on unemployment data please visit:

https://edd.ca.gov/en/about_edd/news_releases_and_announcements/unemployment-december-2025/



General Overview

California sales tax receipts increased by 4.5% over the same quarter from last year, with Northern California reporting a 4.1% increase compared to a 4.8% increase for Southern California. Sales tax receipts for the City of Turlock increased by 6.8% over the same period.

Economic Activity: U.S. inflation ticked up to 3.0% in Septetmber of 2025, down 6.1 points from its most recent peak of 9.1% in June of 2022. California's headline inflation increased to 3.3% year over as of August 2025, up from 2.7% in August 2024.
(DIR, BEA, BLS, Novemeber Finance Bulletin)

Employment: The U.S. unemployment rate increased slightly to 4.4% in Septetmber of 2025. California's unemployment rate increased by 0.1 percentage point to 5.5% as of August 2025, 0.5 percentage point higher than the September 2023 rate of 5.0%.
(EDD, BLS, December Finance Bulletin)

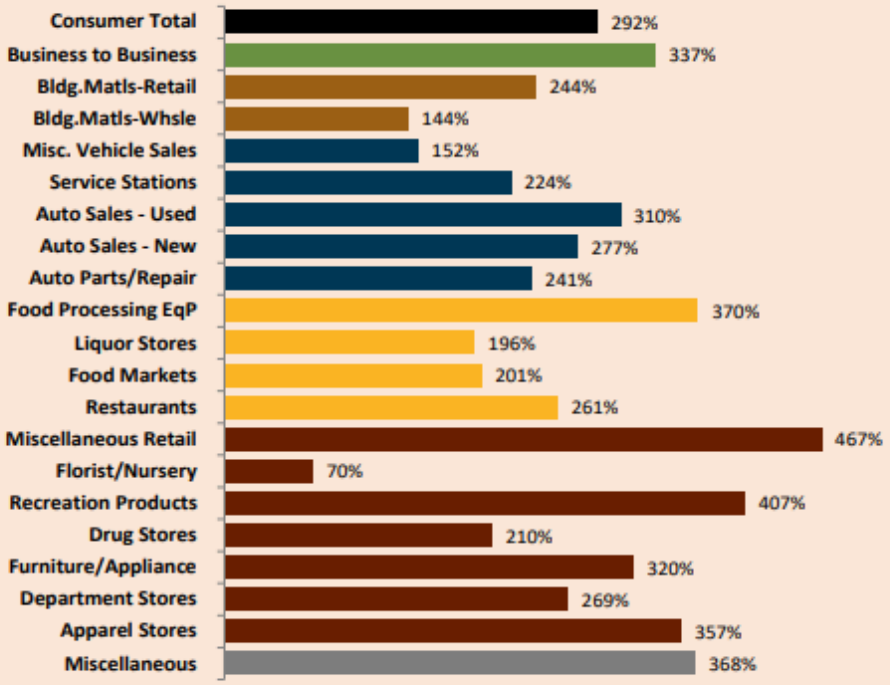
Personal Income: U.S. personal income increased by 5.5% for the third quarter of 2025, compared to same quarter previous year. Compensation of employees increased by 5.4% while personal current taxes increased by 8.6% from the previous period, resulting in a net gain of 5.1% in disposable income. (BEA)

Quarterly Business Activity Performance Analysis

2025Q3 Taxable Sales	$ 489.7	million
2024Q3 Taxable Sales	$ 487.7	million
Percent Change	0.4%	



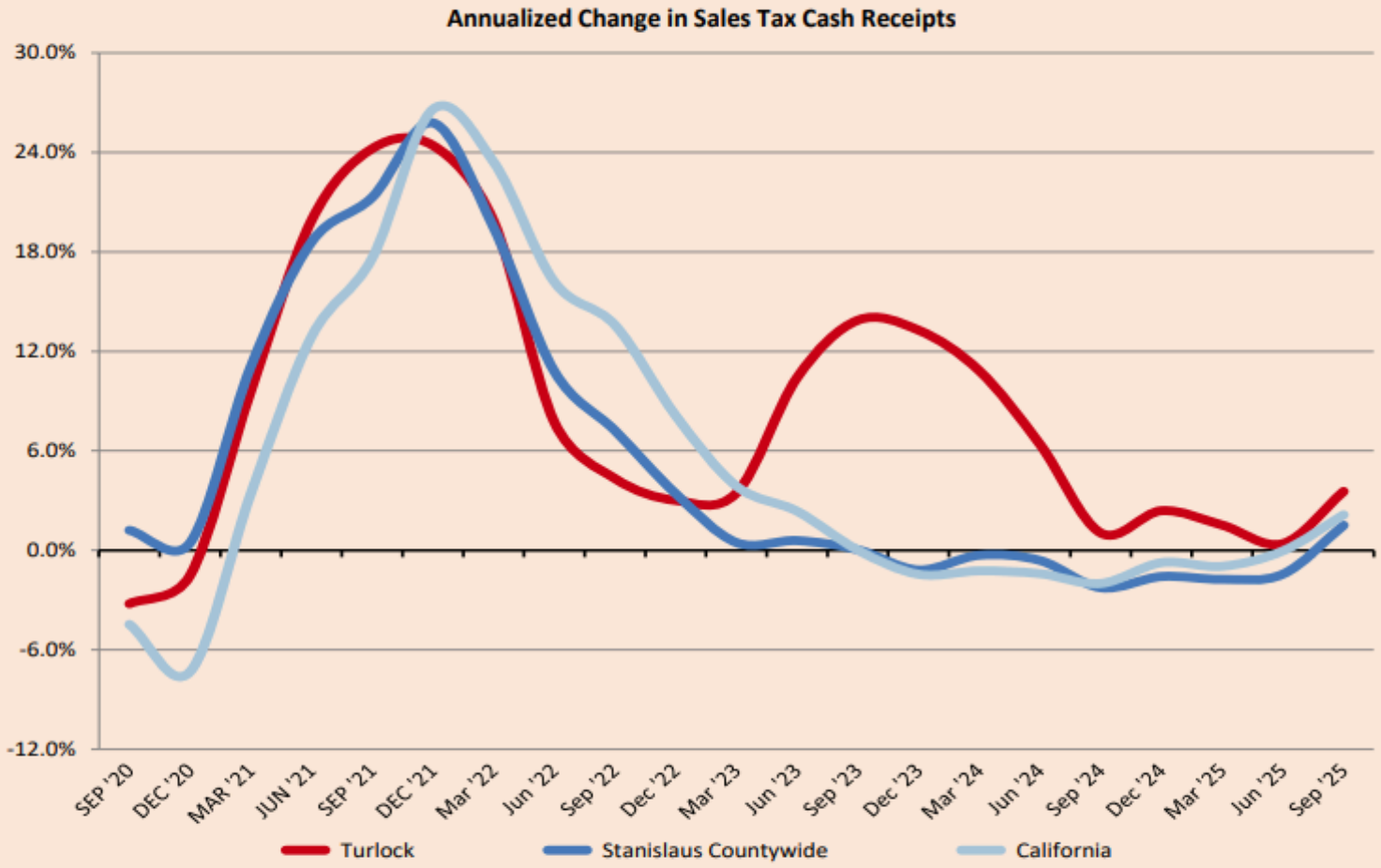
3rd Quarter 2025 Sales Tax & Capture Gap Analysis Report
STANISLAUS COUNTY REGION



Top 25 Sales & Use Tax Generators

The list is alphabetical and is based on sales from October, 2024 through September 2025.
These twenty five businesses generate 60.1% of Turlock's Sales and Use Tax Revenue.

AMAZON.COM SERVICES - EC
AMAZON.COM - EC
ARCO AM/PM MINI MARTS
BONANDER PONTIAC/BUICK/GMC
CHEVRON SERVICE STATIONS
COSTCO WHOLESALE
DICK'S SPORTING GOODS
GARTON FORD TRACTOR
HOME DEPOT
HPS TECH CALIFORNIA
IN-N-OUT BURGERS
JOE M.GOMES AND SONS
KOHL'S DEPARTMENT STORES
LOWE'S HOME CENTERS
MCDONALD'S RESTAURANTS
N & S TURLOCK
NELSON-JAMESON
ROSS STORES
SMITH CHEVROLET
TARGET STORES
TJ MAXX
CHRYSLER DODGE JEEP RAM
UNITED RENTALS
VALERO SERVICE STATIONS
WAL MART STORES



Sales Tax Revenue on a Cash Basis

	2025Q3	2024Q3	% Change
General Retail	2,366,935	2,270,755	4.2%
Food Products	809,906	728,143	11.2%
Transportation	881,443	848,513	3.9%
Construction	255,841	373,710	-31.5%
Business To Business	595,986	498,506	19.6%
Miscellaneous	48,131	42,461	13.4%
Gross 1%	**4,958,242**	**4,762,087**	4.1%
County Pool	877,630	710,112	23.6%
State Pool	8,565	1,924	345.2%
County Sharing	(292,222)	(273,706)	-6.8%
Administration	(40,725)	(40,028)	-1.7%
Subtotal	**553,248**	**398,302**	38.9%
Total Sales Tax	**5,511,490**	**5,160,389**	6.8%

Sales Tax Cash Basis Performance Stanislaus County

	% Change
Ceres	5.9%
Modesto	10.4%
Newman	19.7%-
Oakdale	7.8%-
Patterson	0.9%-
Riverbank	16.2%
Turlock	6.8%
Waterford	12.7%
Hughson	13.6%-
Stanislaus County	4.6%
Countywide	5.8%

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 month of February 2026 , City of Turlock Economic Development staff completed 15 Business Retention and Expansion meetings, as well as completed 11 Business Attraction meetings.

2025-2026 Annual Business Retention and Expansion (BRE) & Business Attraction Meetings: *142 meetings (reporting period : 7/1/2025 - June 30/2026)*













Pictured Right Side:

- ***Smash Bros. Burgers now open! Located at 1205 W. Monte Vista Ave, Turlock, CA 95380***
- ***Mayor Bublak & Councilmember Phillips celebrated Truth Boxing's Christian Palacio for starting his professional boxing career!***
- ***Nick the Greek opening soon! Located at 2870 Countryside Drive, Turlock, CA 95380***
- ***New Warehouse constructed on North Walnut Road, Turlock, CA 95380***
- ***Congrats Paul's Glass for 85 Years in business! Located at 240 S. 1st St, Turlock, CA 95380***
- ***Coming Soon! Alabaster Coffee will be located W. Main Street, near Ezekiel's Barber Parlour***
- ***Other New Business Openings coming soon: Barnes & Noble, Kabob Place and Grill, Espressito Cafe and Bakery, a new downtown restaurant, and Chick-fil-A !!!***

To request a meeting with our economic development team visit:

https://www.cityofturlock.org/doingbusinessinturlock/businessresources/supportservices.asp



Business Resources

The City of Turlock's Economic Development Department is launching a new Business Assistance Drop-In Program that provides no-cost, one-on-one support for new and existing businesses.

Held every Tuesday from 10:30 a.m. to 12:30 p.m. at Turlock City Hall, the program requires no appointment and is designed to offer convenient, hands-on assistance. Business owners and entrepreneurs can receive guidance on business location decisions, local grants, market data, and connections to no-cost regional support resources.

The program is open to start-ups, expanding businesses, and those facing challenges, all with the goal of helping businesses start, grow, and succeed in Turlock.

For those unable to attend, meetings can also be scheduled directly with the Economic Development team by emailing ASims@turlock.ca.us

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.

In February 2026, Economic Development staff was honored to attend Turlock Unified School District's Annual Career Technical Education Advisory Council Dinner at Pitman High School. It was a wonderful opportunity to learn more about TUSD's Career Technical Education (CTE) pathways and connect with educators, industry partners, and community leaders.



From an economic development perspective, workforce development remains one of the City's strongest competitive advantages. Employers consistently evaluate talent availability when making location and expansion decisions.

Strengthening partnerships between TUSD, local industry leaders, higher education institutions, and the City supports business retention, expansion, and attraction efforts, particularly in key sectors such as advanced manufacturing, food processing, logistics, healthcare, and construction trades.

Turlock's collaborative investment in preparing the next generation of skilled professionals directly supports our local economy and long-term growth. Thank you to TUSD for hosting a meaningful evening focused on opportunity, collaboration, and student success.







Workforce Development - Talent Development

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

The City has a partnership 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.

To register for future courses visit: https://cge.fresnostate.edu/oced/parent-university.html





Other regional workforce development - talent development partners that provide educational programs and trade skill vocational training include:

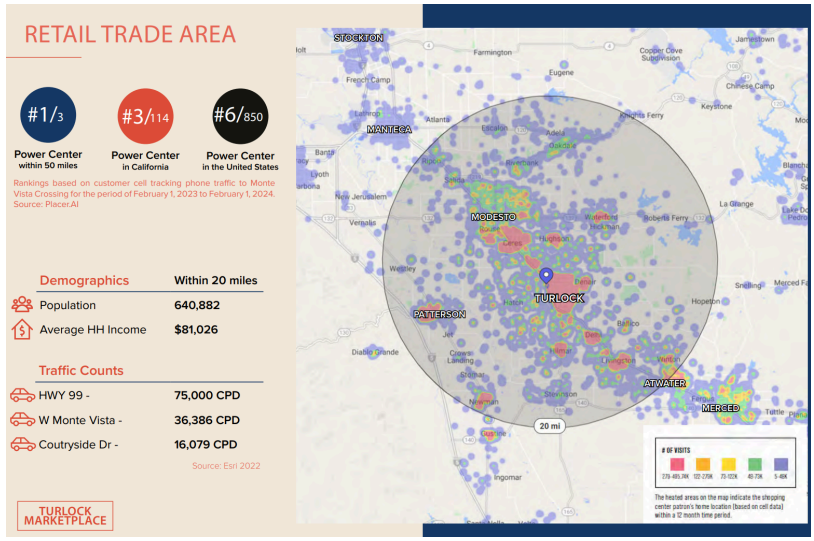
- **California State University Stanislaus** - https://www.csustan.edu/
- **California State University Stanislaus - Career Ready U** - https://www.csustan.edu/career/careerreadyu
- **California State University Stanislaus - STEM CRU** - https://www.csustan.edu/aspire/stem-cru
- **Modesto Junior College** - https://www.mjc.edu/index.html
- **The Volt Institute** - https://www.voltinstitute.com/
- **Bay Valley Tech** - https://www.bayvalleytech.com/
- **Turlock Irrigation District (TID) Internships** - www.TID.org/Careers
- **Beam Circular Youth Amabassador Program** - https://tinyurl.com/BEAM -Youth-Ambassador

Business Attraction

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 development of the 30-acre Turlock Marketplace represents a major step forward in these attraction efforts. Strategically located along Highway 99 within the Monte Vista Crossings retail corridor, this new shopping center will expand retail offerings, generate significant sales tax revenue, create new jobs, and capture consumer spending that might otherwise leave the region. The announcement of Chick-fil-A as the first tenant signals strong market confidence and serves as a catalyst for additional retailers and restaurants to follow.
Large-scale retail developments like Turlock Marketplace not only increase economic activity but also strengthen the City's long-term fiscal sustainability by broadening the tax base, enhancing regional draw, and creating a modern, competitive retail environment that benefits residents, visitors, and local businesses alike.







Tell us what businesses you would like to have in Turlock!
email:
asims@turlock.ca.us

TOPGOLF
HARLEY-DAVIDSON MOTOR CYCLES
NORDSTROM rack
ALDI
sam's club
RIVIAN
SPROUTS FARMERS MARKET
SHAKE SHACK®

Other: _____

Turlock Partnership Incentive Grant Amount Increase!

This program is designed to:
- Support small businesses opening in Turlock
- Help revitalize vacant storefronts
- Create new jobs in our community

To qualify, businesses must:
• Open in an existing vacant building within city limits
• Provide a business plan (with no-cost support available through the Valley Sierra SBDC)
• Attend a no-cost pre-development meeting
• Agree to simple record-keeping for one year
• Not be part of a franchise, nonprofit, or corporate chain
Grant application must be submitted prior to starting the licensing and permitting process.

If you have been considering starting your own business in Turlock and meet the qualifications listed above, give us a call, stop by, or visit us online to learn more!

Contact: Anthony Sims,
Economic Development Director
Email: asims@turlock.ca.us
Phone: 209-668-5540 Ext. 1122 or 209-668-6031





Interested in opening a business in Turlock?
Visit the link below to obtain information on available commercial properties in Turlock.

Turlock commercial properties for sale:
https://www.loopnet.com/search/commercial-real-estate/turlock-ca/for-sale/?sk=618d1bb399e6dbce0b6dc8c47f5fed0e&e=u

Turlock properties for lease:
https://www.loopnet.com/search/commercial-real-estate/turlock-ca/for-lease/?view=map

Business Workshops

Supporting startups and entrepreneurs is a strategic investment in economic development. Innovation sparks new ideas, technologies, and businesses, driving job creation and adding lasting value to the local economy.

The City of Turlock supports startups, entrepreneurs, and the broader business community by offering no-cost business workshops and implementing targeted business development programs.

These workshops are held throughout the year and feature a wide range of topics and strategies, presented by guest speakers with expertise in various areas of business.

Recent business workshops:
2/4/2026: Cottage Food Business Workshop
2/12/2026: Intro to Business - Session 1
2/26/2026: Intro to Business - Session 2











Montana Park Community Update - February 26, 2026 at Montana Park

Thank you to everyone who joined us on February 26th for the Community Update on Montana Park Phase II.

Community members came out to learn more about the vision for the park, review concept boards, ask thoughtful questions, and share valuable feedback about the future of this important community space. Engagement like this plays a critical role in shaping projects that reflect the needs and priorities of our residents.

Phase II improvements are planned to include an ADA-accessible playground, outdoor fitness area, basketball court, multi-sport court, and nine new pickleball courts; enhancements designed to promote recreation, wellness, and connectivity for all ages.

Parks and community engagement truly go hand in hand. We appreciate everyone who participated and helped contribute to the next chapter of Montana Park.













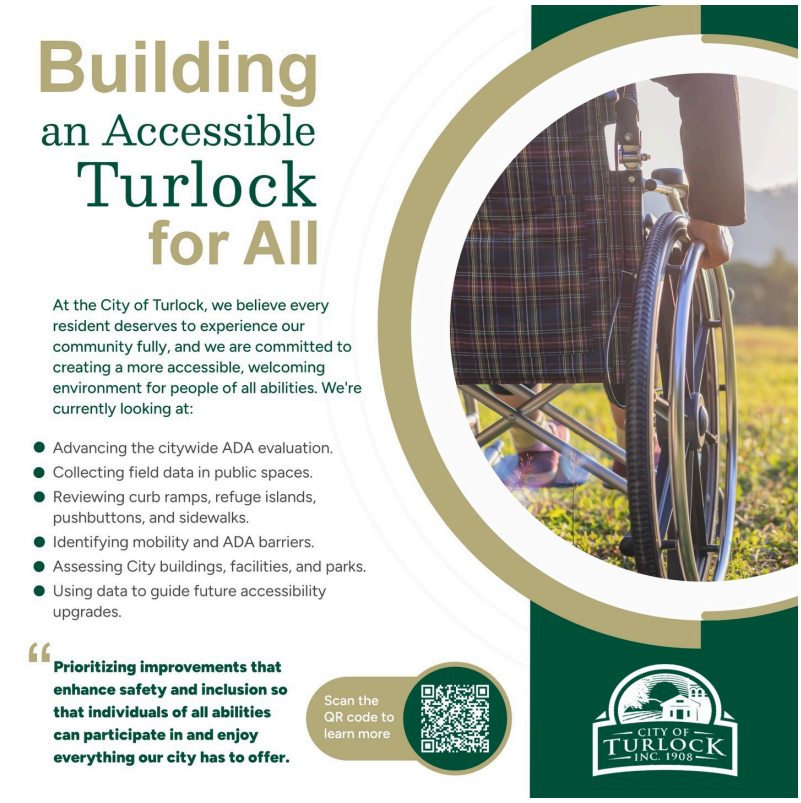
ADA Community Engagement Meeting – February 5, 2026

On February 5, 2026, the City of Turlock hosted two ADA Community Engagement sessions at the Carnegie Arts Center, with virtual participation options available to ensure broad accessibility.

The meetings invited individuals with disabilities, older adults, caregivers, business owners, and community stakeholders to share their experiences, concerns, and ideas for improving accessibility throughout the city.

Participants provided thoughtful feedback and asked insightful questions focused on enhancing safety, mobility, and inclusion in public spaces and facilities. The sessions created an open forum for dialogue and reinforced the City's commitment to ensuring that Turlock remains accessible and welcoming for all residents, visitors, and businesses.

Community input gathered during these meetings will directly inform the City's ADA Self-Assessment and Transition Plan. This engagement effort represents an important step toward identifying barriers, prioritizing improvements, and strengthening compliance while fostering a more inclusive and equitable community.



Building an Accessible Turlock for All.

At the City of Turlock, we believe every resident deserves to experience our community fully, and we are committed to creating a more accessible, welcoming environment for people of all abilities.

We're currently looking at:

Advancing the citywide ADA evaluation.
Collecting field data in public spaces.
Reviewing curb ramps, refugee islands, push-buttons, and sidewalks.

Identifying mobility and ADA barriers.
Assessing City buildings, facilities, and parks.

Using data to guide future accessibility upgrades.

To learn more about this project, visit:

https://www.cityofturlock.org/government/documentsreports/adaaccessibility/



New Accessibility Reporting Tool

The City of Turlock is excited to share that we have launched a new online ADA accessibility reporting tool as part of our ongoing ADA Self-Evaluation and Transition Plan.

This mobile-friendly tool allows residents to easily report accessibility concerns in public spaces by dropping a pin on a map, leaving comments, and submitting feedback in English or Spanish.

It provides a simple and interactive way for the community to help us identify barriers and prioritize accessibility improvements.

Residents can get started by scanning the QR code on the flyer and participating directly from their mobile device.



City Update

-with Mayor Bublak

February 15, 2026

Dear Turlock Community,

Today marks a special milestone for our city, Turlock's 118th birthday. Since 1908, our community has grown through hard work, resilience, and a deep commitment to one another. Anniversaries like this remind us that while our city continues to evolve, the sense of community that defines Turlock remains strong.

Our Roads Program remains a top priority for the council and I, with current projects progressing well, and new initiatives being approved. At our last council meeting, the Council and I voted to approve more projects going to bid. As a city, our commitment to see our roads fixed remains strong.

We're excited to see the continued momentum at Montana Park. Phase Two will more than double the park's size and introduce new amenities, including an ADA-accessible playground, outdoor fitness area, basketball court, multi-sport court, and nine new pickleball courts. Community input has helped shape this project from the very beginning, and we look forward to sharing additional updates as construction approaches.

We also recently honored local active service members through our Active Military Banner Program, recognizing some of the men and women who proudly represent Turlock while serving our country. Their dedication inspires us all. If you are interested in finding out more about that program, please stop by cityofturlock.org/activemilitarybanner.

Turlock continues to move forward because of the people who live, work, serve, and care for this community every day. I'm honored to be part of what we are building together and excited for the months ahead.

-Amy Bublak

Current Highlights

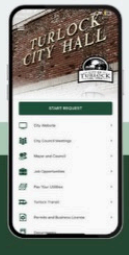
New Business Start-Up
The City Council presented the first incentive check under the newly revamped Turlock Partnership Incentive Program. Congratulations to Javier Padilla, CPA, on this exciting milestone.

Community Listening Session
The City hosted two community listening sessions on the ADA Transition Plan. Thank you to everyone who shared feedback and helped shape future accessibility improvements.

Adopt a Pet
Animal Control Services hosted a local Adopt-a-Pet event and is providing 10 no-cost pet adoptions during the month of February, helping pets find loving homes.

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CITY OF TURLOCK INC. 1908



Download the City of Turlock Mobile App



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.

Leadergov training and activities have included:

- 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
- Capstone Presentations





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

Instagram

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

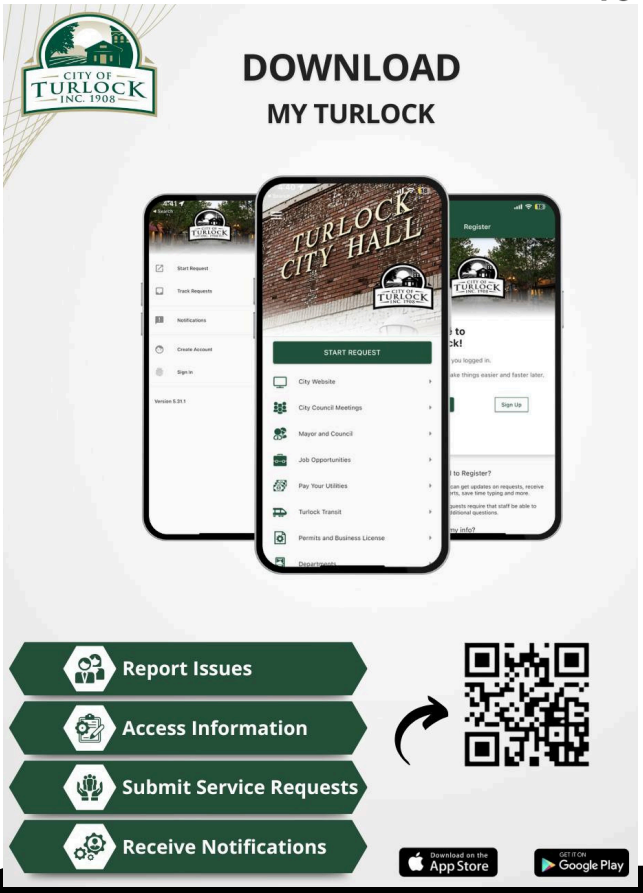
http://www/instagram.com/turlockecondev

LinkedIn

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





MUNICIPAL SERVICES

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



CITY MANAGER'S MONTHLY REPORT

MARCH 10, 2026





LEADERGOV

TEAM GOAL SETTING

This month, the Municipal Services Department's LeaderGov development session centered on effective Team Goal Setting. The discussion guided staff through identifying key challenges impacting daily operations, examining root causes, and prioritizing the most critical issues to address. Emphasis was placed on establishing clear, solution-focused goals and encouraging innovative thinking when traditional approaches have fallen short. The group also explored the importance of transparency in tracking progress, openly addressing roadblocks, and maintaining accountability as teams work toward measurable improvements in communication, onboarding, and overall service delivery.

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

Loveless, Damien Randall - P/T Maintenance Worker

ENGINEERING



The Division continued advancing a broad range of capital improvement projects across City facilities and infrastructure. The Senior Center Roof project reached completion, with final HVAC punch list items underway, and staff responded promptly to a roof leak that was traced to ductwork and immediately repaired. Design efforts are progressing on the Senior Center Parking Lot Improvements following receipt of topographic survey data and a kick-off meeting with DF Engineering.

At City Hall, a kick-off meeting was held with RED Architects for the Roof Replacement project, a proposal was received for the Municipal Services portion, and site assessments are being coordinated with maintenance staff. For Fire Department facilities, staff met with Chief Harcksen to review project statuses and identified the need for a budget transfer to advance window replacements at Fire Station 32 and asphalt and concrete improvements at Fire Station 33.

Major infrastructure milestones were achieved, including City Council approval of the Notice of Completion for the HVAC Replacement at Raw Sewage Pump Station No. 1 and completion of the El Paseo Sewer Main Replacement project. The project replaced approximately 1,150 linear feet of 6-inch sewer pipe with new 8-inch PVC pipe, installed required sewer laterals, and successfully brought the upgraded system online. The design services request with QK was also executed to advance the System-Wide AMI and Water Meter Installation project.



Progress continued at Fulkerth Road, where a pre-construction meeting was held, submittals are under review, RFIs are being addressed, and coordination with TID is ongoing. At John Lazar Park, site amenities—including picnic tables, trash receptacles, and park signage were delivered, building permit review comments were issued, and concrete sidewalk improvements advanced. The final retention payment was processed for Bobo Construction for the Columbia Pool Improvements project, formally closing it out, while design has also begun on the Columbia Pool Exhaust Fan project.

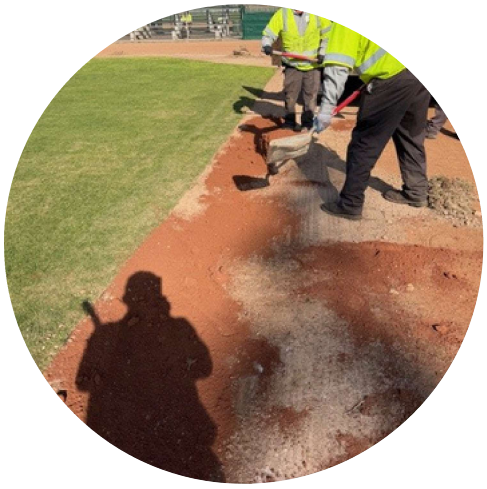
MAINTENANCE



The Division is in full seasonal-prep mode, with crews pushing on multiple fronts across Parks, Streets, Facilities, Assessments, and the Sports Complexes. Parks teams continued open-season readiness by finishing painting at Crane Park and moving into restroom interior painting and amenity touch-ups across the system, including repainting picnic tables and completing final cleanups. At Pedretti Park, crews painted picnic tables and applied broadleaf weed control, while also addressing turf and irrigation needs. This included replacing broken sprinklers, fixing a 4-inch mainline break that caused a wet spot at Pinkney, filling low areas, and coordinating rodent control support.



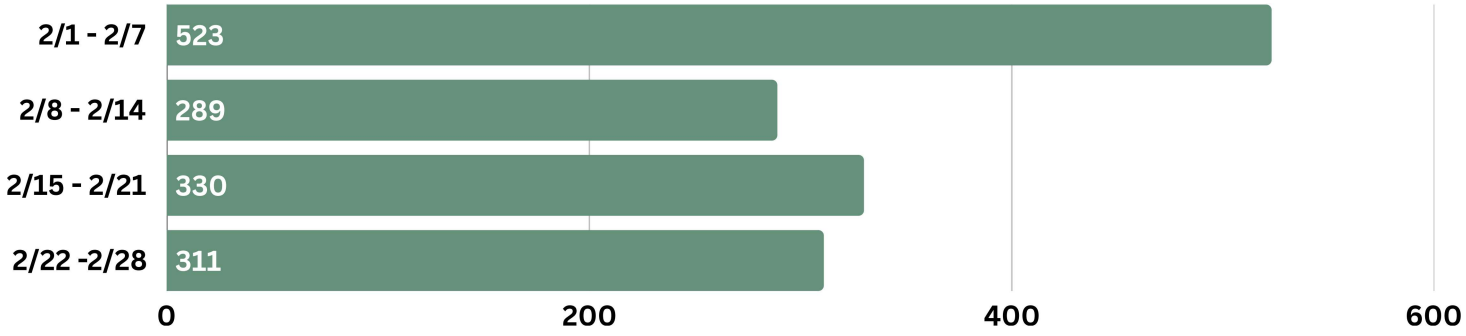
Street operations stayed busy with island maintenance and roadway repairs, including completing island spraying, installing speed humps on F Street at 7th Street, repairing the dead-end barricade on Tegner behind Amazon, filling and compacting an alley to maintain emergency and solid-waste access, and supporting a Code Enforcement cleanup that removed 4.19 tons of trash. Crews also continued citywide crepe myrtle pruning and began shifting into broader weed control and island upkeep, including replanting missing island trees. Leaf operations were a major focus as well, with crews collecting and hauling significant tonnage from roadways and wrapping up the 2025-2026 leaf program.



Facilities crews handled both exterior and system maintenance, including PSF exterior work, continued crepe myrtle pruning, tree pruning at the Industrial Pond, and transit-related repairs such as shelter light testing, bus stop post light repairs at multiple stops, and solenoid replacement at Transit. Additional facility work included door repairs and replacements, sidewalk cleaning, Fleet dispenser installs, and equipment installs/updates (including evidence refrigerator and Transit AED electrode pad updates).

MAINTENANCE, CONT'D

POTHOLES FILLED IN FEBRUARY



In Assessments, crews advanced detailed corridor and wall maintenance throughout the community. This included pruning and cleaning Cottage Park; finishing work along Fairbanks walls, storm pond areas, and porkchop islands; pruning the Homestead, Rose Circle, Inspirations, Merlin and Knoxley bike paths; and completing weed control and spraying along Christoffersen basin walls, Tuolumne wall, Berkeley wall and islands/roundabouts, Countryside islands, Walnut walls, Tegner, Olive/Hawkeye wall, Monte Vista walls, and GWIN. Irrigation work also continued with a new 2-inch valve installation at the Basin and removal of a Paseo irrigation panel for repair.

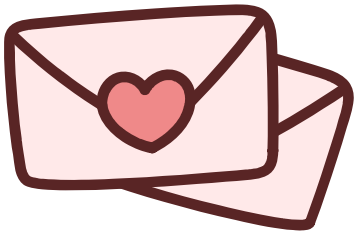
Sports Complex crews transitioned into high-use operations by starting league play at Pedretti and preparing TRSC for TYSA tournaments. Work included routine field conditioning, cutting infield arcs, replacing volleyball nets and worn soccer nets, and completing weed control and fertilizing to keep fields and courts game-ready.



RECREATION

Recreation staff are advancing a full slate of programs, partnerships, and administrative initiatives. The Community Events and Activities Grant application period is open through the end of February, with the subcommittee set to review and vet applications before bringing forward recommendations to the Commission for presentations. The process will continue over the coming months in coordination with PARC.

Program offerings remain strong, with Spring Adult Softball kicking off the week of February 17. Youth recreation classes are actively underway, with additional programs open for registration. Due to high demand and the addition of an instructor, March water aerobics is expanding to include a new afternoon session.



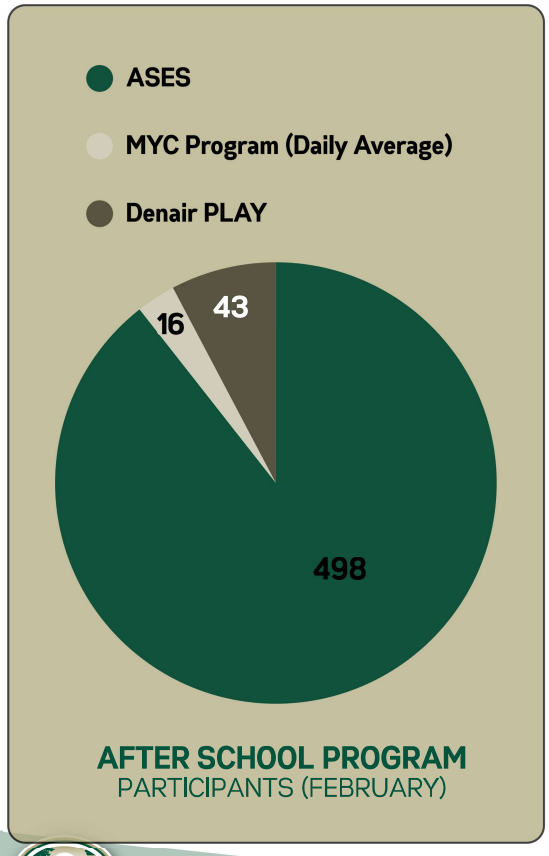
RECREATION, CONT'D

Staff are also working closely with the Stanislaus County Office of Education on this year's ASES FPM audit, compiling documentation for submittal over the next several months. Crowell ASES is being featured on social media to highlight the program and showcase student engagement in after-school activities.Beginning in the 2026/27 school year, Turlock Unified School District (TUSD) will be assuming full operation of the ASES program. At that time, ASES will become part of one comprehensive Expanded Learning Program under TUSD. The City of Turlock will continue to operate the ASES program through the remainder of the current school year.

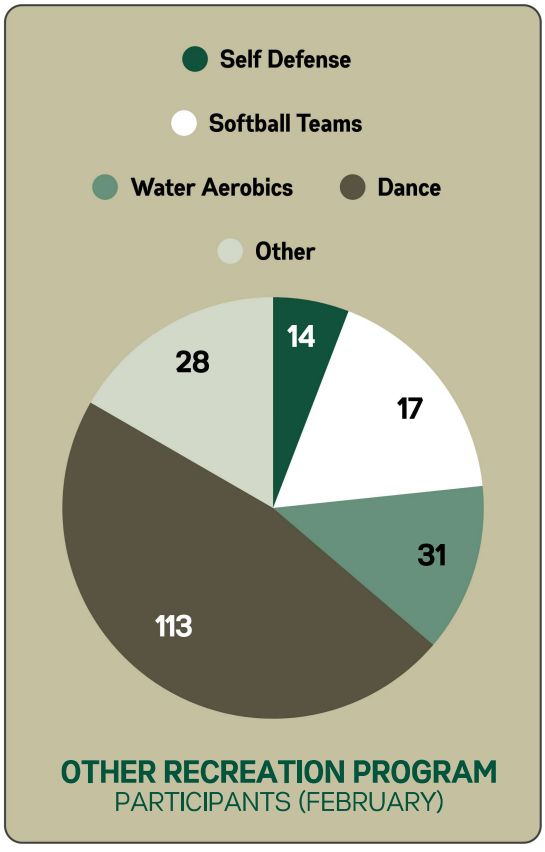
Staff hosted a Community Update event for Montana Park Phase II on February 26th to connect with residents and share the latest project details. Several community members attended and expressed appreciation for the opportunity to learn more about the new recreational amenities planned for the park.



Attendees reviewed exhibits featuring the updated site plan and conceptual designs, spoke directly with staff, and asked questions about the project. The positive engagement and feedback reflect the community's continued interest and enthusiasm for the next phase of improvements at Montana Park.



AFTER SCHOOL PROGRAM
PARTICIPANTS (FEBRUARY)



OTHER RECREATION PROGRAM
PARTICIPANTS (FEBRUARY)

OPEN REGISTRATION:
TRACK CLASS
SWIM LESSONS
YOUTH WEIGHT TRAINING
YOUTH WATER POLO
WATER AEROBICS
TINY TOTS
T-BALL
SELF-DEFENSE
PICKLEBALL
LIFEGUARD CLASS
BABYSITTING

SCAN HERE FOR MORE INFORMATION ON RECREATION PROGRAMS!

UTILITIES

The Utilities Division maintained a high level of service across system operations, inspections, and field repairs. Throughout the month of February, staff completed extensive USA markings, Bluebeam and plan checks, EP inspections and repairs, sewer lift station servicing, meter reads, occupancy inspections, and backflow testing. Crews also addressed multiple water wasters and responded to several water leaks to maintain system integrity and compliance.



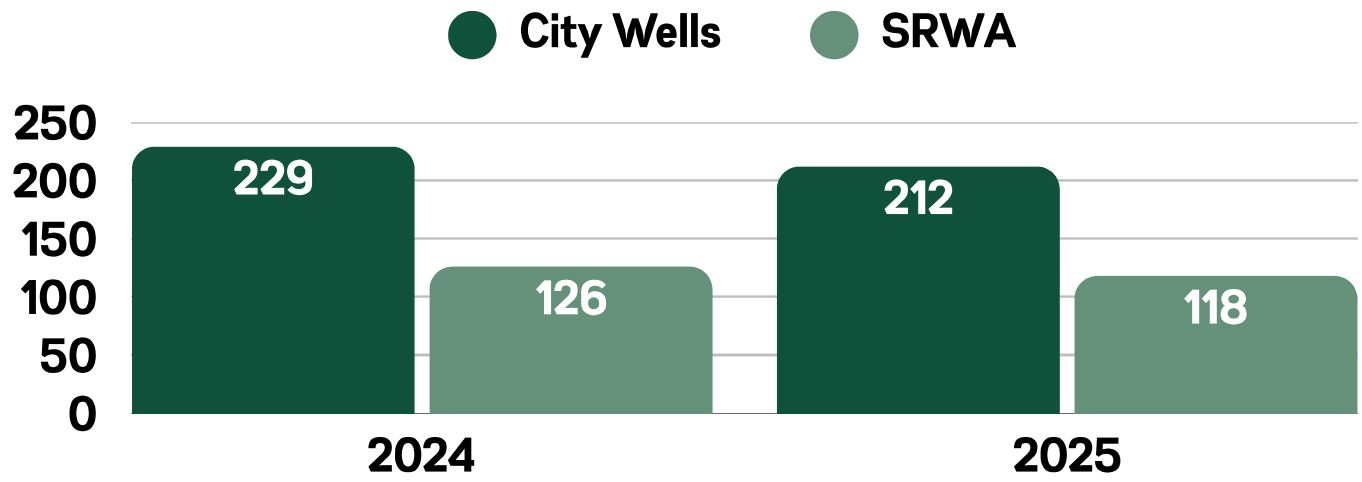
Field operations included televising sewer laterals and marking locations for contractors on Florence St, installing new City clean-outs at Florence St. and Queensland Ave., and replacing sewer laterals and lateral plugs where needed. Water system upgrades and repairs included replacing failing backflow devices at Columbia Park, upgrading PVB assemblies to RP units, installing new 1-inch and 2-inch meters with associated backflow testing, replacing broken meters, repairing leaks both at services and in the street, and completing ductile iron water line repairs. Crews also repaired contractor-damaged 6-inch water and sewer mains, completed sewer main line repairs on Lyons Ave., and addressed a sewer lateral issue on Angelus St.

Concrete restoration work was performed at multiple locations, including sidewalks and fire hydrant pads. The Sewer Division continued its scheduled six-month and monthly cleaning program, completed CCTV inspection of approximately 1,200 feet of sewer main, and conducted new construction water quality sampling. During storm conditions, staff ran water and pumped Taylor Rd. following significant rainfall to maintain roadway safety. Additional service requests included removing a meter and box at Murphy Rd., responding to a sewer plug on Summerfield Dr., and resolving a water quality complaint.



STANISLAUS REGIONAL WATER AUTHORITY (SRWA)

SRWA WATER PRODUCTION AND WELL WATER PRODUCTION, IN MILLIONS OF GALLONS, **IN JANUARY***



WATER PRODUCTION January *2026**	
All water delivered to City of Ceres and City of Turlock met or exceeded water quality requirements as mandated by the State of California.	
CITY OF CERES	88 Million gallons of water was delivered
CITY OF TURLOCK	118 Million gallons of water was delivered
ZERO POSITIVE SYSTEM BACTI SAMPLES	

***Statistics are reported one month later to align with the City Council posting schedule.**

REGULATORY AFFAIRS

Regulatory Affairs continues preparations for Go Green Week, scheduled for March 16–20, 2026. Staff are finalizing outreach materials, including water bottles, pencils, backpacks, hand sanitizers, and T-shirts. The team is coordinating with partnering divisions (WQC, SRWA, Transit, and Solid Waste) and organizing educational messaging with consulting partners Eco-Hero, Cruising Critters, and Turlock Scavenger to promote sustainability and environmental stewardship.

Efforts are focused on engaging both City staff and the Turlock Unified School District in initiatives that highlight waste reduction, water conservation, air quality improvement, energy reduction, stormwater protection, and overall environmental responsibility.

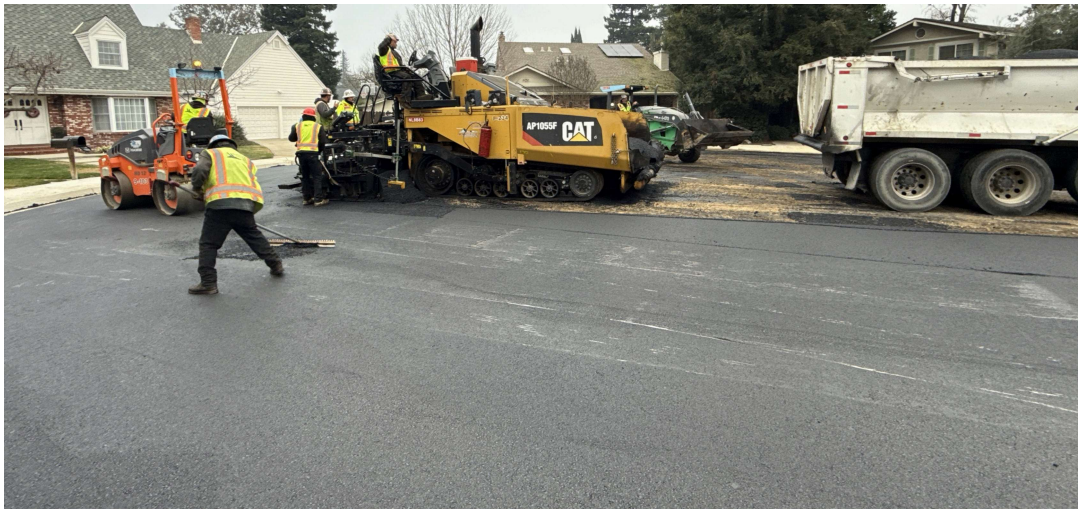
ROADS PROGRAM

The Roads Program continues to advance several major infrastructure projects as construction and procurement efforts move forward. Bids for City Project 23-068 Bid Package 3 were opened on February 19, 2026, with Mountain Cascade, Inc. of Livermore submitting the lowest responsive bid at $4,895,644. Award is scheduled for the March 10 City Council meeting. In addition, Notice to Proceed has been issued for Bid Package 2 to Agee Construction Corporation, previously awarded at $6,127,005, and work is now underway.



The Geer Corridor Rehabilitation Project remains on track through key pre-construction milestones. On February 10, City Council authorized staff to proceed with advertising for construction bids pending environmental clearance, right-of-way and utilities certification approvals, and federal fund obligation.
To further support long-term infrastructure planning, City Council approved a Master Agreement with BKF Engineers on February 24 for Engineering Design Services under the Roads Program.

Construction activity also continues on City Project 23-069, where crews are installing storm sewer, curb, and gutter improvements along several streets. Work on City Project 23-067 Bid Package 3 is anticipated to resume in March following completion of the El Paseo St. sanitary sewer replacement under a separate contract.





Finance Department Monthly Report
March 10, 2026

From: Isaac Moreno, Finance Director

Prepared by: Isaac Moreno, Finance Director

Agendized by: Gary Hampton, Interim City Manager

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

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

Measure A Committee – The next scheduled meeting for Measure A Committee is April 15, 2026.

Contracts Executed by City Manager – Please see table below for the executed contracts within the month of February 2026.

Utility Billing Division Report – Please see attached memorandum.

Housing Division Report – Please see attached memorandum.

Projects:

User Fee Study – Consultant has started preliminary meetings with four divisions. The estimated completion is May 2026.

Impact Fee Study – Pending completion of infrastructure master plan updates. An updated timeline will be developed once this is complete.

Interim City Manager Approved Contracts Up To $75,000					
Contract Number	**Vendor Name**	**Description**	**Compensation Amount Not to Exceed**	**Effective Date**	**Department**
February					
2026-127	Oliver, Thomas & Hollis Investigations	Oliver, Thomas & Hollis Investigations	$ 24,900.00	2/5/2026	HR
2026-102	West Publishing Corporation	Thomson Reuter Clear	$ 4,308.00	1/1/2026	Police
2026-113	Perkins dba Zacks Handyman and Construction	Construction Contract for 500 N. Tully #84	$ 30,000.00	2/5/2026	Housing
2026-114	Perkins dba Zacks Handyman and Construction	Construction Contract for 1400 N. Tully #123	$ 30,000.00	02/05/2026	Housing

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: March 4, 2026

TO: Isaac Moreno

FROM: Angelica Gonsalves

SUBJECT: February 2026 Department updates

For the month of February 2026:

Finance processed a total of 2,153 receipt payments in the office by walk in customers, 644 by mailed/drop box, and took 719 phone payments. The department answered 2,339 calls during the month of February. Processed 118 utility move-in's, and 104 move-out/exception bills. Payment agreements: 116 current and 20 past due payment agreements.

Utility billing processed and mailed 19,735 utility bills and issued 4,468 penalties. Delinquent notices were mailed to 760 customers. 303 accounts were terminated on February 25, 2026 and 105 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. In February we had 1,500 customers made payments on the new IVR, 5,076 customers paid through the new portal, and 4,782 set up for autopay. We have a total of 11,313 registered users on the new portal from 2/28/26. 682 users have signed up for paperless billing. The department reached out directly to 1,935 residents that were un-enrolled on the old portal and did not make a payment by 2/5/26.

Business license processed 50 new applications and closed 12 business licenses. 75 licenses were renewed and 0 delinquent notices were mailed out to lapsed business licenses. The City of Turlock currently has 7,076 active licenses.

JENNIFER FIGUEROA
HOUSING PROGRAM MANAGER

OFFICE OF THE CITY MANAGER
HOUSING PROGRAM SERVICES DIVISION
jfigueroa@turlock.ca.us

156 S. BROADWAY, SUITE 140 | TURLOCK, CA 95380 | MAIN 209-668-5610| FAX 209-668-5120 | TDD 1-800-735-2929

DATE: March 3, 2026

TO: Isaac Moreno

FROM: Jennifer Figueroa

SUBJECT: March 2026 Housing Division Update

March 2026 Housing Division Update:

- Two (2) mobile home rehabilitation projects have been started.
- One (1) mobile rehabilitation project will start in March 2026.
- One (1) stick built rehabilitation project will start in March 2026.
- Two (2) mobile home rehabilitation projects going to bid in March 2026.
- City-owned property located at 2065 Cody Court is anticipated to close to a first-time homebuyer in March 2026.

Funds with HUD:

Prepared: 3/2/2026

Stanislaus Housing Consortium		
	CHDO	-
	Administrative Funds	650,283.01
	HOME	4,942,436.78
		5,592,719.79
CDBG-CV		645,763.38
CDBG		1,433,033.45
HOME-ARP		
	Administrative and Planning Funds	465,613.25
	Home Activities Funds	4,531,689.15
		4,997,302.40

Notes:
-Funds stated above do not reflect expenditures that have not been submitted for reimbursement
-CHDO funds were transferred into HOME funds

Funds with California Department of Housing and Community Development:

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	92,817.75
HOME Consortium Fund 256	906,066.24
State HOME Fund 257	
State Home Funds	2,889,299.19
Cal HOME Program	1,546,828.45
HEAP	94,183.91
	4,530,311.55
Housing Stimulus Fund 258	(38,326.18)
HOME-ARP Fund 259	(42,694.53)
PLHA-Permanent Local Housing Allocation Fund 260	838,757.75
Successor Agency - LMI Fund 625	1,990,634.37

TOTAL OF ALL FUNDS:	$	21,415,622.97

Notes:

City Council Staff Update
March 10th, 2026

From: Nick Showalter, IT Director

Prepared by: Nick Showalter, IT Director

Agendized by: Gary Hampton, Interim City Manager

For February 2026, the Information Technology (IT) Department has the following report:

New Website Project

Website Development – The new website project with Revize continued in the *Sitemap Development and Content Migration Phase* (Phase 6 of 8), where the new website's pages are structured into a functional hierarchy. This phase of the project takes approximately 6 weeks, and the first two weeks were worked on in February. Both Revize and the contracted copywriter have been assisting with a finalized site map in preparation for the content migration. The next phase of the project is Phase 7 of 8, *Content Editor and Web Administrator Training, Final Content Changes, and Go Live Preparation (*approximately 1-3 weeks).
IT Staff reviewed the project timeline with Revize's Project Manager, and due to project lag in November and December from Revize, augmentations were made to the estimated Go Live date, putting it towards mid to late April 2026.

Content Preparation and Migration – This month, the contracted copywriter continued to work with City staff across all departments and divisions to ensure that webpages with information about their departments are accurate and up to date. Several sections of edits were received by the copywriter and are being prepared for the *Content Migration.* The copywriter will continue collaborating with staff on ensuring information is prepared accordingly and ready for copying over to the new website from Revize.

Microsoft 365 Mailbox Migration Project and Licensing Planning

IT Staff continued to make progress with preparations for the Microsoft 365 email mailbox migration. Contracted services assisted staff with making necessary configuration preparations in the cloud portal and assisted with internal integrations. In addition, IT Staff were able to prepare the Microsoft Licensing Renewal for Enterprise Volume Licensing. This renewal was taken to the City Council for approval at the February 24th, 2026, City Council Meeting.

Audio/Video – City Council Chambers and Emergency Operations Center
The audio/visual equipment for the Emergency Operations Center has been received and prepared by the vendor. Pending final scheduling and clearance for installation, the tentative date for installing the equipment is mid-March 2026.
IT Staff continued to work with the City Clerk's Office on the upgrades needed for the City Council Chambers audio-video and streaming system to meet Senate Bill 707's requirements. A finalized proposal is being prepared for approval.

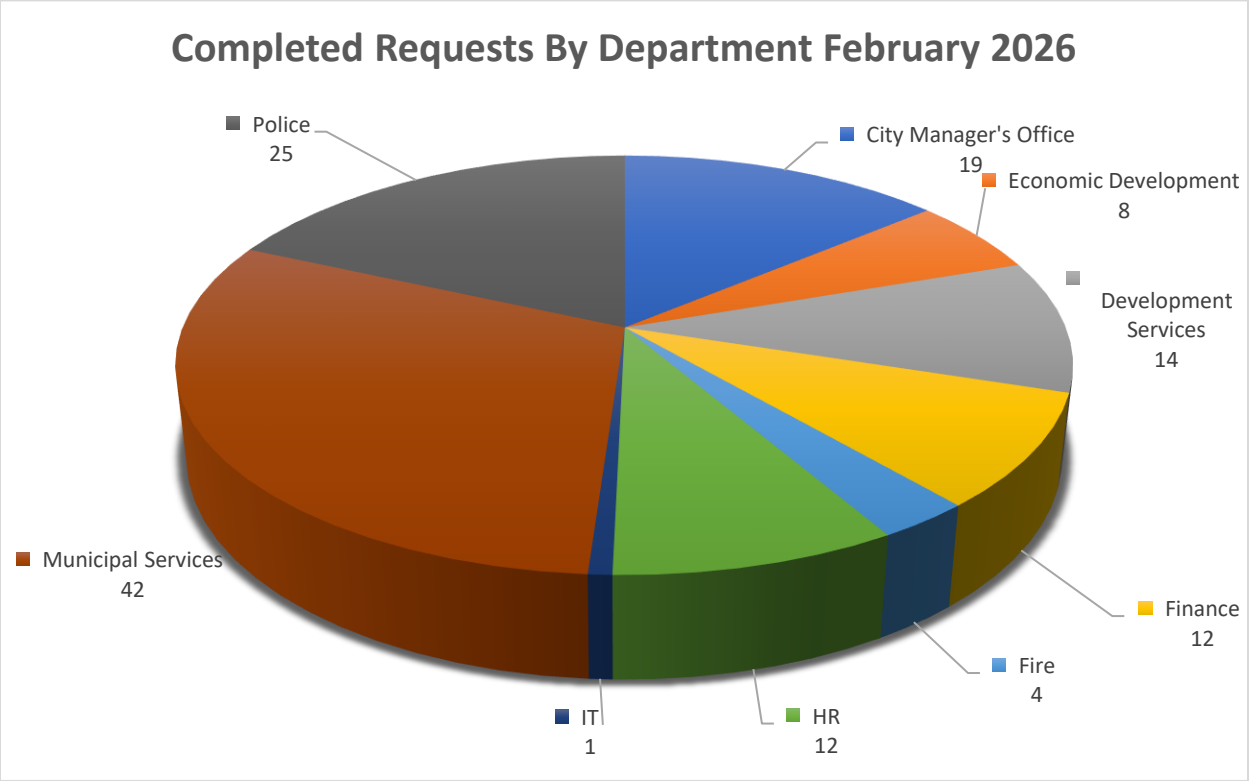
Enterprise Permitting and Licensing Software
IT Staff continued to work with Tyler Technologies and Finance to prepare the items needed to finalize the contract process for the new Enterprise Permitting and Licensing software. Staff are awaiting a Business License from Tyler Technologies and will then begin a project initiation. Staff also worked with Development Services to determine staff roles within this project.

Camera System Upgrade at the Public Safety Facility
IT Staff received upgraded cameras for the Public Safety Facility. IT staff are collaborating with the vendor to schedule system setup and camera replacement.

Geographic Information Systems (GIS) Utility Data
GIS and IT Staff met with Engineering so that GIS staff can obtain development maps and data that can be added to the City's GIS system for Utilities reference. The City's GIS Coordinator will be working with contracted GIS services to perform the data migration process of taking as-built maps and bringing that information into the City's interactive GIS platform.

Completed IT Requests*

IT staff completed **137 requests** for service during February 2026.



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



Leadergov Training and Topic of the Month: Motivation

The IT Department did a Leadergov training on the topic of Motivation. This topic explained what motivation is and the external factors that can help motivate. This topic also covered inspiration and focused on the internal forces that motivate people.

MONTHLY CITY MANAGER'S REPORT

FEBRUARY 2026

- On February 4th, Officer Nick Gutierrez successfully passed our Field Training Program and is officially on his own. Congrats, Nick!
- On February 9th, Officer Agustin Vera-Moreno was sworn in as our newest Police Officer after graduating the police academy. Welcome to the team, Augie!



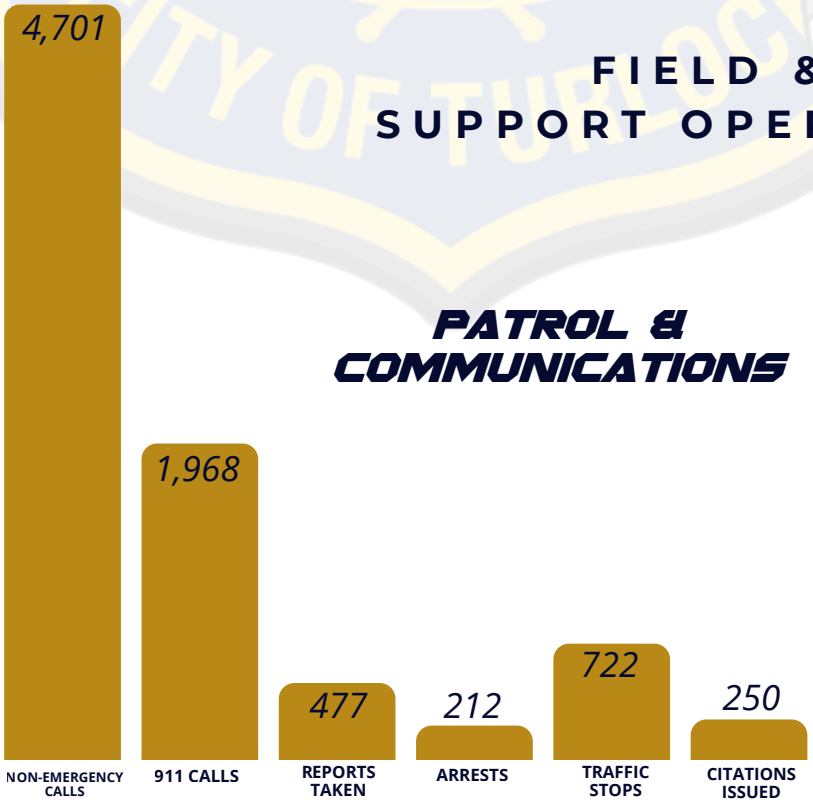


Upcoming:

- *2026 Community Academy* (2/18/26 – 4/8/26)

FIELD & SUPPORT OPERATIONS

PATROL & COMMUNICATIONS



ANIMAL SERVICES



45
DOGS SEIZED



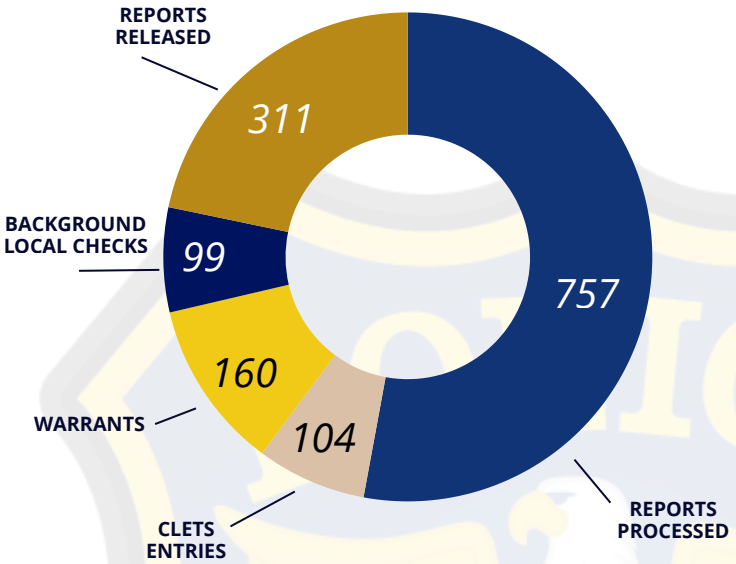
5
CATS SEIZED



23
ANIMALS ADOPTED/RETURNED TO OWNER/TRANSPORTED TO RESCUE

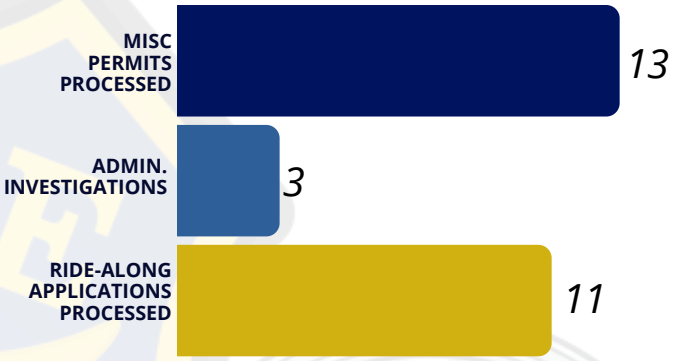
MONTHLY CITY MANAGER'S REPORT: FEB

RECORDS



SPECIAL OPERATIONS

PROFESSIONAL STANDARDS



SOCIAL MEDIA INSIGHTS

FOLLOW

ACCOUNTS REACHED

INSTAGRAM: 42,760

FACEBOOK: 651,954

NEW FOLLOWS

INSTAGRAM: 417

FACEBOOK: 355

PROFILE VISITS

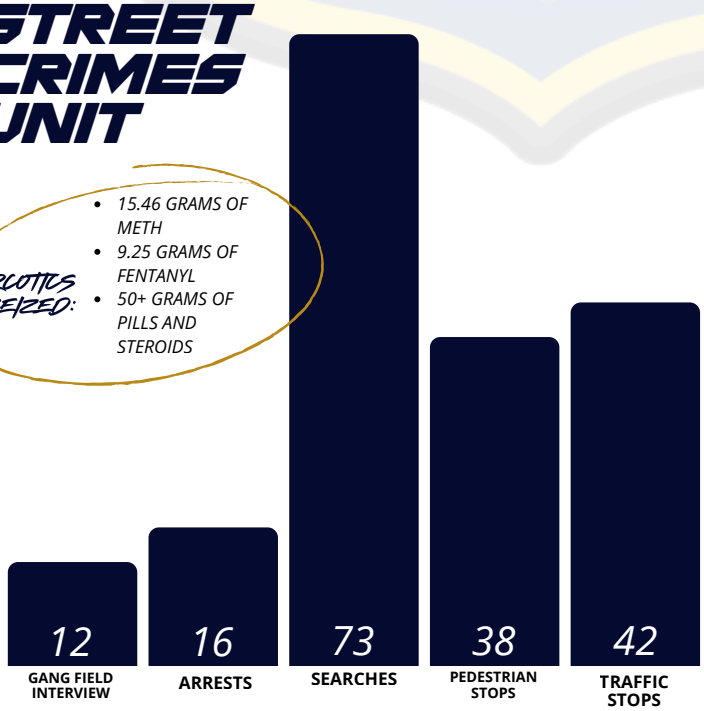
INSTAGRAM: 6,693

FACEBOOK: 11,338

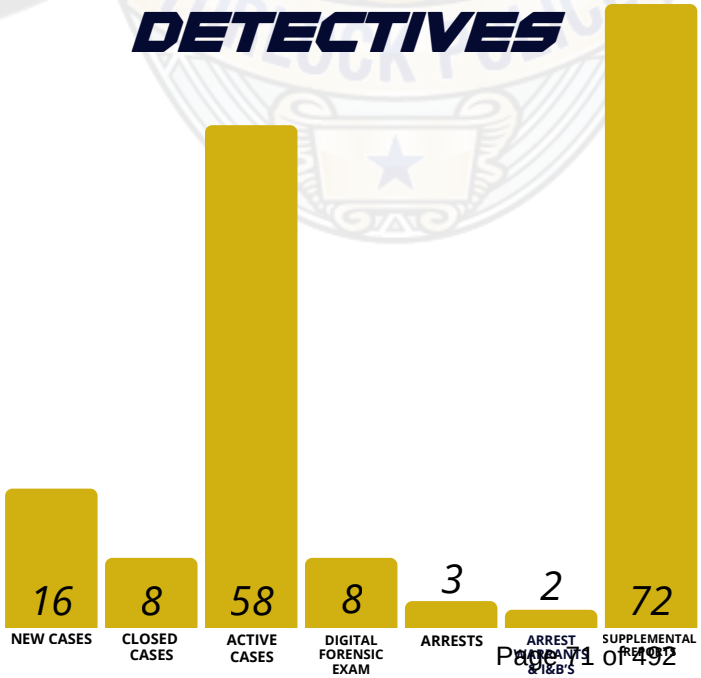
STREET CRIMES UNIT

NARCOTICS SEIZED:

- 15.46 GRAMS OF METH
- 9.25 GRAMS OF FENTANYL
- 50+ GRAMS OF PILLS AND STEROIDS



DETECTIVES



DEVELOPMENT SERVICES DEPARTMENT



BUILDING

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



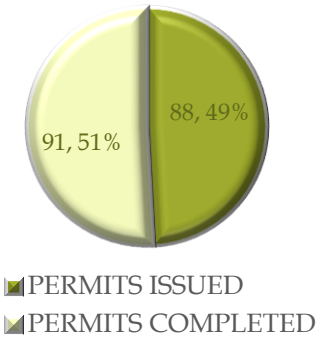
PLANNING

CITY MANAGER'S MONTHLY REPORT
FEBRUARY 2026

BUILDING DIVISION

275 BUILDING INSPECTIONS PERFORMED IN FEBRUARY

PERMIT STATS



BUILDING PERMITS APPLIED FOR





SMASH BROS AND ALLCARE IPA HAD FINAL INSPECTIONS AND RECEIVED THEIR CERTIFICATE OF OCCUPANCIES

SUTTER GOULD MEDICAL HAS COMPLETED THE MOVE OF THEIR PAIN MANAGEMENT CLINIC, GASTROINTESTINAL OFFICE AS WELL AS ORTHO AND PODIATRY OFFICES TO 1801 COLORADO AVE

PLANNING DIVISION

- The Planning Division received an application requesting a Minor Discretionary Permit (MDP 2026-01) to develop a 2.42-acre parcel with two (2) commercial buildings with drive-throughs. Building 1 will consist of a 7,200 square foot multi-unit retail commercial building, including a drive-thru. Approximately 3,700 square feet of the building will be designated for retail commercial and 3,500 square feet will be designated for eating establishments. Building 2 will consist of a 4,500 square foot multi-unit retail commercial building, including a drive-thru. Approximately 2,400 square feet of the building will be designated for retail commercial and 2,100 square feet will be designated for eating establishments. The applicant is in the process of a Parcel Map to subdivide the parcel in to two (two) parcels. If approved, Parcel 1 will be 1.27-acres and Parcel 2 will be 1.15-acres. Each parcel containing a commercial building. The project site has access from two (2) existing driveways: one from West Tuolumne Road and one from Countryside Drive. Onsite improvements include parking, landscaping, and trash enclosure.

- Sacred Heart Church has submitted an application (MDP 2026-02) proposing to install one, double sided, 4'8" tall, 10' 8" wide, non-illuminated monument sign on the corner of Lyons Avenue and North Rose Street. The sign will be installed on the property located at 1225 Cooper Avenue.

- The property owner of 1246 E. Canal Drive has submitted an application (MDP 2026-03) requesting approval to convert the existing office space back to residential use.

- An applicant is requesting a Conditional Use Permit (CUP 2026-01) to construct and operate The Back Nine Golf simulation facility in an existing approximately 3,031 square foot building at 693 N. Golden State Boulevard. The facility will provide four (4) indoor golf simulator bays that can hold up to four (4) members per simulator bay at a time. The members can use the simulators for recreation play, lessons, or small group gatherings. Members will have 24-hour per day, 7-days per week access through a keyless reservation system and general public will have access from 8:00 a.m. – 7:00 p.m. The property will have 24/7 security camera monitoring to include camera monitoring in each of the simulation bays. The project will be heard at the April 2 Planning Commission meeting.



COORDINATED & HOSTED 7 PREDEVELOPMENT MEETINGS

BUSINESS PERMITS APPLIED FOR

BUSINESS ADDRESS	BUSINESS TYPE	BUSINESS NAME
101 W MAIN ST	ZONING CERTIFICATE/OCCUPANCY INSPECTION	GALILEA'S BOUTIQUE
112 BONITA AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	Taza Coffee & Consignment
1141 N OLIVE AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	BUEN VITA HEALTH
	HOME OCCUPATION PERMIT	Seven Seas Commerce
125 N BROADWAY 2A	ZONING CERTIFICATE/OCCUPANCY INSPECTION	THE SOURCE PILATES AND WELLNES
1411 N GOLDEN STATE BLVD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	
144 S FIRST ST	ZONING CERTIFICATE/OCCUPANCY INSPECTION	CARNITAS DEL BAJIO
1649 MC CORMICK ST	ZONING CERTIFICATE/OCCUPANCY INSPECTION	SPEEDY'S MOBILE DETAILING
	HOME OCCUPATION PERMIT	FICHER MARKETING
245 LANDER AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	LIZ ANDREW FURNITURE
	HOME OCCUPATION PERMIT	SEAR TRANSPORT LLC
	HOME OCCUPATION PERMIT	ZAYA ISMAIL
	HOME OCCUPATION PERMIT	PRIME TIME DEALS
	HOME OCCUPATION PERMIT	Sparkle Clean Services
	HOME OCCUPATION PERMIT	Tyler Boyd
3821 CROWELL RD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	KABOB PLACE AND GRILL
	HOME OCCUPATION PERMIT	One Stop Cleaning Services
	HOME OCCUPATION PERMIT	Debby's Cozinha
50 W SYRACUSE AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	FIRST LADY PERMANENTE, LLC
511 LANDER AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	
981 E TUOLUMNE RD 104	ZONING CERTIFICATE/OCCUPANCY INSPECTION	STANISLAUS CARDIOLOGY

Payment Register

From Payment Date: 2/6/2026 - To Payment Date: 2/12/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
Check									
152381	02/12/2026	Open			Accounts Payable	A & P CONSTRUCTION	$20,636.00		
	Invoice		Date	Description			Amount		
	116 1827 Shadow		02/04/2026	City Project Construction Agreement- 1827 Shadow Park Dr.			$7,185.00		
	117 2065 Cody Ct		02/04/2026	City Project Construction Agreement- 2065 Cody Ct.			$13,451.00		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$19,768.11		
	260 - PLHA-PermanentLocalHousingAlloc			260.11000 (Cash)			$867.89		
152382	02/12/2026	Open			Accounts Payable	AIRGAS NCN	$1,852.61		
	Invoice		Date	Description			Amount		
	5522537763		01/31/2026	RENT CYL IND LARGE HELIUM			$79.48		
	5522537858		01/31/2026	RENT CYL IND LARGE HELIUM / ARGON/ CARBON DIOXIDE			$1,773.13		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$591.04		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$670.53		
	420 - WATER			420.11000 (Cash)			$591.04		
152383	02/12/2026	Open			Accounts Payable	AMERICAN CANCER SOCIETY	$213.00		
	Invoice		Date	Description			Amount		
	July - Dec 2025		12/23/2025	AMER CANC - American Cancer Charitable Cont*			$213.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$213.00		
152384	02/12/2026	Open			Accounts Payable	AMERICAN RED CROSS	$92.00		
	Invoice		Date	Description			Amount		
	July - Dec 2025		12/23/2025	AMER CROS - Red Cross Charitable Contrib*			$92.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$92.00		
152385	02/12/2026	Open			Accounts Payable	AQUATIC INFORMATICS INC	$3,700.00		
	Invoice		Date	Description			Amount		
	116355		01/12/2026	REGULATORY COMPLIANCE SOFTWARE SCADA INTERFACE CONFIG AND TRAIN			$3,700.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,850.00		
	420 - WATER			420.11000 (Cash)			$1,850.00		
152386	02/12/2026	Open			Accounts Payable	AT&T MOBILITY	$2,779.39		
	Invoice		Date	Description			Amount		
	6865X01272026		01/19/2026	POLICE DEC 20 - JAN 19 2025			$2,779.39		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$2,779.39		
152387	02/12/2026	Open			Accounts Payable	AT&T/SBC	$66.51		
	Invoice		Date	Description			Amount		
	RELAY 2/1/26		02/01/2026	Acct# 248 134-2929 655 9/ California Relay Srvc TDD			$4.33		
	FIRE 2/1/26		02/01/2026	Acct# 233 841-5391 333 1/ Fire Dept			$62.18		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$66.51		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152388	02/12/2026	Open			Accounts Payable	B & V Commercial Cleaning, Inc	$2,495.06		
	Invoice		Date	Description			Amount		
	3976		02/02/2026	SRWA - Janitorial Cleaning Service			$2,495.06		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$2,495.06		
152389	02/12/2026	Open			Accounts Payable	BADGER METER INC	$63.20		
	Invoice		Date	Description			Amount		
	80225670		01/29/2026	ORION CELLULAR JAN 2026			$63.20		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$63.20		
152390	02/12/2026	Open			Accounts Payable	BARNES WELDING SUPPLY	$175.09		
	Invoice		Date	Description			Amount		
	0091736762		01/31/2026	CYLINDAR MAINTNENCE			$175.09		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$175.09		
152391	02/12/2026	Open			Accounts Payable	BAY CITY BOILER AND ENGINEERING CO., INC.	$1,741.25		
	Invoice		Date	Description			Amount		
	41106		01/09/2026	HOT WATER BOILER REPAIRS AND PREVENTATIVE MAINTENANCE SERVICES			$1,741.25		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,741.25		
152392	02/12/2026	Open			Accounts Payable	BICSEC SECURITY INC	$1,984.91		
	Invoice		Date	Description			Amount		
	236823		02/01/2026	BUS SHOP; COMMERCIAL MONITORING: 3/01 - 3/31/2026			$36.00		
	236809		02/01/2026	PARKS, REC & PFM; COMMERCIAL MONITORING: 3/01 - 3/31/2026			$36.00		
	236805		02/01/2026	PAINT SHOP; COMMERCIAL MONITORING: 3/01 - 3/31/2026			$36.00		
	236804		02/01/2026	UTILITIES MAINT.; COMMERCIAL MONITORING: 3/1 - 3/31/2026			$36.00		
	236799		02/01/2026	FLEET; COMMERCIAL MONITORING: 3/01 - 3/31/2026			$36.00		
	236794		02/01/2026	PEDRETTI SHOP; COMMERCIAL MONITORING 3/1 - 3/31/2026			$36.00		
	236757		02/01/2026	ASSESSMENT BLDG; FIRE MONITORING: 3/01 - 3/31/2026			$263.00		
	236756		02/01/2026	ASSESSMENT BLDG; COMMERCIAL MONITORING: 3/01 - 3/31/2026			$36.00		
	236590		02/01/2026	SWITCH GEAR FIRE MONITORING: 3/01 - 3/31/2026			$120.00		
	236589		02/01/2026	CITY HALL; COMMERCIAL & FIRE MONITORING: 3/01 - 3/31/2026			$195.00		
	236588		02/01/2026	CHLORINE BLDG- FIRE MONITORING; 3/01 - 3/31/2026			$161.25		
	236586		02/01/2026	TRANSIT CENTER; COMMERCIAL MONITORING; 3/01 - 3/31/2026			$20.00		
	236551		02/01/2026	TRANSIT CENTER; FIRE MONITORING; 3/01 - 3/31/2026			$186.25		
	236584		02/01/2026	FIRE STATION FIRE MONITORING: 3/01 - 3/31/2026			$121.25		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	236581		02/01/2026	CNG BLDG FIRE MONITORING: 3/1 - 3/31/2026			$138.25			
	237189		02/01/2026	TRAINING FACILITY - U.L. Cert 3/1- 3/31/2026			$20.00			
	237445		02/01/2026	PSF BLDG- UL Cert. & Fire Inspections; 3/01-3/31/2026			$241.66			
	236535		02/01/2026	SRWA BICSEC - SECURITY AND FIRE ALARM MONITORING March 2026			$266.25			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$613.91			
	205 - Sports Facilities			205.11000 (Cash)			$36.00			
	217 - Streets - Gas Tax			217.11000 (Cash)			$36.00			
	246 - Landscape Assessment			246.11000 (Cash)			$299.00			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$281.25			
	420 - WATER			420.11000 (Cash)			$36.00			
	426 - Transit			426.11000 (Cash)			$380.50			
	505 - Fleet			505.11000 (Cash)			$36.00			
	950 - SRWA - JPA			950.11000 (Cash)			$266.25			
152393	02/12/2026	Open			Accounts Payable	BLUETRITON BRANDS INC		$240.92		
	Invoice		Date	Description			Amount			
	16A0033242397		01/28/2026	5 Gallon Nestle drinking water and plastic cups. ELECTRICAL			$240.92			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$120.46			
	420 - WATER			420.11000 (Cash)			$120.46			
152394	02/12/2026	Open			Accounts Payable	BONANDER AUTO TRUCK & TRAILER INC		$113.17		
	Invoice		Date	Description			Amount			
	284153		02/03/2026	23382215 (S) MODULE			$113.17			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$113.17			
152395	02/12/2026	Open			Accounts Payable	BSK & ASSOCIATES		$18,383.88		
	Invoice		Date	Description			Amount			
	0112141		01/31/2026	SR02, 14-44 Intersection Improv W Main St and S Tegner-1/31/ 26			$2,487.75			
	0112142		01/31/2026	SR07, 25-041 City Utility Trench Repair 2025-1/31/26			$15,896.13			
	Paying Fund			Cash Account			Amount			
	215 - Streets - Grant Funded Projects			215.11000 (Cash)			$2,487.75			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$12,398.98			
	420 - WATER			420.11000 (Cash)			$3,497.15			
152396	02/12/2026	Open			Accounts Payable	California Dept of Transportation		$8,525.17		
	Invoice		Date	Description			Amount			
	SL260408		01/20/2026	Freeway Maintenance Agreement SIGNALS & LIGHTING OCT-DEC2025			$8,525.17			
	Paying Fund			Cash Account			Amount			
	216 - Streets - Local Transportation			216.11000 (Cash)			$8,525.17			
152397	02/12/2026	Open			Accounts Payable	CAROLLO ENGINEERS		$49,494.29		
	Invoice		Date	Description			Amount			
	FB75340		12/08/2025	CHEMICAL SYST UPGRADES PROG AT RWQC THROUGH 11/30/2025			$49,494.29			
	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
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$49,494.29			
152398	02/12/2026	Open			Accounts Payable	CHAMPION INDUSTRIAL	$379.89		
	Invoice		Date	Description		Amount			
	85842		11/19/2025	591 Birchwood Way- Rooftop unit cleaned		$379.89			
	Paying Fund			Cash Account		Amount			
	625 - Successor Agency - LMI			625.11000 (Cash)		$379.89			
152399	02/12/2026	Open			Accounts Payable	CHILDREN'S CRISIS CENTER	$388.00		
	Invoice		Date	Description		Amount			
	July - Dec 2025		12/23/2025	CHLD CRIS - Children Crisis Charitable Cont*		$388.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$388.00			
152400	02/12/2026	Open			Accounts Payable	CINCINNATI LIFE INS INC	$459.74		
	Invoice		Date	Description		Amount			
	4010617622		02/06/2026	JANUARY 2026 PREMIUMS		$459.74			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$459.74			
152401	02/12/2026	Open			Accounts Payable	CINTAS FIRST AID AND SAFETY, CINTAS CORP NO 2	$305.83		
	Invoice		Date	Description		Amount			
	5314492701		01/23/2026	FIRST AID CABINET REFILL - WQC / ELECTRICAL		$305.83			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$152.91			
	420 - WATER			420.11000 (Cash)		$152.92			
152402	02/12/2026	Open			Accounts Payable	CLARK PEST CONTROL OF STOCKTON, INC	$14,284.00		
	Invoice		Date	Description		Amount			
	MP-12-25		12/31/2025	MONTHLY PEST CONTROL SERVICES - DEC 2025		$1,809.00			
	MP-1-26		01/31/2026	MONTHLY PEST CONTROL SERVICES - JAN 2026		$1,809.00			
	QP-1-26		01/31/2026	QTRLY PEST CONTROL SERVICES JAN-MAR 2026		$1,662.00			
	MW-12-25		12/31/2025	MONTHLY WEED CONTROL SERVICES - DEC 2025		$4,502.00			
	MW-1-26		01/31/2026	MONTHLY WEED CONTROL SERVICES - JAN 2026		$4,502.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$2,302.99			
	205 - Sports Facilities			205.11000 (Cash)		$142.00			
	217 - Streets - Gas Tax			217.11000 (Cash)		$4,238.00			
	246 - Landscape Assessment			246.11000 (Cash)		$29.01			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$5,252.00			
	416 - Recycled Water Sales			416.11000 (Cash)		$152.00			
	420 - WATER			420.11000 (Cash)		$1,752.00			
	426 - Transit			426.11000 (Cash)		$122.00			
	505 - Fleet			505.11000 (Cash)		$294.00			
152403	02/12/2026	Open			Accounts Payable	Cloudburst Consulting Group, Inc.	$17,806.50		
	Invoice		Date	Description		Amount			
	19123		12/31/2025	HOME-ARP Training- Task 3		$17,264.00			
	19140		12/31/2025	On Demand Consulting- Housing FY- 2025-26- December 2025 Services		$542.50			
	Paying Fund			Cash Account		Amount			
	256 - Stanislaus Housing Consortium			256.11000 (Cash)		$542.50			

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	259 - HOME-ARP			259.11000 (Cash)		$17,264.00			
152404	02/12/2026	Open			Accounts Payable	Confluence Engineering Group LLC	$6,960.00		
	Invoice		Date	Description		Amount			
	38-0126TKWQ2		01/31/2026	PROF SVS THROUGH 1/1 - 1/31/26		$6,960.00			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		$6,960.00			
152405	02/12/2026	Open			Accounts Payable	CONSTRUCTION MANAGEMENT ENTERPRISES dba CMIS	$2,600.00		
	Invoice		Date	Description		Amount			
	C634559		01/26/2026	CMIS Subscription 1/21/2026-1/20/2027		$2,600.00			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		$2,600.00			
152406	02/12/2026	Open			Accounts Payable	Core & Main LP	$83,803.12		
	Invoice		Date	Description		Amount			
	X559382		01/22/2026	3" & LARGER ULTRASONIC WATER METERS		$83,803.12			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		$83,803.12			
152407	02/12/2026	Open			Accounts Payable	Covenant Care at Home and Covenant Care Hospice	$165.00		
	Invoice		Date	Description		Amount			
	July - Dec 2025		12/23/2025	HOSPICE - Hospice Charitable Contribution*		$165.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$165.00			
152408	02/12/2026	Open			Accounts Payable	Crane & Hoist Services, Ltd	$216.45		
	Invoice		Date	Description		Amount			
	12056		09/24/2025	CRANE & HOIST PREVENTATIVE MAINTENANCE, REPAIRS AND REPLACEMENT		$216.45			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		$216.45			
152409	02/12/2026	Open			Accounts Payable	CULLIGAN INC	$100.35		
	Invoice		Date	Description		Amount			
	CD3294654		01/26/2026	ACCT #180900 De-ionized water for WQC Lab		$100.35			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		$100.35			
152410	02/12/2026	Open			Accounts Payable	CURTIS & SONS INC, L N	$2,874.08		
	Invoice		Date	Description		Amount			
	INV1034561		01/30/2026	C50 FIRST RESPONDER KIT MEDIUM		$2,874.08			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$2,874.08			
152411	02/12/2026	Open			Accounts Payable	DAILY BREAD	$201.00		
	Invoice		Date	Description		Amount			
	July - Dec 2025		12/23/2025	DAILY - Daily Bread Charitable Contribut*		$201.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$201.00			

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152412	02/12/2026	Open			Accounts Payable	DF ENGINEERING INC	$7,265.00		
	Invoice		Date	Description			Amount		
	24347		01/31/2026	SR02, 25-064 Senior Center Parking Lot Improvements-1/31/26			$4,500.00		
	24346		12/31/2025	SR01, 21-003 Fulkerth Road Widening-1/31/26			$2,765.00		
	Paying Fund			Cash Account			Amount		
	301 - Capital Improvements			301.11000 (Cash)			$4,500.00		
	305 - Capital Facility Fees			305.11000 (Cash)			$2,765.00		
152413	02/12/2026	Open			Accounts Payable	Dirt Dynasty, Inc.	$495,739.55		
	Invoice		Date	Description			Amount		
	P2/CP23-069		01/29/2026	23-069 Construction for Roads CIP-Nov 2025			$495,739.55		
	Paying Fund			Cash Account			Amount		
	115 - Measure A - Roads			115.11000 (Cash)			$495,739.55		
152414	02/12/2026	Open			Accounts Payable	DOCUSCRIPT, LLC	$434.08		
	Invoice		Date	Description			Amount		
	3035		02/02/2026	TRANSCRIPTION SERVICES FOR JANUARY 2026			$434.08		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$434.08		
152415	02/12/2026	Open			Accounts Payable	EDGES ELECTRICAL GROUP LLC	$4,791.46		
	Invoice		Date	Description			Amount		
	S6640613.001		01/26/2026	RECEPTACLE FOR FERRIC PUMP / STAINLESS ALL THREAD FOR PUMP CORD			$129.82		
	S6637745.001		01/22/2026	SGL CONDUCTOR BOOT / 1P FUSE HOLDER/ MIDGET TD FUSE			$927.90		
	S6641182.001		01/30/2026	REPLACEMENT DRILL FOR TRUCK# 629			$357.38		
	S6643569.001		01/30/2026	WQC BIO TOWER PUMP #3 CIRCUT BREAKER			$2,104.53		
	S6644576.001		01/30/2026	STREET LIGHT MATERIALS RESTOCK FOR REPAIRS			$77.73		
	S6647198.001		02/03/2026	WIRE THN 8 - BLK - STR - CU- 500R - ELECTRICAL			$1,194.10		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$2,199.73		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$2,591.73		
152416	02/12/2026	Open			Accounts Payable	EMPLOYMENT DEVELOP DEPT	$40.00		
	Invoice		Date	Description			Amount		
	013126GONZALEZ		02/06/2026	01312026 PAYROLL WITHHOLDING			$40.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$40.00		
152417	02/12/2026	Open			Accounts Payable	ENTERPRISE FM TRUST	$4,804.20		
	Invoice		Date	Description			Amount		
	FBN5560927		02/09/2026	SRWA Enterprise Leased Vehicles - February 2026			$4,804.20		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$4,804.20		
152418	02/12/2026	Open			Accounts Payable	ENVIRONMENTAL RESOURCE ASSOCIATES	$557.63		
	Invoice		Date	Description			Amount		
	136227		01/21/2026	SOLIDS WASTEWATER - LAB			$557.63		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$557.63		

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152419	02/12/2026	Open			Accounts Payable	EQUIFAX	$10.00		
	Invoice		Date	Description			Amount		
	2070249557		01/31/2026	EQUIFAX-CREDIT CHECK 25/26- January 2026 Services			$10.00		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$10.00		
152420	02/12/2026	Open			Accounts Payable	FAITH HOME TEEN CHALLENGE	$96.00		
	Invoice		Date	Description			Amount		
	July - Dec 2025		12/23/2025	TEEN CHALL - Teen Challenge*			$96.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$96.00		
152421	02/12/2026	Open			Accounts Payable	FASTENAL COMPANY INC	$180.46		
	Invoice		Date	Description			Amount		
	CATUR200063		09/23/2025	100 1 100 0 8" UVBLACK CBL TIE			$79.49		
	CATUR203531		01/30/2026	1 20 20 0 QUIK LNK 5/16			$100.97		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$180.46		
152422	02/12/2026	Open			Accounts Payable	FEDERAL EXPRESS	$256.33		
	Invoice		Date	Description			Amount		
	9-167-77960		02/06/2026	SHIPPING CHARGES FOR 2/6/26			$256.33		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$256.33		
152423	02/12/2026	Open			Accounts Payable	FIRST SHIELD SECURITY AND PATROL	$10,584.00		
	Invoice		Date	Description			Amount		
	6987		01/29/2026	SRWA - Unarmed Security Services January 2026			$10,584.00		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$10,584.00		
152424	02/12/2026	Open			Accounts Payable	GARTON TRACTOR INC	$1,314.76		
	Invoice		Date	Description			Amount		
	P7854101		02/02/2026	2004380 BLADE 0102005			$1,314.76		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$1,314.76		
152425	02/12/2026	Open			Accounts Payable	GILLIG LLC	$805.84		
	Invoice		Date	Description			Amount		
	41398939		01/27/2026	01-61078-000 5 EA BELT, NOTCHED VEE 95 IN,SUPER HC MO 0			$539.66		
	41399446		01/28/2026	13-55371-069 1 EA HARNESS ASM, PA AMP W/ 12-PIN (DC			$266.18		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$805.84		
152426	02/12/2026	Open			Accounts Payable	Goldfarb & Lipman LLP	$949.00		
	Invoice		Date	Description			Amount		
	490220		01/29/2026	Legal Services- Housing FY 2025-26			$949.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$328.50		
	255 - CDBG			255.11000 (Cash)			$365.00		
	256 - Stanislaus Housing Consortium			256.11000 (Cash)			$182.50		

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	260 - PLHA-PermanentLocalHousingAlloc			260.11000 (Cash)			$73.00		
152427	02/12/2026	Open			Accounts Payable	GOMES & SONS INC, JOE M	$27,873.17		
	Invoice		Date	Description			Amount		
	100888		01/31/2026	CUST #24090 - Fuel Expense for 1/16/26 - 1/31/26			$27,144.94		
	100687		01/20/2026	Fuel for Fire #3			$728.23		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$15,693.83		
	205 - Sports Facilities			205.11000 (Cash)			$305.01		
	217 - Streets - Gas Tax			217.11000 (Cash)			$2,281.49		
	246 - Landscape Assessment			246.11000 (Cash)			$768.42		
	255 - CDBG			255.11000 (Cash)			$49.92		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$2,738.58		
	420 - WATER			420.11000 (Cash)			$2,544.43		
	426 - Transit			426.11000 (Cash)			$2,846.05		
	450 - SRWA - Operations			450.11000 (Cash)			$584.63		
	501 - Information Technology			501.11000 (Cash)			$60.81		
152428	02/12/2026	Open			Accounts Payable	GRAINGER INC, W W	$3,361.21		
	Invoice		Date	Description			Amount		
	9786829367		01/28/2026	SRWA Supplies - Eye Wash Cartridges			$796.06		
	9794645706		02/03/2026	SWIVEL BALL JOINT			$65.29		
	9791821425		02/02/2026	LINE INTERACTIVE VAC			$885.21		
	9787708958		01/28/2026	LINE INTERACTIVE 120 VAC			$0.00		
	9781677175		01/22/2026	LINE INTERACTIVE 700 120VAC			$885.21		
	9792960842		02/02/2026	NON FOAMING DETERGENT - LAB			$729.44		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$65.29		
	420 - WATER			420.11000 (Cash)			$2,499.86		
	450 - SRWA - Operations			450.11000 (Cash)			$796.06		
152429	02/12/2026	Open			Accounts Payable	GREEN HORIZON INC	$2,090.00		
	Invoice		Date	Description			Amount		
	49567		02/01/2026	Landscape Services-573 Birchwood Way, January 2026 Services			$165.00		
	49566		02/01/2026	Landscape Services-2065 Cody Ct., January 2026 Services			$165.00		
	49565		02/01/2026	Landscape Services-570 Jason Dr., January 2026 Services			$100.00		
	49763		02/01/2026	SRWA - Landscape Services-Green Horizon January 2026			$1,660.00		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$430.00		
	950 - SRWA - JPA			950.11000 (Cash)			$1,660.00		
152430	02/12/2026	Open			Accounts Payable	Harrington Industrial Plastics LLC	$182.31		
	Invoice		Date	Description			Amount		
	05922013		01/07/2026	SRWA Supplies - Socket Fusion Heater Inserts			$182.31		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$182.31		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152431	02/12/2026	Open			Accounts Payable	HAWORTH INC	$1,310.47		

Invoice	Date	Description	Amount
3002140422	01/20/2026	Haworth Fern Task Chair - David Huff	$1,310.47

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$1,310.47

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152432	02/12/2026	Open			Accounts Payable	HD SUPPLY INC, DBA USABLUEBOOK	$2,301.11		

Invoice	Date	Description	Amount
INV00946845	01/28/2026	SRWA supplies - Turbidity Standards	$293.10
INV00947705	01/29/2026	SRWA supplies - UV Pure Replacement Lamps	$1,193.76
INV00951326	02/02/2026	SRWA supplies - DPD Dispensers	$240.60
INV00948950	01/30/2026	RIDGID 14" CAST IRON PIPE	$573.65

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$573.65
450 - SRWA - Operations	450.11000 (Cash)	$1,727.46

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152433	02/12/2026	Open			Accounts Payable	HILMAR LUMBER INC	$1,213.19		

Invoice	Date	Description	Amount
762174	01/22/2026	SUPPLIES FOR CLARIFIER #4 PROJECT	$240.99
763391	01/29/2026	GRAY PVC PIPE / FLANGE SLIP / FLANGE GASKET	$972.20

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$1,213.19

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152434	02/12/2026	Open			Accounts Payable	HOWK WELL & EQUIPMENT CO dba HOWK SYSTEMS INC	$46,602.25		

Invoice	Date	Description	Amount
PP5/CP 23-046	01/30/2026	23-046 Well 29 Chlorination -1/30/26	$46,602.25

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$46,602.25

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152435	02/12/2026	Open			Accounts Payable	INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE INC	$220.00		

Invoice	Date	Description	Amount
0454620	12/22/2025	CHIEF HEDDEN MEMBERSHIP 2026	$220.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$220.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152436	02/12/2026	Open			Accounts Payable	Jocelyn E. Roland Ph.D., ABPP, INC	$1,000.00		

Invoice	Date	Description	Amount
24688	01/28/2026	CONTRACT FEBRUARY 2026	$1,000.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$1,000.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152437	02/12/2026	Open			Accounts Payable	JORGENSEN & CO INC	$836.63		

Invoice	Date	Description	Amount
6232203	01/21/2026	17.0 0.0 EA FEA 17.0 1.0000 FIRE EXT ANNUAL MAINT.	$836.63

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$836.63

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152438	02/12/2026	Open			Accounts Payable	KEENAN & ASSOCIATES	$30,806.25		

Invoice	Date	Description	Amount
331676	12/01/2025	FY 25-26 Workers Comp Q3	$30,806.25

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
	510 - Workers Compensation Ins			510.11000 (Cash)		$30,806.25			
152439	02/12/2026	Open			Accounts Payable	LeaderGov, LLC	$2,618.94		
	Invoice		Date	Description		Amount			
	1380		10/31/2025	LeaderGov October 2025		$2,618.94			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$2,618.94			
152440	02/12/2026	Open			Accounts Payable	Linde Inc.	$9,316.37		
	Invoice		Date	Description		Amount			
	54518096		01/22/2026	SRWA SUPPLY & DELIVERY OF LIQUID CARBON DIOXIDE 1.22.26		$9,316.37			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		$9,316.37			
152441	02/12/2026	Open			Accounts Payable	LINDSAY CORPORATION DBA ELECSYS INTERNATIONAL, LLC	$84.00		
	Invoice		Date	Description		Amount			
	SIP-E226918		01/21/2026	JANUARY 2026 CELL & SAT DATA SERVICES		$84.00			
	Paying Fund			Cash Account		Amount			
	416 - Recycled Water Sales			416.11000 (Cash)		$84.00			
152442	02/12/2026	Open			Accounts Payable	Mark Thomas & Company, Inc.	$40,871.35		
	Invoice		Date	Description		Amount			
	58628		01/27/2026	23-052 Design Task Order 2 Roads-Geer Rd. CIP-Dec 2025		$40,871.35			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		$40,871.35			
152443	02/12/2026	Open			Accounts Payable	MICROBAC LABORATORIES, INC. dba GEOANALYTICAL LAB	$898.36		
	Invoice		Date	Description		Amount			
	726000398		02/03/2026	SRWA LABORATORY ANALYSIS SERVICES 1.12.26 M6A1203		$898.36			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		$898.36			
152444	02/12/2026	Open			Accounts Payable	MOTION INDUSTRIES INC - CA82	$1,266.25		
	Invoice		Date	Description		Amount			
	CA15-00996381		12/31/2025	RSPS-1 DOOR SWITCHES		$1,266.25			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$1,266.25			
152445	02/12/2026	Open			Accounts Payable	MWI VETERINARY SUPPLY CO DBA MWI ANIMAL HEALTH	$33.92		
	Invoice		Date	Description		Amount			
	65752000		01/26/2026	BUTE PHEN TAB 1GM VETRIBUTE		$33.92			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$33.92			
152446	02/12/2026	Open			Accounts Payable	NAPA AUTO PARTS	$1,643.90		
	Invoice		Date	Description		Amount			
	852076		01/27/2026	DWL212299 NON DOOR SEAL ()		$43.44			
	852092		01/27/2026	703-1711 THM RADIATOR CAP ()		$9.56			
	852112		01/27/2026	03584 MMM PRF GR RBRZD UNDRCTNG		$152.15			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	852162		01/28/2026	1000WOG NON 3/8" FP VALVE MXF ()			$36.91			
	852163		01/28/2026	75XDT800 BAT 18MO WTY BAT			$327.77			
	852189		01/28/2026	90624 NTH ADAPTER (630)			$5.39			
	852207		01/28/2026	3966 FIL FUEL FILTER ()			$229.95			
	852209		01/28/2026	523025 GRO US 440 SERIES RH LAMP			$31.81			
	852250		01/29/2026	92618 MMM 175 BLACK 3460			$23.90			
	852302		01/29/2026	7526R BAT 2YR WTY BAT ()			$136.28			
	852304		01/30/2026	1000WOG NON 3/8 FP VALVE MXF ()			$36.91			
	852316		01/30/2026	IC534 ECH COIL ON PLUG COIL			$57.94			
	852324		01/30/2026	RTA9200 DC GLWHITE			$38.68			
	849998		12/11/2025	7251 BAT 6MO WTY BAT ()			($401.44)			
	852404		02/02/2026	K080515 NBH V-RIBBED BELT ()			$310.69			
	852434		02/02/2026	75121 NOL NAPA 5 GAL 15W40			$409.73			
	852469		02/03/2026	13516496 AC FUEL PRESSURE SENSOR			$65.91			
	852486		02/03/2026	8270 BAT 1YR WTY BAT			$128.32			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$1,643.90			
152447	02/12/2026	Open			Accounts Payable	NBS GOVERNMENT FINANCE GROUP		$3,250.00		
	Invoice		Date	Description			Amount			
	202601-4225		01/06/2026	SEWER CAPACITY FEES SERVICES THROUGH 12/25/2025			$2,750.00			
	202601-4226		01/06/2026	WATER RATE STUDY SERVICES THROUGH 12/25/2025			$500.00			
	Paying Fund			Cash Account			Amount			
	420 - WATER			420.11000 (Cash)			$3,250.00			
152448	02/12/2026	Open			Accounts Payable	NORTHSTAR ENGINEERING GROUP INC		$15,115.00		
	Invoice		Date	Description			Amount			
	29363		02/02/2026	SR04, 24-025 Morgan Ranch Sewer Lift Sta & Offsite Pipe-1/31/26			$15,115.00			
	Paying Fund			Cash Account			Amount			
	414 - Sewer LIne/Trunk Construction			414.11000 (Cash)			$15,115.00			
152449	02/12/2026	Open			Accounts Payable	NV5 INC.		$321,257.05		
	Invoice		Date	Description			Amount			
	496574		01/23/2026	23-068 CM for Roads Task Order 3 BP 1-Dec 2025			$1,475.94			
	496573		01/23/2026	23-033 CM for Roads Task Order 2-Dec 2025			$869.01			
	496579		01/23/2026	23-068 CM Roads Task Order 8 BP2-Dec 2025			$1,623.49			
	496578		01/23/2026	23-069 CM for Roads Task Order 6-Dec 2025			$119,557.07			
	496577		01/23/2026	22-001 Construction Close-Out Roads-Dec 2025			$312.60			
	496575		01/23/2026	23-067 CM for Roads Task Order 4 BP 2-Dec 2025			$18,104.87			
	496576		01/23/2026	23-067 CM for Roads Task Order 5 BP 3-Dec 2025			$179,314.07			
	Paying Fund			Cash Account			Amount			
	115 - Measure A - Roads			115.11000 (Cash)			$321,257.05			
152450	02/12/2026	Open			Accounts Payable	Operation Blue Santa		$222.00		
	Invoice		Date	Description			Amount			
	July - Dec 2025		12/23/2025	BLUE SANTA - Operation Blue Santa*			$222.00			
	Paying Fund			Cash Account			Amount			

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	104 - Payroll Clearing Fund			104.11000 (Cash)			$222.00		
152451	02/12/2026	Open			Accounts Payable	Operational Technical Services, LLC	$8,242.34		
	Invoice		Date	Description			Amount		
	5331		01/25/2026	SRWA - Senior Operator MC 1.21.26 - 1.25.26			$8,242.34		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$8,242.34		
152452	02/12/2026	Open			Accounts Payable	OREILLY AUTO PARTS	$63.64		
	Invoice		Date	Description			Amount		
	2800-223976		02/03/2026	1 DOR 603-973 COOLNT RESRV LT			$63.64		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$63.64		
152453	02/12/2026	Open			Accounts Payable	P G & E	$1,888.89		
	Invoice		Date	Description			Amount		
	COLUMBIA 2/1/26		02/01/2026	6180280303-3 / 600 Columbia St			$8.38		
	HIGH 2/1/26		02/01/2026	0221941093-9 / 595 High St			$8.38		
	R.BOESCH 2/1/26		02/01/2026	4388605407-1 / 275 N Orange			$134.89		
	ARMORY 2/1/26		02/01/2026	7255483135-3 / 1040 Flower St			$13.11		
	FIRE#3 2/4/26		02/04/2026	2087893140-9 / 501 E Monte Vista Ave			$1,724.13		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,888.89		
152454	02/12/2026	Open			Accounts Payable	PAL	$207.00		
	Invoice		Date	Description			Amount		
	July - Dec 2025		12/23/2025	PAL - PAL Charitable Contribution*			$207.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$207.00		
152455	02/12/2026	Open			Accounts Payable	PAUL'S GLASS CO	$430.85		
	Invoice		Date	Description			Amount		
	39267		01/30/2026	570 Jason Drive- Window Repair			$430.85		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$430.85		
152456	02/12/2026	Open			Accounts Payable	Petrulakis Law & Advocacy, APC	$36,668.80		
	Invoice		Date	Description			Amount		
	3213		12/31/2025	Meetings-Other Recurring 12/31/25			$1,100.80		
	3214		12/31/2025	Meetings-City Council 12/31/2025			$1,135.20		
	3215		12/31/2025	Ordinance Amendment Administrative Citations			$987.20		
	3216		12/31/2025	General Municipal			$15,355.60		
	3217		12/31/2025	Ordinance Smoke Shops			$15,105.20		
	3218		12/31/2025	Ordinance Sidewalk Vending			$2,984.80		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$36,668.80		
152457	02/12/2026	Open			Accounts Payable	PROVOST & PRITCHARD ENGINEERING GROUP INC	$3,951.78		
	Invoice		Date	Description			Amount		
	126685		12/31/2025	SR02, 24-045 Well 36 GAC Treatment-Environmental-12/31/25			$3,951.78		
	Paying Fund			Cash Account			Amount		

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	422 - Well Remediation			422.11000 (Cash)			$3,951.78			
152458	02/12/2026	Open			Accounts Payable	PUMP PROS INC		$600.85		
	Invoice		Date	Description			Amount			
	2145		01/30/2026	1" AIR PRESSURE TANK			$600.85			
	Paying Fund			Cash Account			Amount			
	420 - WATER			420.11000 (Cash)			$600.85			
152459	02/12/2026	Open			Accounts Payable	RECREATION SCHOLARSHIP		$135.00		
	Invoice		Date	Description			Amount			
	July - Dec 2025		12/23/2025	REC PROG - Rec Scholarship Charitable Cont*			$135.00			
	Paying Fund			Cash Account			Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)			$135.00			
152460	02/12/2026	Open			Accounts Payable	Rexel USA, Inc.		$235.05		
	Invoice		Date	Description			Amount			
	S144437174.001		01/30/2026	IEC PUSH IN TERMINAL BLOCK END BARRIER / WIDE SLOT DUCT			$98.26			
	S144413871.002		01/29/2026	IEC CENTER JUMPER 10			$136.79			
	Paying Fund			Cash Account			Amount			
	420 - WATER			420.11000 (Cash)			$235.05			
152461	02/12/2026	Open			Accounts Payable	Rexel USA, Inc.		$1,836.13		
	Invoice		Date	Description			Amount			
	7A79502		01/27/2026	1500 VA 900 WATT UPS BATTERY BACKUP FOR PLANT CONTROL			$393.62			
	7A81671		01/23/2026	STREET LIGHT MATERIALS FOR RESTOCK/ STREET LIGHT WIRE			$582.53			
	7A81712		01/23/2026	REPLACEMENT TOOLS FOR WQC TRUCK			$115.12			
	7B41865		01/30/2026	BLACK STR CU 500FT - ELECTRICAL			$573.63			
	7B28864		01/30/2026	MIL48-20-7601 - ELECTRICAL SUPPLIES			$13.33			
	7B09377		02/03/2026	PHI MH1000/U/BT37 6PK - ELECTRICAL			$157.90			
	Paying Fund			Cash Account			Amount			
	246 - Landscape Assessment			246.11000 (Cash)			$1,314.06			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$522.07			
152462	02/12/2026	Open			Accounts Payable	Richard D. Jones, APLC dba Jones Mayer		$405.00		
	Invoice		Date	Description			Amount			
	137409-A		11/30/2025	Turlock PD Special Projects 11-30-25			$247.50			
	138395A		12/31/2025	Turlock PD Special Projects 12-31-25			$67.50			
	138396A		12/31/2025	Turlock Special Counsel 12-31-25			$90.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$405.00			
152463	02/12/2026	Open			Accounts Payable	Rigo Dagio DBA AMERICA'S AUTO GLASS		$359.74		
	Invoice		Date	Description			Amount			
	00006900		01/29/2026	ST12-4385: Backglass LABOR TO INSTALL BACK			$359.74			
	Paying Fund			Cash Account			Amount			
	217 - Streets - Gas Tax			217.11000 (Cash)			$359.74			

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152464	02/12/2026	Open			Accounts Payable	ROBERTSON - BRYAN INC	$6,531.50		

Invoice	Date	Description	Amount
17336.1	12/31/2025	NPDES PERMIT COMPLIANCE SERVICES TASK 1 THROUGH 12/15/2025	$1,712.75
17336.4.3	12/31/2025	NPDES PERMIT COMPLIANCESERVICES TASK 4 DMC STUDY THROUGH12-15-25	$3,505.75
17336.4.2	12/31/2025	NPDES PERMIT COMPLIANCE SERVICES TASK 4 DMCSTUDY THROUGH12-15-25	$777.50
17336.4.4	12/31/2025	NPDES PERMIT COMPLIANCE SERVICES TASK4 DMC STUDY THROUGH12-15-25	$155.50
17336.5	12/31/2025	NPDES PERMIT COMPLIANCE SERVICES TASK 5 THROUGH 12-15-2025	$380.00

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$2,092.75
416 - Recycled Water Sales	416.11000 (Cash)	$4,438.75

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152465	02/12/2026	Open			Accounts Payable	RUSH TRUCK CENTERS OF CALIFORNIA, INC.	$2,585.38		

Invoice	Date	Description	Amount
3044845218	01/28/2026	5626388:CE COIL,IGNITION	$2,130.79
3044908322	02/02/2026	H2MZ18476L:FRD HEATER ASY - LESS	$137.39
3044823009	02/03/2026	1 EC2Z7210AA:FRD LEVER - TRANSMISSION	$317.20

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$2,585.38

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152466	02/12/2026	Open			Accounts Payable	SALVATION ARMY	$129.00		

Invoice	Date	Description	Amount
July - Dec 2025	12/23/2025	SALV ARMY - Salvation Army Charitable Cont*	$129.00

Paying Fund	Cash Account	Amount
104 - Payroll Clearing Fund	104.11000 (Cash)	$129.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152467	02/12/2026	Open			Accounts Payable	SEEGERS PRINTING INC	$389.97		

Invoice	Date	Description	Amount
0147137-IN	01/27/2026	SRWA - Business Cards Senior I&C Uriel Reyes	$81.47
0147170-IN	01/30/2026	#10 WINDOW ENVELOPES 2500 - CODE ENFORCEMENT	$308.50

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$308.50
450 - SRWA - Operations	450.11000 (Cash)	$81.47

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152468	02/12/2026	Open			Accounts Payable	SHAPE INC	$54,380.40		

Invoice	Date	Description	Amount
56510B46043	12/10/2025	Flygt Submersible pump maintenance JOB # 52364	$54,380.40

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$54,380.40

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152469	02/12/2026	Open			Accounts Payable	SHARPENING SHOP	$119.49		

Invoice	Date	Description	Amount
457487	02/02/2026	N 28400-ZE3-W02ZP STARTER ASSY *R280*	$119.49

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$119.49

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152470	02/12/2026	Open			Accounts Payable	SIEGFRIED ENGINEERING INC	$3,909.80		
	Invoice		Date	Description			Amount		
	51132		12/15/2025	23-069 Design Services Task Order 2 CIP-Nov 2025			$3,909.80		
	Paying Fund			Cash Account			Amount		
	115 - Measure A - Roads			115.11000 (Cash)			$3,909.80		
152471	02/12/2026	Open			Accounts Payable	Sloan Sakai Yeung & Wong LLP	$4,830.00		
	Invoice		Date	Description			Amount		
	60322		12/31/2025	Sloan Sakai Services December 2025			$4,830.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$4,830.00		
152472	02/12/2026	Open			Accounts Payable	SOUTHERN TIRE MART	$11,567.06		
	Invoice		Date	Description			Amount		
	7320021494		01/30/2026	ST06-7054 425/65R22.5/20 M864 AP ON/OFF			$3,754.65		
	7320021490		01/30/2026	255/60R18 FIREHAWK PURSUIT			$1,847.73		
	7320021491		01/30/2026	245/55R18 FIREHAWK PRST			$2,014.25		
	7320021492		01/30/2026	LT245/75R17/10 TRANSFORCE HT3			$3,336.12		
	7320021493		01/30/2026	LT235/85R16/10 TRANSFORCE HT3			$1,770.43		
	7320021502		01/30/2026	245/60R18 DESTINATION LE 3			($1,156.12)		
	Paying Fund			Cash Account			Amount		
	217 - Streets - Gas Tax			217.11000 (Cash)			$3,754.65		
	505 - Fleet			505.11000 (Cash)			$7,812.41		
152473	02/12/2026	Open			Accounts Payable	ST FRANCIS ELECTRIC, LLC	$20,893.00		
	Invoice		Date	Description			Amount		
	230445110		01/30/2026	Traffic signal preventative maintenance JANUARY ROUTINE			$6,450.00		
	230445109		01/30/2026	Traffic signal preventative maintenance JANUARY RESPONSE			$14,443.00		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$20,893.00		
152474	02/12/2026	Open			Accounts Payable	STANISLAUS WILDLIFE CARE	$79.00		
	Invoice		Date	Description			Amount		
	July - Dec 2025		12/23/2025	WILD CARE - Wildlife Care Charitable Contrib*			$79.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$79.00		
152475	02/12/2026	Open			Accounts Payable	STATE OF CALIFORNIA	$449.00		
	Invoice		Date	Description			Amount		
	014692		01/06/2026	DECEMBER FINGERPRINTING 2025			$449.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$351.00		
	450 - SRWA - Operations			450.11000 (Cash)			$98.00		
152476	02/12/2026	Open			Accounts Payable	State Supply Company	$6,324.17		
	Invoice		Date	Description			Amount		
	727441		12/29/2025	RECIRC PUMP FOR BOILER #3			$6,324.17		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$6,324.17		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152477	02/12/2026	Open			Accounts Payable	STOMMEL INC DBA LEHR	$290.20		
	Invoice		Date	Description			Amount		
	SI128354		01/28/2026	RAM-A-101U Ram Mounts, Double Ball Diamond Plate Mount - A Size			$48.79		
	SI128697		01/30/2026	HAF4016A Motorola 800Mhz Radio Antenna			$178.10		
	SI128538		02/02/2026	MMSU-1 Mag Mic Magnetic Mic Kit			$63.31		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$226.89		
	506 - Vehicle/Equipment Replacement			506.11000 (Cash)			$63.31		
152478	02/12/2026	Open			Accounts Payable	SUPPORT PAYMENT CLEARING	$405.35		
	Invoice		Date	Description			Amount		
	013126BECCHETTI		02/06/2026	01312026 PAYROLL WITHHOLDING			$405.35		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$405.35		
152479	02/12/2026	Open			Accounts Payable	T I D	$29.57		
	Invoice		Date	Description			Amount		
	012226 570 Jason		01/22/2026	6279743328 570 Jason Drive			$29.57		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$29.57		
152480	02/12/2026	Open			Accounts Payable	T-MOBILE USA INC	$50.00		
	Invoice		Date	Description			Amount		
	L2601300381		01/30/2026	TIME DIFFERENCE OF ARRIVAL TP25005492			$50.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$50.00		
152481	02/12/2026	Open			Accounts Payable	TANK TOWN MEDIA LLC	$402.00		
	Invoice		Date	Description			Amount		
	98591		01/30/2026	Wastewater Treatment Plant Attendant Ad 1/30/26-2/6/26			$276.00		
	98446		01/31/2026	Tracy Press Ad - Lab Analyst 1/16/26-1/16/26			$126.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$201.00		
	420 - WATER			420.11000 (Cash)			$201.00		
152482	02/12/2026	Open			Accounts Payable	THE MCCLATCHY COMPANY LLC	$7,711.00		
	Invoice		Date	Description			Amount		
	IN 98957		12/31/2025	Chief Building Official Modesto Ad 12/12/25-12/26/25			$1,069.50		
	IN 98958		12/31/2025	Water Treatment Plt. Op. II Ad 12/14/25-12/24/25			$715.00		
	IN 98956		12/31/2025	Chief Building Official Merced Ad 12/12/25-12/26/25			$828.00		
	IN 98955		12/31/2025	Fleet Mech I Ad 12/7/25-12/17/25			$722.50		
	IN 98954		12/31/2025	City Attorney Ad 11/7/25-12/5/25			$781.00		
	IN 109326		01/31/2026	Laboratory Analyst I/II Ad 1/11/26-1/21/26			$877.50		
	IN 109327		01/31/2026	Public Information Officer Merced Ad 1/11/26-1/14/26			$563.00		
	IN 109328		01/31/2026	Public Information Officer Modesto Ad 1/11/26-1/14/26			$804.50		
	IN 109329		01/31/2026	Laboratory Analyst I/II Ad 1/16/26-1/21/26			$560.00		
	IN 109330		01/31/2026	Accountant II Ad 1/16/26-1/21/26			$790.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$5,396.00		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$438.75		
	420 - WATER			420.11000 (Cash)			$438.75		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	450 - SRWA - Operations			450.11000 (Cash)		$715.00			
	505 - Fleet			505.11000 (Cash)		$722.50			
152483	02/12/2026	Open			Accounts Payable	THORSEN'S-NORQUIST, INC.	$858.76		
	Invoice		Date	Description		Amount			
	1168505		02/04/2026	REPAIRED LEAK IN THE LOBBY		$858.76			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$858.76			
152484	02/12/2026	Open			Accounts Payable	TRIMAX MOWING SYSTEMS INC	$445.09		
	Invoice		Date	Description		Amount			
	INV2032981		01/30/2026	308-160-063 Washer - Heavy Flat - M16		$445.09			
	Paying Fund			Cash Account		Amount			
	505 - Fleet			505.11000 (Cash)		$445.09			
152485	02/12/2026	Open			Accounts Payable	TURLOCK ANIMAL SERVICES	$465.00		
	Invoice		Date	Description		Amount			
	July - Dec 2025		12/23/2025	ANIM CONT - Animal Control Charitable Contr*		$465.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$465.00			
152486	02/12/2026	Open			Accounts Payable	TURLOCK CITY TOW INC	$92.34		
	Invoice		Date	Description		Amount			
	141136		01/01/2026	TOWING SERVICE FOR PD ON 1/1/26		$46.17			
	141137		01/02/2026	TOWING SERVICE FOR PD ON 1/2/26		$46.17			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$92.34			
152487	02/12/2026	Open			Accounts Payable	TURLOCK FIRE DEPT INC TOY ACCOUNT	$534.00		
	Invoice		Date	Description		Amount			
	July - Dec 2025		12/23/2025	TOYS TOTS - Toys for Tots Charitable Contrib*		$534.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$534.00			
152488	02/12/2026	Open			Accounts Payable	TURLOCK JOURNAL	$1,550.00		
	Invoice		Date	Description		Amount			
	412092		01/31/2026	Legal Ad 5423		$100.00			
	412090		01/31/2026	Legal Ad 5421		$100.00			
	412091		01/31/2026	Legal Ad 5422		$100.00			
	412093		01/31/2026	Legal Ad 5424		$1,250.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$1,550.00			
152489	02/12/2026	Open			Accounts Payable	TURLOCK POLICE CHAPLAINCY	$415.00		
	Invoice		Date	Description		Amount			
	July - Dec 2025		12/23/2025	CHAPLIN - Chaplin Program*		$415.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$415.00			
152490	02/12/2026	Open			Accounts Payable	TURLOCK POLICE WIDOWS & ORPHANS	$1,166.00		
	Invoice		Date	Description		Amount			
	July - Dec 2025		12/23/2025	PD WIDOW - Police Widows & Orphans Charitab*		$1,166.00			
	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
	104 - Payroll Clearing Fund			104.11000 (Cash)		$1,166.00			
152491	02/12/2026	Open			Accounts Payable	TURLOCK SCAVENGER CO INC	$1,300,000.00		
	Invoice		Date	Description		Amount			
	FEB 2026 PAYMENT		02/01/2026	FEB 2026 PAYMENT		$1,300,000.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$1,300,000.00			
152492	02/12/2026	Open			Accounts Payable	TURLOCK TRUCK STUFF LLC	$8,141.53		
	Invoice		Date	Description		Amount			
	2529		02/03/2026	32582 TRANSIT VAN INTERIOR INSTALLATION		$8,141.53			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		$8,141.53			
152493	02/12/2026	Open			Accounts Payable	UNITED RENTALS (NORTH AMERICA) INC	$509.92		
	Invoice		Date	Description		Amount			
	256641616-001		12/12/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		$129.83			
	256641542-001		12/12/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		$380.09			
	Paying Fund			Cash Account		Amount			
	505 - Fleet			505.11000 (Cash)		$509.92			
152494	02/12/2026	Open			Accounts Payable	UNITED WAY OF STANISLAUS	$298.00		
	Invoice		Date	Description		Amount			
	July - Dec 2025		12/23/2025	UNIT WAY - United Way Charitable Contrib*		$298.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$298.00			
152495	02/12/2026	Open			Accounts Payable	UNIVAR SOLUTIONS USA, LLC dba UNIVAR SOLUTIONS USA	$125,111.99		
	Invoice		Date	Description		Amount			
	53648112		02/01/2026	SODIUM HYPOCHLORITE		$8,948.39			
	53635512		01/26/2026	SODIUM BISULFITE		$7,313.40			
	53635510		01/26/2026	SODIUM BISULFITE		$7,332.38			
	53630800		01/23/2026	SODIUM HYPOCHLORITE		$17,146.63			
	53636996		01/27/2026	SODIUM HYPOCHLORITE		$16,077.36			
	53604914		01/13/2026	SODIUM HYPOCHLORITE		$17,159.85			
	53618066		01/20/2026	SODIUM HYPOCHLORITE		$17,197.74			
	53614737		01/16/2026	SODIUM HYPOCHLORITE		$16,223.52			
	53653990		02/03/2026	SODIUM HYPOCHLORITE		$17,712.72			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$125,111.99			
152496	02/12/2026	Open			Accounts Payable	US BANK	$1,392,500.00		
	Invoice		Date	Description		Amount			
	3149388		02/09/2026	TURLOCK PUBLIC FINANCING AUTHORITY LEASE REV BONDS, SERIES 2025		$1,392,500.00			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		$1,392,500.00			
152497	02/12/2026	Open			Accounts Payable	USALCO MODESTO PLANT LLC	$19,817.60		
	Invoice		Date	Description		Amount			
	910213019		01/30/2026	Aluminum Chlorohydrate		$19,817.60			
	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
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$19,817.60			
152498	02/12/2026	Open			Accounts Payable	VAN DE POL ENTERPRISE INC	$515.61		
	Invoice		Date	Description		Amount			
	1105286-IN		01/21/2026	SUMMIT NGSH -150 / FREIGHT		$515.61			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		$515.61			
152499	02/12/2026	Open			Accounts Payable	VERIZON WIRELESS	$567.48		
	Invoice		Date	Description		Amount			
	6133848780		01/18/2026	642482150-00001 Utility Wellsites Sim Card Use Dec19-Jan18 2026		$567.48			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		$567.48			
152500	02/12/2026	Open			Accounts Payable	VERIZON WIRELESS SERVICES LLC	$150.00		
	Invoice		Date	Description		Amount			
	9022422845		01/10/2026	TP25006456 PERIODIC LOCATION UPDATES		$150.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$150.00			
152501	02/12/2026	Open			Accounts Payable	Vestis Group Inc DBA Vestis Services LLC	$540.37		
	Invoice		Date	Description		Amount			
	27683659		12/10/2025	CARH HVYWT JKT - WQC		$540.37			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$540.37			
152502	02/12/2026	Open			Accounts Payable	VWR INTERNATIONAL INC	$897.96		
	Invoice		Date	Description		Amount			
	8820848972		01/27/2026	SULFURIC ACID / BEAKER GRIFFN PYREX 3000ML		$237.80			
	8820817867		01/14/2026	BURET AUTO LABE GRADE 10ML - LAB		$508.85			
	8820845339		01/27/2026	BEAKER 2000 ML 1000 PK 4 - LAB		$151.31			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$237.80			
	420 - WATER			420.11000 (Cash)		$151.31			
	450 - SRWA - Operations			450.11000 (Cash)		$508.85			
152503	02/12/2026	Open			Accounts Payable	WEBSTER BANK	$318,464.90		
	Invoice		Date	Description		Amount			
	1/29/26		01/29/2026	2022 Sewer Bond Refunding - Interest Only Payment		$318,464.90			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$318,464.90			
152504	02/12/2026	Open			Accounts Payable	WESTSIDE MINISTRIES	$64.00		
	Invoice		Date	Description		Amount			
	July - Dec 2025		12/23/2025	WESTSIDE - Westside Ministry Charitable Con*		$64.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$64.00			
152505	02/12/2026	Open			Accounts Payable	WILLE ELECTRIC SUPPLY INC	$9,323.55		
	Invoice		Date	Description		Amount			
	S2272400.004		01/28/2026	REPLACEMENT EATON VFD FOR RSP1		$9,176.72			
	s2272400.003		01/05/2026	INBOUND FREIGHT		$146.83			

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	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$9,323.55		
152506	02/12/2026	Open			Accounts Payable	ALBERTI, MARK	$100.00		
	Invoice		Date	Description			Amount		
	TR 5256 PER DIEM		02/06/2026	SUPERMOTO MOTORCYCLE, 2/16/26 - 2/18/26, PERRIS			$100.00		
	Paying Fund			Cash Account			Amount		
	206 - Traffic Safety			206.11000 (Cash)			$100.00		
152507	02/12/2026	Open			Accounts Payable	ALLISON, GAVIN	$100.00		
	Invoice		Date	Description			Amount		
	TR 5256 PER DIEM		02/06/2026	SUPERMOTO MOTORCYCLE, 2/16/26 - 2/18/26, PERRIS			$100.00		
	Paying Fund			Cash Account			Amount		
	206 - Traffic Safety			206.11000 (Cash)			$100.00		
152508	02/12/2026	Open			Accounts Payable	BASTIAN, SHARON	$90.00		
	Invoice		Date	Description			Amount		
	01-29-26 ONLINE		02/02/2026	A/C REFUND - REFUND DUPLICATE PAYMENTS (6)			$90.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$90.00		
152509	02/12/2026	Open			Accounts Payable	FERREIRA, DUSTIN	$100.00		
	Invoice		Date	Description			Amount		
	TR 5256 PER DIEM		02/06/2026	SUPERMOTO MOTORCYCLE, 2/16/26 - 2/18/26, PERRIS			$100.00		
	Paying Fund			Cash Account			Amount		
	206 - Traffic Safety			206.11000 (Cash)			$100.00		
152510	02/12/2026	Open			Accounts Payable	FORTADO, RICHARD	$158.00		
	Invoice		Date	Description			Amount		
	TR 5260 PER DIEM		02/06/2026	LEADERSHIP DEVELOPMENT, 2/18/26 - 2/20/26, MONTEREY			$158.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$158.00		
152511	02/12/2026	Open			Accounts Payable	Guerrero, Carlos	$326.54		
	Invoice		Date	Description			Amount		
	ProfDev FY 25/26		01/28/2026	ProfDev FY 25/26			$326.54		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$163.27		
	420 - WATER			420.11000 (Cash)			$163.27		
152512	02/12/2026	Open			Accounts Payable	HARDWICK, ELIZABETH	$178.35		
	Invoice		Date	Description			Amount		
	Hardwick 1/23/26		01/23/2026	CMCA Conference 1/23/26 - Visalia			$178.35		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$178.35		
152513	02/12/2026	Open			Accounts Payable	Hedden, Jason	$1,469.88		
	Invoice		Date	Description			Amount		
	TR5238 Per Diem		02/05/2026	US Mayors Conference - 94th Winter 1/26 - 1/30/26, Washington DC			$1,469.88		
	Paying Fund			Cash Account			Amount		

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	110 - General Fund			110.11000 (Cash)			$1,469.88			
152514	02/12/2026	Open			Accounts Payable	VON KLEIST, JAIME		$102.10		
	Invoice		Date	Description			Amount			
	TR 5247 DEMAND		02/02/2026	HOTEL PARKING AND FUEL			$102.10			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$102.10			
152515	02/12/2026	Open			Accounts Payable	WATSON, JASON		$100.00		
	Invoice		Date	Description			Amount			
	TR 5256 PER DIEM		02/06/2026	SUPERMOTO MOTORCYCLE, 2/16/26 - 2/18/26, PERRIS			$100.00			
	Paying Fund			Cash Account			Amount			
	206 - Traffic Safety			206.11000 (Cash)			$100.00			
Type Check Totals:					135 Transactions			$4,646,557.38		

AP - Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	135	$4,646,557.38	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	135	$4,646,557.38	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	135	$4,646,557.38	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	135	$4,646,557.38	$0.00

Grand Totals:

Checks	**Status**	**Count**	**Transaction Amount**	**Reconciled Amount**
	Open	**135**	**$4,646,557.38**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**135**	**$4,646,557.38**	**$0.00**

All	**Status**	**Count**	**Transaction Amount**	**Reconciled Amount**
	Open	**135**	**$4,646,557.38**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**135**	**$4,646,557.38**	**$0.00**

Payment Register

From Payment Date: 11/1/2025 - To Payment Date: 11/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
PR - Payroll Account									
EFT									
166521	11/03/2025	Open			Accounts Payable	CalPERS	$367,630.04		
	Invoice		Date	Description			Amount		
	10/25/25PR		11/03/2025	10/25/25PR-CALPERS			$367,630.04		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$367,630.04		
166522	11/03/2025	Open			Accounts Payable	ICMA-RC	$100,307.30		
	Invoice		Date	Description			Amount		
	10/25/25PR		11/03/2025	10/25/25PR-ICMA			$100,307.30		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$100,307.30		
166523	11/04/2025	Open			Accounts Payable	T A P O	$18,470.28		
	Invoice		Date	Description			Amount		
	10/25/25PR-RHS		11/04/2025	10/25/25PR-TAPO RHS DUES			$18,470.28		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$18,470.28		
166524	11/04/2025	Open			Accounts Payable	TFRA	$10,455.26		
	Invoice		Date	Description			Amount		
	10/25/25PR-RHS		11/04/2025	10/25/25PR-TFRA RHS DUES			$10,455.26		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$10,455.26		
166525	11/05/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	$6,763.20		
	Invoice		Date	Description			Amount		
	BE006800747C		11/05/2025	DELTA DENTAL CLAIMS FOR 10/24/25-10/30/25			$6,763.20		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$6,763.20		
166526	11/13/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	$4,914.10		
	Invoice		Date	Description			Amount		
	BE006810877C		11/13/2025	DELTA DENTAL CLAIMS FOR 10/31/25-11/6/25			$4,914.10		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$4,914.10		
166527	11/14/2025	Open			Accounts Payable	CA SDU	$1,704.91		
	Invoice		Date	Description			Amount		
	11/8/25PR		11/14/2025	11/8/25PR-CHILD SUPPORT PAYMENT			$1,704.91		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$1,704.91		
166528	11/14/2025	Open			Accounts Payable	GOLDEN ONE CREDIT UNION	$2,897.00		
	Invoice		Date	Description			Amount		
	11/8/25PR		11/14/2025	11/8/25PR-GOLDEN 1 CU			$2,897.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$2,897.00		
166529	11/18/2025	Open			Accounts Payable	ICMA-RC	$113,804.59		
	Invoice		Date	Description			Amount		
	11/8/25PR		11/18/2025	11/8/25PR-ICMA			$113,804.59		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$113,804.59		

Payment Register

From Payment Date: 11/1/2025 - To Payment Date: 11/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
166530	11/14/2025	Open			Accounts Payable	INTERNAL REVENUE SERVICE	$228,031.72		
	Invoice		Date	Description			Amount		
	11/8/25PR		11/14/2025	11/8/25PR-FEDERAL TAXES			$228,031.72		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$228,031.72		
166531	11/14/2025	Open			Accounts Payable	STATE OF CALIFORNIA - PR TAXES	$71,547.44		
	Invoice		Date	Description			Amount		
	11/8/25PR		11/14/2025	11/8/25PR-STATE TAXES			$71,547.44		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$71,547.44		
166532	11/14/2025	Open			Accounts Payable	T A P O	$7,051.22		
	Invoice		Date	Description			Amount		
	11/8/25PR		11/14/2025	11/8/25PR-TAPO DUES			$7,051.22		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$7,051.22		
166533	11/14/2025	Open			Accounts Payable	T C E A	$3,098.25		
	Invoice		Date	Description			Amount		
	11/8/25PR		11/14/2025	11/8/25PR-TCEA DUES			$3,098.25		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$3,098.25		
166534	11/19/2025	Open			Accounts Payable	TFRA	$10,455.26		
	Invoice		Date	Description			Amount		
	11/8/25PR-RHS		11/19/2025	11/8/25PR-TFRA RHS DUES			$10,455.26		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$10,455.26		
166535	11/14/2025	Open			Accounts Payable	TMAPS	$200.00		
	Invoice		Date	Description			Amount		
	11/8/25PR		11/14/2025	11/8/25PR-TMAPS DUES			$200.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$200.00		
166536	11/19/2025	Open			Accounts Payable	T A P O	$18,770.69		
	Invoice		Date	Description			Amount		
	11/8/25PR-RHS		11/19/2025	11/8/25PR-TAPO RHS DUES			$18,770.69		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$18,770.69		
166537	11/14/2025	Open			Accounts Payable	T C E A	$76.50		
	Invoice		Date	Description			Amount		
	11/8/25PR-BENEVO		11/14/2025	11/8/25PR-TCEA BENEVOLENCE DUES			$76.50		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$76.50		
166538	11/14/2025	Open			Accounts Payable	SUN LIFE ASSURANCE COMPANY OF CANADA	$19,847.31		
	Invoice		Date	Description			Amount		
	DEC 2025		11/14/2025	LTD AND LIFE INSURANCE - DECEMBER 2025			$19,847.31		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$19,847.31		

Payment Register

From Payment Date: 11/1/2025 - To Payment Date: 11/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
166539	11/17/2025	Open			Accounts Payable	CalPERS	$373,605.55		
	Invoice		Date	Description			Amount		
	11/8/25PR		11/17/2025	11/8/25PR-CALPERS			$373,605.55		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$373,605.55		
166540	11/19/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	$5,623.40		
	Invoice		Date	Description			Amount		
	BE006815469C		11/19/2025	DELTA DENTAL CLAIMS FOR 11/7/25-11/13/25			$5,623.40		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$5,623.40		
166541	11/19/2025	Open			Accounts Payable	UMR	$418.15		
	Invoice		Date	Description			Amount		
	DEC 25 CUSTODIAL		11/19/2025	UMR DECEMBER 2025 CUSTODIAL AND BANKING FEE			$418.15		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$418.15		
166542	11/19/2025	Open			Accounts Payable	UMR	$164,600.21		
	Invoice		Date	Description			Amount		
	DEC 25 PREM		11/19/2025	UMR DECEMBER 2025 HEALTH PREMIUMS			$164,600.21		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$164,600.21		
166543	11/24/2025	Open			Accounts Payable	UMR	($21.82)		
	Invoice		Date	Description			Amount		
	OCT25 OSR REFUND		11/24/2025	OCTOBER 2025 OSR REFUND			($21.82)		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			($21.82)		
166544	11/25/2025	Open			Accounts Payable	UMR	($1,004.17)		
	Invoice		Date	Description			Amount		
	OCT25 COBRA REF		11/25/2025	UMR OCTOBER COBRA REFUND			($1,004.17)		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			($1,004.17)		
166545	11/25/2025	Open			Accounts Payable	UMR	($19,452.64)		
	Invoice		Date	Description			Amount		
	OCT25 RET REF		11/25/2025	UMR OCTOBER 2025 RETIREE REFUND			($19,452.64)		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			($19,452.64)		
166546	11/26/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	$3,989.29		
	Invoice		Date	Description			Amount		
	BE006831816A		11/26/2025	DENTAL PREMIUMS - NOVEMBER 2025			$3,989.29		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$3,989.29		
166547	11/26/2025	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	$5,356.00		
	Invoice		Date	Description			Amount		
	BE006831816C		11/26/2025	DELTA DENTAL CLAIMS FOR 11/14/25-11/20/25			$5,356.00		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$5,356.00		

Payment Register

From Payment Date: 11/1/2025 - To Payment Date: 11/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
166548	11/26/2025	Open			Accounts Payable	CA SDU	$1,704.91		
	Invoice		Date	Description			Amount		
	11/22/25PR		11/26/2025	11/22/25PR-CHILD SUPPORT PAYMENT			$1,704.91		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$1,704.91		
166549	11/26/2025	Open			Accounts Payable	GOLDEN ONE CREDIT UNION	$2,897.00		
	Invoice		Date	Description			Amount		
	11/22/25PR		11/26/2025	11/22/25PR-GOLDEN 1 CU			$2,897.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$2,897.00		
166550	11/28/2025	Open			Accounts Payable	ICMA-RC	$113,350.01		
	Invoice		Date	Description			Amount		
	11/22/25PR		11/28/2025	11/22/25PR-ICMA			$113,350.01		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$113,350.01		
166551	11/26/2025	Open			Accounts Payable	INTERNAL REVENUE SERVICE	$256,632.49		
	Invoice		Date	Description			Amount		
	11/22/25PR		11/26/2025	11/22/25PR-FEDERAL TAXES			$256,632.49		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$256,632.49		
166552	11/26/2025	Open			Accounts Payable	STATE OF CALIFORNIA - PR TAXES	$82,723.94		
	Invoice		Date	Description			Amount		
	11/22/25PR		11/26/2025	11/22/25PR-STATE TAXES			$82,723.94		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$82,723.94		
166553	11/26/2025	Open			Accounts Payable	T A P O	$6,991.22		
	Invoice		Date	Description			Amount		
	11/22/25PR		11/26/2025	11/22/25PR-TAPO DUES			$6,991.22		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$6,991.22		
166554	11/26/2025	Open			Accounts Payable	T C E A	$3,098.25		
	Invoice		Date	Description			Amount		
	11/22/25PR		11/26/2025	11/22/25PR-TCEA DUES			$3,098.25		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$3,098.25		
166555	11/26/2025	Open			Accounts Payable	TFRA	$6,814.80		
	Invoice		Date	Description			Amount		
	11/22/25PR		11/26/2025	11/22/25PR-TFRA DUES			$6,814.80		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$6,814.80		
166556	11/26/2025	Open			Accounts Payable	TURLOCK CITY FIRE INC	$360.00		
	Invoice		Date	Description			Amount		
	11/22/25PR		11/26/2025	11/22/25PR-FIRE INC DUES			$360.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$360.00		

Payment Register

From Payment Date: 11/1/2025 - To Payment Date: 11/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
166557	11/26/2025	Open			Accounts Payable	TURLOCK HEALTH & FITNESS CENTER, INC, DBA BRENDA ATHLETIC	$110.00		
	Invoice		Date	Description			Amount		
	11/22/25PR		11/26/2025	11/22/25PR-TURLOCK HEALTH CLUB			$110.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$110.00		
166558	11/26/2025	Open			Accounts Payable	T C E A	$76.50		
	Invoice		Date	Description			Amount		
	11/22/25PR-BENEV		11/26/2025	11/22/25PR-TCEA BENEVOLENCE DUES			$76.50		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$76.50		
166559	11/05/2025	Open			Accounts Payable	UMR	$409.40		
	Invoice		Date	Description			Amount		
	10/28-11/3-2025		11/05/2025	UMR CLAIMS FOR 10/28/25-11/3/25-FY 24/25			$409.40		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$409.40		
166560	11/05/2025	Open			Accounts Payable	UMR	$78,433.46		
	Invoice		Date	Description			Amount		
	10/28-11/3-2026		11/05/2025	UMR CLAIMS FOR 10/28/25-11/3/25-FY 25/26			$78,433.46		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$78,433.46		
166561	11/13/2025	Open			Accounts Payable	UMR	$744.69		
	Invoice		Date	Description			Amount		
	11/4-11/10-2025		11/13/2025	UMR CLAIMS FOR 11/4/25-11/10/25-FY 24/25			$744.69		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$744.69		
166562	11/13/2025	Open			Accounts Payable	UMR	$103,363.84		
	Invoice		Date	Description			Amount		
	11/4-11/10-2026		11/13/2025	UMR CLAIMS FOR 11/4/25-11/10/25-FY 25/26			$103,363.84		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$103,363.84		
166563	11/19/2025	Open			Accounts Payable	UMR	$93,142.30		
	Invoice		Date	Description			Amount		
	11/11-11/17-2026		11/19/2025	UMR CLAIMS FOR 11/11/25-11/17/25-FY 25/26			$93,142.30		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$93,142.30		
166564	11/26/2025	Open			Accounts Payable	UMR	$2,908.80		
	Invoice		Date	Description			Amount		
	11/18-11/24-2025		11/26/2025	UMR CLAIMS FOR 11/18/25-11/24/25-FY 24/25			$2,908.80		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$2,908.80		
166565	11/26/2025	Open			Accounts Payable	UMR	$116,147.74		
	Invoice		Date	Description			Amount		
	11/18-11/24-2026		11/26/2025	UMR CLAIMS FOR 11/18/25-11/24/25-FY 25/26			$116,147.74		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$116,147.74		

Payment Register

From Payment Date: 11/1/2025 - To Payment Date: 11/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
166566	11/30/2025	Open			Accounts Payable	Optum Bank, Inc.	$23,945.54		

Invoice	Date	Description	Amount
11/8/25PR	11/14/2025	11/8/25PR-HSA EE & ER	$11,972.77
11/22/25PR	11/26/2025	11/22/25PR-HSA EE & ER	$11,972.77

Paying Fund	Cash Account	Amount
511 - Health Care	511.11000 (Cash)	$23,945.54

Type EFT Totals: 46 Transactions $2,412,993.93

PR - Payroll Account Totals

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	46	$2,412,993.93	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Total	46	$2,412,993.93	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	46	$2,412,993.93	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	46	$2,412,993.93	$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	**46**	**$2,412,993.93**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Total	**46**	**$2,412,993.93**	**$0.00**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**46**	**$2,412,993.93**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**46**	**$2,412,993.93**	**$0.00**

Payment Register

From Payment Date: 2/13/2026 - To Payment Date: 2/19/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
Check									
152516	02/19/2026	Open			Accounts Payable	ANDREW MIKKELSEN DBA CALSCADA LLC	$3,300.00		

Invoice	Date	Description	Amount
1168	02/05/2026	SCADA SERVICES WIMS AND VT SCADA DATA REPAIR	$3,300.00

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$3,300.00

152517	02/19/2026	Open			Accounts Payable	AQUATIC INFORMATICS INC	$12,452.00		

Invoice	Date	Description	Amount
116415	01/12/2026	SRWA - REGULATORY COMPLIANCE SOFTWARE	$12,452.00

Paying Fund	Cash Account	Amount
950 - SRWA - JPA	950.11000 (Cash)	$12,452.00

152518	02/19/2026	Open			Accounts Payable	AT&T MOBILITY	$156.89		

Invoice	Date	Description	Amount
X02042028	01/26/2026	SRWA Industrial Data & Alarm January 2026	$156.89

Paying Fund	Cash Account	Amount
450 - SRWA - Operations	450.11000 (Cash)	$156.89

152519	02/19/2026	Open			Accounts Payable	AT&T/SBC	$31.76		

Invoice	Date	Description	Amount
PD 2/7/26	02/07/2026	Acct# 234 371-3447 543 0/ Police Dept	$31.76

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$31.76

152520	02/19/2026	Open			Accounts Payable	BLUETRITON BRANDS INC	$1,545.92		

Invoice	Date	Description	Amount
16A0033309543	01/08/2026	5 Gallon water & cups @ Corp Yard (12/7 - 1/6/2026) - Maint.	$139.59
16B0033309543	02/10/2026	5 Gallon water & cups @ Corp Yard (1/7 - 2/6/2026) - Maint.	$305.79
16B0033258518	02/10/2026	5 Gallon Nestle drinking water cups. WATER RESOURCES BUILDING	$188.20
16B0033242389	02/10/2026	5 Gallon Nestle drinking water. WASTE MGMT WATER TREATMENT	$483.50
16B0033242363	02/10/2026	5 Gallon Nestle drinking water and plastic cups. UTILITIES	$428.84

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$222.68
217 - Streets - Gas Tax	217.11000 (Cash)	$111.35
246 - Landscape Assessment	246.11000 (Cash)	$111.35
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$550.27
420 - WATER	420.11000 (Cash)	$550.27

152521	02/19/2026	Open			Accounts Payable	BONANDER AUTO TRUCK & TRAILER INC	$663.15		

Invoice	Date	Description	Amount
284176	02/04/2026	23104896 (S) BLOCK	$186.95
284192	02/05/2026	84474523 (S)BOOSTER	$476.20

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
	505 - Fleet			505.11000 (Cash)			$663.15		
152522	02/19/2026	Open			Accounts Payable	BUREAU VERITAS NO AMERICA	$53,591.39		
	Invoice		Date	Description			Amount		
	RI 25053918		12/03/2025	PLAN CHECK SERVICES FOR BP#24-1506 REV 1			$195.75		
	RI 25054285		12/10/2025	PLAN CHECK SERVICES FOR BP#25-1219			$843.00		
	RI 26005551		02/06/2026	PLAN CHECK SERVICES FOR BP#25-1550			$7,634.20		
	RI 26005552		02/06/2026	PLAN CHECK SERVICES FOR BP#25-1551			$2,263.80		
	RI 26005553		02/06/2026	PLAN CHECK SERVICES FOR BP#25-1581			$6,671.48		
	RI 26005554		02/06/2026	PLAN CHECK SERVICES FOR BP#25-1542			$1,680.00		
	RI 26005555		02/06/2026	PLAN CHECK SERVICES FOR BP#25-1543			$325.50		
	RI 26005556		02/06/2026	PLAN CHECK SERVICES FOR BP#25-1544			$484.40		
	RI 26005557		02/06/2026	PLAN CHECK SERVICES FOR BP#25-1530			$5,492.50		
	RI 26005558		02/06/2026	PLAN CHECK SERVICES FOR BP#25-1401			$22,200.26		
	RI 26005559		02/06/2026	PLAN CHECK SERVICES FOR BP#25-1536			$2,870.00		
	RI 26005560		02/06/2026	PLAN CHECK SERVICES FOR BP#25-1503			$2,590.00		
	RI 26002070		01/23/2026	PLAN CHECK SERVICES FOR BP#25-0518			$340.50		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$53,591.39		
152523	02/19/2026	Voided	DEPT REQUESTED	02/20/2026	Accounts Payable	CAL TRAFFIC SIGNS INC	$2,416.91		
	Invoice		Date	Description			Amount		
	21059		01/26/2026	100 Uneven Sidewalk and 100 Wire Hardware			$2,416.91		
	Paying Fund			Cash Account			Amount		
	217 - Streets - Gas Tax			217.11000 (Cash)			$2,416.91		
152524	02/19/2026	Open			Accounts Payable	CALIFORNIA MILITARY DEPARTMENT	$620.00		
	Invoice		Date	Description			Amount		
	0000001689885		01/29/2026	TRANSIENT USE FOR SWAT UPDATE COURSE 6/16/25-6/19/25			$620.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$620.00		
152525	02/19/2026	Open			Accounts Payable	CHARTER COMMUNICATIONS	$2,325.41		
	Invoice		Date	Description			Amount		
	170078401020126		02/01/2026	170078401 / D. LEWIS 2014 Independence Dr. Admin Internet			$84.98		
	170074001020126		02/01/2026	170074001 / WQC 901 S Walnut Rd			$109.99		
	170078701020126		02/01/2026	170078701 / L. MACHADO 4304 Arcadian Dr IT Internet			$100.00		
	170075001020126		02/01/2026	170075001 / CITY HALL 156 S Broadway #116 City Wide Internet			$1,049.00		
	170073601020126		02/01/2026	170073601 / PSF TV & INTERNET 244 N Broadway			$642.13		
	170075101020726		02/07/2026	170075101 / CITY HALL (TV Service) 156 S Broadway #112			$339.31		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$797.46		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$98.86		
	420 - WATER			420.11000 (Cash)			$98.88		
	501 - Information Technology			501.11000 (Cash)			$1,330.21		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152526	02/19/2026	Open			Accounts Payable	Chemtrade Chemicals Corp DBA Chemtrade Chemicals	$4,268.89		

Invoice	Date	Description	Amount
90354620	02/06/2026	SRWA SUPPLY AND DELIVERY OF Aluminum Sulfate 2.06.26	$4,268.89

Paying Fund	Cash Account	Amount
450 - SRWA - Operations	450.11000 (Cash)	$4,268.89

152527	02/19/2026	Open			Accounts Payable	CINTAS FIRST AID AND SAFETY, CINTAS CORP NO 2	$66.38		

Invoice	Date	Description	Amount
5317234004	02/06/2026	FIRST AID CABINET REFILL - WQC / ELECTRICAL	$50.13
5317743009	02/10/2026	SRWA Medical Supplies 2.10.26	$16.25

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$25.06
420 - WATER	420.11000 (Cash)	$25.07
450 - SRWA - Operations	450.11000 (Cash)	$16.25

152528	02/19/2026	Open			Accounts Payable	CRESCENT SURPLUS INC	$663.23		

Invoice	Date	Description	Amount
075569	02/05/2026	DUTY PANT/HEM TROUSERS - GIOVANY AGUIRRE	$156.75
075567	02/05/2026	UNIFORM - GIOVANY AGUIRRE	$506.48

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$663.23

152529	02/19/2026	Open			Accounts Payable	DEPARTMENT OF MOTOR VEHICLES	$1.00		

Invoice	Date	Description	Amount
89015 Plates/2	02/17/2026	LICENSE PLATE 386025 REPLACEMENT FOR VEHICLE 89015-underpaid	$1.00

Paying Fund	Cash Account	Amount
217 - Streets - Gas Tax	217.11000 (Cash)	$1.00

152530	02/19/2026	Open			Accounts Payable	DEPARTMENT OF MOTOR VEHICLES	$1.00		

Invoice	Date	Description	Amount
ST06-7056/2	02/17/2026	REPLACEMENT REGISTRATION CARD FOR ST06-0756-underpaid	$1.00

Paying Fund	Cash Account	Amount
217 - Streets - Gas Tax	217.11000 (Cash)	$1.00

152531	02/19/2026	Open			Accounts Payable	DEPARTMENT OF MOTOR VEHICLES	$28.00		

Invoice	Date	Description	Amount
Veh#30301	02/17/2026	Registration Replacement for Ford Lic#1126255	$28.00

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$28.00

152532	02/19/2026	Open			Accounts Payable	DON PEDRO PUMP INC	$435.37		

Invoice	Date	Description	Amount
32148	01/26/2026	PUMP REPAIRS ASCO 480V SOLENOID DRIPPER OIL DRIPPER	$435.37

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$435.37

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152533	02/19/2026	Open			Accounts Payable	DXP Enterprises, Inc.	$24,210.17		
	Invoice		Date	Description			Amount		
	55635702		02/06/2026	LIQUID AMMONIUM SULFATE BRAVO SKIDS			$24,210.17		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$24,210.17		
152534	02/19/2026	Open			Accounts Payable	EUROFINS EATON ANALYTICAL INC	$275.00		
	Invoice		Date	Description			Amount		
	3800114056		01/28/2026	SRWA PFAS Water Analysis 1.21.26			$275.00		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$275.00		
152535	02/19/2026	Open			Accounts Payable	FASTENAL COMPANY INC	$1,061.04		
	Invoice		Date	Description			Amount		
	CATUR201049		10/21/2025	100 100 0 AB48A Blister Pack			$16.62		
	CATUR202682		12/26/2025	25 25 0 12.9 SHCS M10-1.5x35 1			$92.35		
	Catur203725		02/09/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$556.66		
	catur203530		01/30/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$395.41		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$1,061.04		
152536	02/19/2026	Open			Accounts Payable	FEDERAL EXPRESS	$209.90		
	Invoice		Date	Description			Amount		
	9-177-32262		02/13/2026	SHIPPING CHARGES FOR 2/13/26			$209.90		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$147.79		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$47.57		
	420 - WATER			420.11000 (Cash)			$14.54		
152537	02/19/2026	Open			Accounts Payable	FIRST SHIELD SECURITY AND PATROL	$6,576.22		
	Invoice		Date	Description			Amount		
	7015		02/04/2026	Security Services for City Hall Special Meetings January 2026			$265.86		
	7013		02/04/2026	Security Services for City Hall - January 2026			$6,310.36		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$6,576.22		
152538	02/19/2026	Open			Accounts Payable	GHD INC	$2,776.10		
	Invoice		Date	Description			Amount		
	380-0082174		11/29/2025	SR10, 25-062 Signal Timin Teg/Pow,Wal/Spring,& Haw/Dels-11/29/25			$2,198.00		
	380-0084537		12/13/2025	SR10, 25-062 Signal Timing Teg/Pow,Wal/Spring, Haw/Dels-12/13/25			$99.60		
	380-0086080		01/31/2026	SR11, 25-066 Signal Timing Intersection of Geer/Canal-1/31/26			$478.50		
	Paying Fund			Cash Account			Amount		
	216 - Streets - Local Transportation			216.11000 (Cash)			$2,776.10		
152539	02/19/2026	Open			Accounts Payable	GILLIG LLC	$17.21		
	Invoice		Date	Description			Amount		
	41402249		02/03/2026	54-37358-000 X 1.25	6 EA NUT, PLATE, COBOLT, M8		$17.21		

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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		
	505 - Fleet			505.11000 (Cash)			$17.21		
152540	02/19/2026	Open			Accounts Payable	GLENWOOD FAST TRACK INC	$325.50		
	Invoice		Date	Description			Amount		
	1032		01/14/2026	CAR WASH SERVICES - DECEMBER 2025			$329.00		
	1043		02/13/2026	CREDIT - (1) WASH CHARGED IN ERROR			($3.50)		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$311.50		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$3.50		
	426 - Transit			426.11000 (Cash)			$7.00		
	450 - SRWA - Operations			450.11000 (Cash)			$3.50		
152541	02/19/2026	Open			Accounts Payable	GOMES & SONS INC, JOE M	$31,128.27		
	Invoice		Date	Description			Amount		
	101340		02/15/2026	CUST #24090 - Fuel Expense for 2/1/26 - 2/15/26			$29,847.20		
	101164		02/02/2026	Fuel for Fire #3			$1,281.07		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$17,106.08		
	205 - Sports Facilities			205.11000 (Cash)			$397.96		
	217 - Streets - Gas Tax			217.11000 (Cash)			$2,318.71		
	246 - Landscape Assessment			246.11000 (Cash)			$1,522.25		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$3,258.23		
	420 - WATER			420.11000 (Cash)			$3,558.52		
	426 - Transit			426.11000 (Cash)			$2,608.17		
	450 - SRWA - Operations			450.11000 (Cash)			$358.35		
152542	02/19/2026	Open			Accounts Payable	GRAINGER INC, W W	$2,480.88		
	Invoice		Date	Description			Amount		
	9792373129		02/02/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$204.52		
	9789521599		02/02/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$908.50		
	9802418823		02/10/2026	HABNDPUMP LEVELER PLOYACETAL			$117.89		
	9802799974		02/10/2026	COMPRESSOR OIL AND FUNNEL FOR AIR COMPRESSOR			$392.88		
	9801098907		02/09/2026	SRWA Supplies - Ball valves, Fittings, Nipples, Tubing			$715.28		
	9801458671		02/09/2026	SRWA Supplies - Tubing			$141.81		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$117.89		
	420 - WATER			420.11000 (Cash)			$392.88		
	450 - SRWA - Operations			450.11000 (Cash)			$857.09		
	505 - Fleet			505.11000 (Cash)			$1,113.02		
152543	02/19/2026	Open			Accounts Payable	HCI SYSTEMS, INC	$2,800.00		
	Invoice		Date	Description			Amount		
	I0146389		01/29/2026	CITY HALL - ANNUAL FIRE SPRINKLER INSPECTION 1/20/2026			$900.00		
	I0145469		01/22/2026	FIRE/PD TRAINING FAC. - ANNUAL FIRE SPRINKLER INSPECTION 1/16/26			$450.00		
	I0145470		01/22/2026	PSF- 5 YEAR FIRE SPRINKLER INSPECTION - 1/12/2026			$550.00		
	I0145467		01/22/2026	CHLORINE BLDG- ANNUAL FIRE SPRINKLER INSPECTION - 1/16/26			$450.00		

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	I0145468		01/22/2026	TRANSIT CENTER - ANNUAL FIRE SPRINIKLER INSPECTION- 1/15/26			$450.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,900.00		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$450.00		
	426 - Transit			426.11000 (Cash)			$450.00		
152544	02/19/2026	Open			Accounts Payable	HD SUPPLY INC, DBA USABLUEBOOK		$1,616.49	
	Invoice		Date	Description			Amount		
	INV00951798		02/02/2026	SRWA supplies - CalGas			$274.72		
	INV00953890		02/04/2026	SRWA supplies - Buffer, Titrant, Reagent			$289.97		
	INV00957996		02/09/2026	SRWA supplies - Buffer, Formazin, Conduct. Standards, CalVer			$1,051.80		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$1,616.49		
152545	02/19/2026	Open			Accounts Payable	HLP INC		$3,150.00	
	Invoice		Date	Description			Amount		
	SIHLP00001950		02/01/2026	WEBCHAMELEON SUPPORT AND MAINTENANCE - UP TO 3 USERS			$3,150.00		
	Paying Fund			Cash Account			Amount		
	116 - Special Public Safety			116.11000 (Cash)			$3,150.00		
152546	02/19/2026	Open			Accounts Payable	HOLT OF CALIFORNIA INC		$5,651.73	
	Invoice		Date	Description			Amount		
	SW030140259		11/26/2025	LIEBERT-TOWER SITE (SERIAL #47J3100005) -UPS ANNUAL (NOV.25)			$2,172.63		
	SW030140260		11/26/2025	LIEBERT UPS SYSTEM (SERIAL #C020002) -UPS ANNUAL (NOV.25)			$2,172.63		
	SW030140261		11/26/2025	EMG. GEN. (SERIAL #3024705)-SEMI-ANNUAL PM 1 SERV. (NOV.'25)			$1,306.47		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$5,651.73		
152547	02/19/2026	Open			Accounts Payable	IDEXX LABORATORIES INC		$2,446.10	
	Invoice		Date	Description			Amount		
	3193679253		02/05/2026	COLILERT 200 PACK/GAMMA IRRAD COLILERT/QUANTI TRYA 2000 DISPOSAB			$2,446.10		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$2,446.10		
152548	02/19/2026	Open			Accounts Payable	Imperial Bag & Paper Co., LLC DBA Imperial Dade		$1,426.85	
	Invoice		Date	Description			Amount		
	40364550		01/16/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$741.96		
	40521749		02/02/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$684.89		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$1,426.85		
152549	02/19/2026	Open			Accounts Payable	INTERSTATE TRUCK CTR		$658.03	
	Invoice		Date	Description			Amount		
	02P627159		02/04/2026	PB 5S013997 ACTUATOR-BLEND DOOR RED ""L""			$658.03		
	Paying Fund			Cash Account			Amount		

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	505 - Fleet			505.11000 (Cash)			$658.03		
152550	02/19/2026	Open			Accounts Payable	JARVIS FAY LLP	$16,844.50		
	Invoice		Date	Description			Amount		
	21291		12/31/2025	SPECIAL COUNSEL SERVICES-Impact Fees Legal Service Dec 2025			$3,600.00		
	21419		01/31/2026	SPECIAL COUNSEL SERVICES Impact Fees January 2026			$10,637.00		
	21421		01/31/2026	SPECIAL COUNSEL SERVICES CFD No. 3 January 2026			$1,585.50		
	21423		01/31/2026	SPECIAL COUNSEL SERVICES Sewer Encroachment January 2026			$616.00		
	21420		01/31/2026	SPECIAL COUNSEL SERVICES Sidewalk Repairs January 2026			$406.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$16,844.50		
152551	02/19/2026	Open			Accounts Payable	JIM BRISCO ENTERPRISES INC	$9,170.40		
	Invoice		Date	Description			Amount		
	49602		12/04/2025	RWQCF BIOSOLIDS REMOVAL 229.26 TONS OF BIOSILIDS REMOVED			$9,170.40		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$9,170.40		
152552	02/19/2026	Open			Accounts Payable	Jocelyn E. Roland Ph.D., ABPP, INC	$1,500.00		
	Invoice		Date	Description			Amount		
	24723		02/02/2026	PRE-EMPLOYMENT PSYCH SCREENING			$500.00		
	24728		02/03/2026	PRE-EMPLOYMENT PSYCH SCREENING			$500.00		
	24733		02/04/2026	PRE-EMPLOYMENT PSYCH SCREENING			$500.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,500.00		
152553	02/19/2026	Open			Accounts Payable	Linde Inc.	$11,231.72		
	Invoice		Date	Description			Amount		
	54891112		02/12/2026	SRWA SUPPLY & DELIVERY OF LIQUID CARBON DIOXIDE 2.12.26			$11,231.72		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$11,231.72		
152554	02/19/2026	Open			Accounts Payable	MARTIN MARIETTA MATERIALS INC	$189.86		
	Invoice		Date	Description			Amount		
	48465492		02/06/2026	ASPHALT			$96.55		
	48455869		02/05/2026	ASPHALT			$93.31		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$189.86		
152555	02/19/2026	Open			Accounts Payable	MICROBAC LABORATORIES, INC. dba GEOANALYTICAL LAB	$7,009.32		
	Invoice		Date	Description			Amount		
	726000418		02/06/2026	CORROSION CONTROL WQP MON-WELL 38 (FINAL EFFLUENT)			$50.95		
	726000369		01/30/2026	DRINKING WATER WELL ANALYSIS PROCESS CONTROL			$238.90		

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	726000347		01/29/2026	DRINKING WATER WELL ANALYSIS			$74.46			
	726000332		01/29/2026	QUARTERLY CHRONIC BIOASSAY-C			$3,547.00			
	726000320		01/28/2026	BIMONTHLY WASTEWATER ANALYSIS NITRATE +NITRATE AS N			$67.57			
	726000314		01/28/2026	DRINKING WATER WELL ANALYSIS			$223.30			
	726000315		01/28/2026	MONTHLY LABORATORY DILUTION WATER			$56.97			
	726000317		01/28/2026	WEEKLY WASTEWATER SAMPLING AMMONIA			$46.58			
	726000319		01/28/2026	DOWNTOWN PCE REMEDIATION PROJECT			$1,096.50			
	726000313		01/28/2026	DRINKING WATER WELL ANALYSIS - PCE			$114.15			
	726000316		01/28/2026	CORROSION CONTROL WQP MONITORING			$69.97			
	726000417		02/05/2026	DRINKING WATER WELL ANALYSIS			$238.90			
	726000475		02/12/2026	SRWA LABORATORY ANALYSIS SERVICES 2.02.26 M6B0203			$181.40			
	726000454		02/09/2026	GRIT; WASTE PROFILE			$1,002.67			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$4,720.79			
	420 - WATER			420.11000 (Cash)			$2,107.13			
	950 - SRWA - JPA			950.11000 (Cash)			$181.40			
152556	02/19/2026	Open			Accounts Payable	MWI VETERINARY SUPPLY CO DBA MWI ANIMAL HEALTH		$2,147.52		
	Invoice		Date	Description			Amount			
	65945175		02/05/2026	BRAVECTO K9 3MO GRN/BL CHEW			$2,147.52			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$2,147.52			
152557	02/19/2026	Open			Accounts Payable	NAPA AUTO PARTS		$3,342.56		
	Invoice		Date	Description			Amount			
	852525		02/03/2026	7103 FIL HYDRAULIC FILTER ()			$7.88			
	852553		02/03/2026	2702 DC FUSION GLOSS BLACK			$25.33			
	852587		02/03/2026	FT882858 FLT ROTOR			$569.72			
	852693		02/06/2026	VCJT138 BRG ADAPTER BRG HOUSING			$257.71			
	852695		02/06/2026	200697 FIL AIR FILTER			$116.53			
	852764		02/06/2026	35837 SPC TIRE LUBE MNT PASTE ()			$155.64			
	852817		02/09/2026	11812 NBH SMALL DIA COOL HOSE ()			$70.56			
	852832		02/09/2026	7304601 BK SPRNG BLT LK NT-BL PK			$111.12			
	852847		02/09/2026	1464 X 6 WH FITTING ()			$15.61			
	852899		02/10/2026	2652748 NCD SWAY BAR BUSHING			$12.05			
	852903		02/10/2026	7823127 BK FUSE HOLDER			$296.27			
	852909		02/10/2026	660-1666 NOE 5/8 X 5/8 X 5/8 In. Metal Un (130)			$15.54			
	852910		02/10/2026	11812 NBH SMALL DIA COOL HOSE ()			($59.31)			
	852931		02/11/2026	1056 FIL OIL FILTER			$40.35			
	852932		02/11/2026	CHR1250 CHT AIR HOSE REEL 1 2IN ()			$438.91			
	852936		02/11/2026	58605 FNY HEADGEAR ()			$42.45			
	852943		02/11/2026	218509 CRB FUEL INJECTOR - MFI			$466.74			
	852974		02/11/2026	7084006 SME DECK WHEEL KIT			$474.60			
	852585		02/04/2026	FT882858 FLT ROTOR			$284.86			
	Paying Fund			Cash Account			Amount			
	426 - Transit			426.11000 (Cash)			$438.91			
	505 - Fleet			505.11000 (Cash)			$2,903.65			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152558	02/19/2026	Open			Accounts Payable	NORCAL MOLECULAR, LLC	$1,829.01		
	Invoice		Date	Description			Amount		
	7739		02/10/2026	CERAMIC R METAL APLICATOR & SPATULA			$1,829.01		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,829.01		
152559	02/19/2026	Open			Accounts Payable	Operational Technical Services, LLC	$4,595.70		
	Invoice		Date	Description			Amount		
	5344		01/28/2026	SRWA - Senior Operator MC 1.26.26 - 1.28.26			$4,595.70		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$4,595.70		
152560	02/19/2026	Open			Accounts Payable	OREILLY AUTO PARTS	$1,994.61		
	Invoice		Date	Description			Amount		
	2800-224302		02/04/2026	DOR 924-971 SHIFT SOLEND			$141.33		
	2800-224594		02/05/2026	PPS 13402231 PWR STR HOSE			$85.98		
	2800-224954		02/06/2026	DOR 615-188 INT MANIFOLD			$226.95		
	2800-225912		02/09/2026	MON 139105 QUICK-STRUT			$276.04		
	2800-225911		02/09/2026	ULT R713511 R713511 STARTER Core Charge			$243.11		
	2800-226075		02/09/2026	PRE MS50820 SWAY LINK KT			$648.62		
	2800-226246		02/10/2026	TTX CTXMS501234 CONTROL ARM			$372.58		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$1,994.61		
152561	02/19/2026	Open			Accounts Payable	P G & E	$48,753.70		
	Invoice		Date	Description			Amount		
	CITY HALL 2/6/26		02/06/2026	3254375586-5 / 156 S Broadway			$1,105.03		
	FIRE#1 2/6/26		02/06/2026	3159594551-5 / 540 Marshall St			$1,341.96		
	SENIOR 2/6/26		02/06/2026	2890831960-2 / 1191 Cahill St			$517.92		
	FIRE#2 2/8/26		02/08/2026	6182877164-4 / 791 S Walnut Rd			$68.79		
	WLNT#E 2/8/26		02/08/2026	6141210500-1 / 701 S Walnut Rd E			$7.84		
	WQC 2/8/26		02/08/2026	6349543820-0 / 901 S Walnut Rd			$274.63		
	WQC 02/08/26		02/08/2026	6307877156-3 / 901 S Walnut Rd			$7,240.96		
	701 WLNT 2/11/26		02/11/2026	6224543828-8 / 701 S Walnut Rd			$1,015.56		
	AC 2/11/26		02/11/2026	6266210492-6 / 801 S Walnut Rd			$133.79		
	CNG 2/11/26		02/11/2026	8466606707-3 / 901 S Walnut Rd CNG			$1,363.53		
	WLNT#A 2/11/26		02/11/2026	3794250242-0 / 701 S Walnut Rd Ste A / CNG Slow Fill Station			$12,801.44		
	FIRE#4 2/12/26		02/12/2026	7556584382-0 / 2820 N Walnut-Fire #4			$204.09		
	PSF 2/11/26		02/11/2026	8391988340-1 / 244 N Broadway-PSF			$12,862.93		
	TRANSIT2 2/11/26		02/11/2026	9448303839-7 / 1418 N Golden State Blvd Ste 2			$591.35		
	TRANSIT1 2/11/26		02/11/2026	0913752739-7 / 1418 N Golden State Blvd Ste 1			$257.04		
	COL POOL 2/11/26		02/11/2026	8183464653-1 / 595 Columbia St			$8,966.84		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$25,201.35		
	217 - Streets - Gas Tax			217.11000 (Cash)			$7.84		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$7,515.59		
	426 - Transit			426.11000 (Cash)			$13,649.83		
	505 - Fleet			505.11000 (Cash)			$2,379.09		
152562	02/19/2026	Open			Accounts Payable	PACE SUPPLY CORPORATION	$35,091.09		
	Invoice		Date	Description			Amount		
	0511126901		02/04/2026	cover o ring			$57.25		

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	0510938445-1		11/13/2025	BRASS ANGLE METER VALVE		$306.81			
	0510938445-2		12/01/2025	BRASS ANGLE METER VALVE		$451.66			
	0510911237-1		11/13/2025	BRONZE PLATE STRAINER		$1,892.03			
	0511126512		01/28/2026	BACKFLOWS		$23,214.63			
	0511126986		01/28/2026	ABS PIPE		$229.41			
	0511095066		01/20/2026	RUBBER RING GASKET		$6,594.62			
	0511095066-1		01/21/2026	6" GRIP RING		$564.85			
	0511069704		01/15/2026	4" BUSHING CLAY		$647.41			
	0511069704-1		01/15/2026	CLAY X CLAY SHEAR WORM GEAR		$1,132.42			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$2,267.77			
	420 - WATER			420.11000 (Cash)		$32,823.32			
152563	02/19/2026	Open			Accounts Payable	Petrulakis Law & Advocacy, APC	$4,471.14		
	Invoice		Date	Description		Amount			
	3228		01/26/2026	Subcontracted Counsel		$4,471.14			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$4,471.14			
152564	02/19/2026	Open			Accounts Payable	PIRES, LIPOMI & BURKETT ARCHITECTURAL CORP	$5,370.75		
	Invoice		Date	Description		Amount			
	7653		12/31/2025	SR06, 25-049 Animal Control Facility Improvements-12/31/25		$5,370.75			
	Paying Fund			Cash Account		Amount			
	119 - American Rescue Plan Act			119.11000 (Cash)		$5,370.75			
152565	02/19/2026	Open			Accounts Payable	POLYDYNE INC	$24,048.87		
	Invoice		Date	Description		Amount			
	1997940		01/26/2026	POLYDYNE SUPPLY OF ANIONIC EMULSION POLYMER		$20,557.89			
	1998039		01/29/2026	POLYDYNE SUPPLY OF ANIONIC EMULSION POLYMER		$3,490.98			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$24,048.87			
152566	02/19/2026	Open			Accounts Payable	PROVOST & PRITCHARD ENGINEERING GROUP INC	$87,330.22		
	Invoice		Date	Description		Amount			
	126790		01/13/2026	25-040 Design Services Task Order 5 Roads CIP-December 2025		$5,551.57			
	126861		01/14/2026	25-025 Design Task Order 4 Roads CIP-December 2025		$15,943.04			
	126857		01/14/2026	25-024 Design Task Order 3 for Roads CIP-December 2025		$33,803.44			
	126852		01/14/2026	23-068 Design Task Order 2 Roads CIP-December 2025		$32,032.17			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		$81,778.65			
	218 - Measure L			218.11000 (Cash)		$5,551.57			
152567	02/19/2026	Open			Accounts Payable	R3 Consulting Group, Inc.	$2,490.00		
	Invoice		Date	Description		Amount			
	125060		02/02/2026	on-call solid waste services up to January 31,2026		$2,490.00			

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	Paying Fund			Cash Account			Amount		
	204 - SolidWaste/Recycle/PublicEducati			204.11000 (Cash)			$2,490.00		
152568	02/19/2026	Open			Accounts Payable	Rear View Safety LLC	$602.17		
	Invoice		Date	Description			Amount		
	158182		02/11/2026	MN-R124W 4.3" Rear View Mirror Replacement Monitor, FHD, 4			$602.17		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$602.17		
152569	02/19/2026	Open			Accounts Payable	REED INC, GEORGE	$432.36		
	Invoice		Date	Description			Amount		
	100389765		02/02/2026	ASPHALT			$114.27		
	100389871		02/03/2026	ASPHALT			$101.45		
	100390213		02/06/2026	ASPHALT			$113.36		
	100390338		02/09/2026	ASPHALT			$103.28		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$432.36		
152570	02/19/2026	Open			Accounts Payable	Rexel USA, Inc.	$66.41		
	Invoice		Date	Description			Amount		
	S143964524.006		02/09/2026	STORM MIGRATION TO VT SCADA			$66.41		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$66.41		
152571	02/19/2026	Open			Accounts Payable	Rigo Dagio DBA AMERICA'S AUTO GLASS	$530.79		
	Invoice		Date	Description			Amount		
	00006928		02/03/2026	DB 13161 YPY (Ant, Htd, 1 Hole, Slr) NEW			$530.79		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$530.79		
152572	02/19/2026	Open			Accounts Payable	ROCKWELL ENGINEERING AND EQUIPMENT CO	$13,300.35		
	Invoice		Date	Description			Amount		
	270623		12/09/2025	VAUGHAN PUMP			$13,300.35		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$13,300.35		
152573	02/19/2026	Open			Accounts Payable	RUSH TRUCK CENTERS OF CALIFORNIA, INC.	$821.00		
	Invoice		Date	Description			Amount		
	3044853312		02/10/2026	HC3Z9424G:FRD MANIFOLD ASY - INLET			$821.00		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$821.00		
152574	02/19/2026	Open			Accounts Payable	SHARPENING SHOP	$2,207.56		
	Invoice		Date	Description			Amount		
	457476		02/02/2026	TANK CAP WHEEL			$55.19		
	457517		02/02/2026	HARNESS FOR BACKPACK BLOWER			$130.03		
	457427		01/30/2026	HEDGE TRIMMER (2) AND KNOB FASTENER			$1,501.53		
	453920		11/19/2025	REEL AND BED KNIFE			$237.50		
	453566		11/13/2025	16" PICCO CHAIN (2), WOOD CUTTER BAR OIL GALLON (2) & DRESS BAR			$128.58		
	457650		02/04/2026	RING HARNESS			$11.99		

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	457921		02/09/2026	69911504660 BOLT 6			$37.39		
	458022		02/11/2026	PROMARK HELMET - STEVE TORRES			$105.35		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$55.19		
	205 - Sports Facilities			205.11000 (Cash)			$342.85		
	217 - Streets - Gas Tax			217.11000 (Cash)			$270.60		
	246 - Landscape Assessment			246.11000 (Cash)			$1,501.53		
	505 - Fleet			505.11000 (Cash)			$37.39		
152575	02/19/2026	Open			Accounts Payable	SITEONE LANDSCAPE SUPPLY HOLDING LLC	$1,110.53		
	Invoice		Date	Description			Amount		
	161451991-001		02/02/2026	SERV. OF 30 STA. EAGLE PANEL W/OUT CARRIER BOARD AND MODEM			$1,110.53		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$1,110.53		
152576	02/19/2026	Open			Accounts Payable	SOUTHERN TIRE MART	$72.22		
	Invoice		Date	Description			Amount		
	732002 I 087		02/03/2026	LT265/70R18/10 DESTINATION XT F004386			$860.62		
	7320021084a		02/03/2026	LT265/70R18/10 DESTINATION XT			($974.94)		
	7320021661		02/10/2026	26X12.00-12/6 CARL MULTI TRAC CS			$186.54		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$72.22		
152577	02/19/2026	Open			Accounts Payable	ST FRANCIS ELECTRIC, LLC	$8,235.00		
	Invoice		Date	Description			Amount		
	230445112		01/30/2026	Traffic signal preventative maintenance FULKERTH & COUNTRYSIDE			$1,885.00		
	230445111		01/30/2026	TRAFFIC SIGNAL LOOP REPLACEMENT MONTEVISTA AND CROWELL LOOP			$6,350.00		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$8,235.00		
152578	02/19/2026	Open			Accounts Payable	STATE OF CALIFORNIA	$1,876.98		
	Invoice		Date	Description			Amount		
	020929		01/27/2026	QUARTERLY CLETS BILLING OCTOBER - DECEMBER 2025			$1,876.98		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,876.98		
152579	02/19/2026	Open			Accounts Payable	T I D	$318,784.00		
	Invoice		Date	Description			Amount		
	40586		01/30/2026	SECOND HALF 2025 JULY-DECEMBER COMMUNICATION CABLE POLE FEES			$1,344.00		
	083201 - FEB 26		02/10/2026	ACC#0832010000 - FEB 2026			$8,376.80		
	183201 - FEB 26		02/10/2026	ACC#1832010000 - FEB 2026			$4,762.61		
	283201 - FEB 26		02/10/2026	ACC#2832010000 - FEB 2026			$15,359.57		
	383201 - FEB 26		02/09/2026	ACC#3832010000 - FEB 2026			$4,260.07		
	483201 - FEB 26		02/10/2026	ACC#4832010000 - FEB 2026			$202,025.17		
	683201 - FEB 26		02/09/2026	ACC#6832010000 - FEB 2026			$6,132.21		
	773201 - FEB 26		02/09/2026	ACC#7732010000 - FEB 2026			$9,637.23		
	873201 - FEB 26		02/09/2026	ACC#8732010000 - FEB 2026			$7,704.13		
	973201 - FEB 26		02/10/2026	ACC#9732010000 - FEB 2026			$59,182.21		

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	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$26,445.85		
	205 - Sports Facilities			205.11000 (Cash)			$2,990.81		
	217 - Streets - Gas Tax			217.11000 (Cash)			$5,286.58		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$23,718.07		
	232 - CFD #3 - Maintenance Services			232.11000 (Cash)			$116.90		
	246 - Landscape Assessment			246.11000 (Cash)			$10,696.60		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$173,842.50		
	416 - Recycled Water Sales			416.11000 (Cash)			$5,090.35		
	420 - WATER			420.11000 (Cash)			$66,387.09		
	426 - Transit			426.11000 (Cash)			$1,968.40		
	505 - Fleet			505.11000 (Cash)			$2,240.85		
152580	02/19/2026	Open			Accounts Payable	TRITECH SOFTWARE SYSTEMS	$11,700.00		
	Invoice		Date	Description			Amount		
	454449		12/30/2025	CRIME ANALYTICS MODULE			$11,700.00		
	Paying Fund			Cash Account			Amount		
	240 - Small Equipment Replacement			240.11000 (Cash)			$11,700.00		
152581	02/19/2026	Open			Accounts Payable	TURLOCK IRRIGATION DISTRICT	$13,527.27		
	Invoice		Date	Description			Amount		
	40599		02/02/2026	SRWA - TID Commissioning Procedures & Normal Operations Jan 2026			$13,527.27		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$13,527.27		
152582	02/19/2026	Open			Accounts Payable	TURLOCK JOURNAL	$200.00		
	Invoice		Date	Description			Amount		
	412004		01/31/2026	winter water schedule			$200.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$200.00		
152583	02/19/2026	Open			Accounts Payable	TURLOCK SCAVENGER CO INC	$124.91		
	Invoice		Date	Description			Amount		
	0003111214		01/31/2026	SRWA 6 yd Bin Service February 2026			$124.91		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$124.91		
152584	02/19/2026	Open			Accounts Payable	UMR	$984.47		
	Invoice		Date	Description			Amount		
	TOSTA MARCH 2026		02/01/2026	RETIREE HEALTH PREMIUMS MARCH 2025			$984.47		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$984.47		
152585	02/19/2026	Open			Accounts Payable	UNITED PAVEMENT MAINTENANCE, INC.	$206,881.79		
	Invoice		Date	Description			Amount		
	PP3/CP 14-44		01/25/2026	14-44 Intersection Improvements at W Main and Tegner Rd.			$206,881.79		
	Paying Fund			Cash Account			Amount		
	215 - Streets - Grant Funded Projects			215.11000 (Cash)			$206,881.79		

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152586	02/19/2026	Open			Accounts Payable	UNITED RENTALS (NORTH AMERICA) INC	$325.81		

Invoice	Date	Description	Amount
258173114-001	02/02/2026	SHIPPING & RECEIVING GENERAL SUPPLIES	$325.81

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$325.81

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152587	02/19/2026	Open			Accounts Payable	UNIVAR SOLUTIONS USA, LLC dba UNIVAR SOLUTIONS USA	$55,108.83		

Invoice	Date	Description	Amount
53668648	02/09/2026	SODIUM BISULFITE	$7,427.32
53670054	02/10/2026	SODIUM HYPOCHLORITE	$16,791.05
53663360	02/06/2026	SODIUM HYPOCHLORITE	$16,079.14
53659029	02/04/2026	SRWA SUPPLY AND DELIVERY OF SODIUM HYPOCHLORITE 2.04.26	$14,811.32

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$40,297.51
450 - SRWA - Operations	450.11000 (Cash)	$14,811.32

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152588	02/19/2026	Open			Accounts Payable	VERIZON WIRELESS	$4,561.52		

Invoice	Date	Description	Amount
6135165179	02/03/2026	POLICE JAN 04 - FEB 03 2026	$4,561.52

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$4,561.52

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152589	02/19/2026	Open			Accounts Payable	Viking Shred, LLC	$264.00		

Invoice	Date	Description	Amount
51163399	02/04/2026	CITY WIDE SHREDDING - FEBRUARY 2026	$264.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$264.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152590	02/19/2026	Open			Accounts Payable	VWR INTERNATIONAL INC	$457.85		

Invoice	Date	Description	Amount
8820925191	02/05/2026	BOTTLE PP / BDH BUFFER - LAB	$457.85

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$457.85

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152591	02/19/2026	Open			Accounts Payable	WEST YOST & ASSOCIATES INC.	$13,815.25		

Invoice	Date	Description	Amount
2065937	01/02/2026	SRWA - Program Mgmt Services for 2025-26 December 2025	$13,815.25

Paying Fund	Cash Account	Amount
950 - SRWA - JPA	950.11000 (Cash)	$13,815.25

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152592	02/19/2026	Open			Accounts Payable	ALBERTI, MARK	$50.00		

Invoice	Date	Description	Amount
TR 5266 PER DIEM	02/11/2026	DUI CHECKPOINT PLANNING & MANAGEMENT, 3/5/26 - 3/6/26, WOODLAND	$50.00

Paying Fund	Cash Account	Amount
266 - Police Services Grants	266.11000 (Cash)	$50.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152593	02/19/2026	Open			Accounts Payable	ANDERSON-LITFIN, INC.	$2,953.46		

Invoice	Date	Description	Amount
METER #15649493	02/13/2026	REFUND FOR HYDRANT METER #15649493	$2,953.46

Paying Fund	Cash Account	Amount

Payment Register

From Payment Date: 2/13/2026 - To Payment Date: 2/19/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	110 - General Fund			110.11000 (Cash)			$3,495.00			
	420 - WATER			420.11000 (Cash)			($541.54)			
152594	02/19/2026	Open			Accounts Payable	BREUSS, SARA		$325.00		
	Invoice		Date	Description			Amount			
	10/13/25		10/13/2025	WATER QUALITY LAB ANALYST GRADE 3			$325.00			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$162.50			
	420 - WATER			420.11000 (Cash)			$162.50			
152595	02/19/2026	Open			Accounts Payable	CORREA, KEVIN		$15.50		
	Invoice		Date	Description			Amount			
	19354249		02/13/2026	SWIM LESSONS FAMILY CREDIT CHECK REFUND			$15.50			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$15.50			
152596	02/19/2026	Open			Accounts Payable	DARLING, MARIA		$61.00		
	Invoice		Date	Description			Amount			
	19353428		02/13/2026	TINY TOTS BASEBALL CAMP FAMILY CREDIT CHECK REFUND			$61.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$61.00			
152597	02/19/2026	Open			Accounts Payable	DENT, CHRISTINA		$37.00		
	Invoice		Date	Description			Amount			
	19349005		02/13/2026	Park Rental cancelation family credit refund			$37.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$37.00			
152598	02/19/2026	Open			Accounts Payable	FACILITRON INC.		$55.00		
	Invoice		Date	Description			Amount			
	NK9T2H5W2U7S-1		02/11/2026	POOL - USE OF FACILITES PD & STAN. CO ON 8/05/26			$55.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$55.00			
152599	02/19/2026	Open			Accounts Payable	FERREIRA, DUSTIN		$250.00		
	Invoice		Date	Description			Amount			
	TR 5254 PER DIEM		02/09/2026	INTERMEDIATE TRAFFIC COLLISION, 3/8/26 - 3/13/26, MCCLELLAN			$250.00			
	Paying Fund			Cash Account			Amount			
	206 - Traffic Safety			206.11000 (Cash)			$250.00			
152600	02/19/2026	Open			Accounts Payable	FERREIRA, DUSTIN		$50.00		
	Invoice		Date	Description			Amount			
	TR 5266 PER DIEM		02/11/2026	DUI CHECKPOINT PLANNING & MANAGEMENT, 3/5/26 - 3/6/26, WOODLAND			$50.00			
	Paying Fund			Cash Account			Amount			
	266 - Police Services Grants			266.11000 (Cash)			$50.00			
152601	02/19/2026	Open			Accounts Payable	HERNANDEZ, HENRY		$500.00		
	Invoice		Date	Description			Amount			
	TR 5239 PER DIEM		02/11/2026	ICI CORE, 3/8/26 - 3/20/26, MARINA			$500.00			
	Paying Fund			Cash Account			Amount			
	201 - Asset Forfeiture			201.11000 (Cash)			$500.00			

Payment Register

From Payment Date: 2/13/2026 - To Payment Date: 2/19/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152602	02/19/2026	Open			Accounts Payable	HINOJOSA, VIRGINIA	$1,949.00		
	Invoice		Date	Description			Amount		
	19354497		02/13/2026	PLAY 24/25 FAMILY CREDIT CHECK REFUND			$1,949.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,949.00		
152603	02/19/2026	Open			Accounts Payable	HINOJOSA, VIRGINIA	$2,510.00		
	Invoice		Date	Description			Amount		
	19354504		02/13/2026	SUMMER BREAK CAMP 2025 FAMILY CREDIT CHECK REFUND			$2,510.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$2,510.00		
152604	02/19/2026	Open			Accounts Payable	HUFF ENERGY SOLUTIONS	$3,246.20		
	Invoice		Date	Description			Amount		
	METER #14759390		02/13/2026	REFUND FOR HYDRANT METER #14759390			$3,246.20		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$3,495.00		
	420 - WATER			420.11000 (Cash)			($248.80)		
152605	02/19/2026	Open			Accounts Payable	JIMENEZ, GRISELDA	$75.00		
	Invoice		Date	Description			Amount		
	19354577		02/13/2026	PLAY 21/22 FAMILY CREDIT CHECK REFUND			$75.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$75.00		
152606	02/19/2026	Open			Accounts Payable	JIMENEZ, GRISELDA	$1,174.00		
	Invoice		Date	Description			Amount		
	19354579		02/13/2026	PLAY 22/23 FAMILY CREDIT CHECK REFUND			$1,174.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,174.00		
152607	02/19/2026	Open			Accounts Payable	JIMENEZ, GRISELDA	$468.00		
	Invoice		Date	Description			Amount		
	19354584		02/13/2026	SUMMER BREAK CAMP 2022FAMILY CREDIT CHECK REFUND			$468.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$468.00		
152608	02/19/2026	Open			Accounts Payable	MARQUEZ, MARTIN	$500.00		
	Invoice		Date	Description			Amount		
	TR 5239 PER DIEM		02/11/2026	ICI CORE, 3/8/26 - 3/20/26, MARINA			$500.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$500.00		
152609	02/19/2026	Open			Accounts Payable	PATINO, KARINA	$644.00		
	Invoice		Date	Description			Amount		
	19354960		02/13/2026	PLAY 24/25 FAMILY CREDIT CHECK REFUND			$644.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$644.00		
152610	02/19/2026	Open			Accounts Payable	PHI SIGMA SIGMA	$500.00		
	Invoice		Date	Description			Amount		
	19245181A		01/26/2026	RUBE BOESCH FACILITY DEPOSIT REFUND 2/24-2/25/26			$500.00		

Payment Register

From Payment Date: 2/13/2026 - To Payment Date: 2/19/2026

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)		$500.00			
152611	02/19/2026	Open			Accounts Payable	Renteria, Kelly	$177.63		
	Invoice		Date	Description		Amount			
	RenteriaMil12326		01/22/2026	Mileage Reimbursement - AI Training - Visalia		$177.63			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$177.63			
152612	02/19/2026	Open			Accounts Payable	SANCHEZ, BETTY	$87.25		
	Invoice		Date	Description		Amount			
	19353505		02/13/2026	SWIM LESSONS FAMILY CREDIT CHECK REFUND		$87.25			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$87.25			
152613	02/19/2026	Open			Accounts Payable	SCHELL, ZACHARY	$500.00		
	Invoice		Date	Description		Amount			
	TR 5239 PER DIEM		02/11/2026	ICI CORE, 3/8/26 - 3/20/26, MARINA		$500.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$500.00			
152614	02/19/2026	Open			Accounts Payable	SIMILE CONSTRUCTION SERVICE, INC.	$3,080.22		
	Invoice		Date	Description		Amount			
	METER #19107546		02/13/2026	REFUND FOR HYDRANT METER #19107546		$3,080.22			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$3,495.00			
	420 - WATER			420.11000 (Cash)		($414.78)			
Type Check Totals:					99 Transactions		$1,111,987.09		
AP - Accounts Payable Totals									

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	98	$1,109,570.18	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	1	$2,416.91	$0.00
	Stopped	0	$0.00	$0.00
	Total	99	$1,111,987.09	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	98	$1,109,570.18	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	1	$2,416.91	$0.00
	Stopped	0	$0.00	$0.00

City of Turlock

Payment Register

From Payment Date: 2/13/2026 - To Payment Date: 2/19/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
					Total	99	$1,111,987.09		$0.00	

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	98	$1,109,570.18	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	1	$2,416.91	$0.00
	Stopped	0	$0.00	$0.00
	Total	99	$1,111,987.09	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	98	$1,109,570.18	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	1	$2,416.91	$0.00
	Stopped	0	$0.00	$0.00
	Total	99	$1,111,987.09	$0.00

Payment Register

From Payment Date: 12/1/2025 - To Payment Date: 12/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
EFT									
6070	12/24/2025	Open			Accounts Payable	US BANK-VISA	$99,767.77		
	Invoice		Date	Description			Amount		
	12/22/2025X9452		12/24/2025	Procurement Card Charges - 12/22/25 Statement			$99,767.77		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$99,767.77		
6071	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$20.44		
	Invoice		Date	Description			Amount		
	824080622		12/15/2025	PREMIUMS DECEMBER 2025 - CITY OF TURLOCK			$20.44		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$20.44		
6072	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$10.22		
	Invoice		Date	Description			Amount		
	824090430		12/15/2025	PREMIUMS DECEMBER 2025 - COBRA			$10.22		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$10.22		
6073	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$97.09		
	Invoice		Date	Description			Amount		
	824090429		12/15/2025	PREMIUMS DECEMBER 2025 - MANAGEMENT			$97.09		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$97.09		
6074	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$25.55		
	Invoice		Date	Description			Amount		
	824090431		12/15/2025	PREMIUMS DECEMBER 2025 - EXECUTIVE TEAM			$25.55		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$25.55		
6075	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$81.76		
	Invoice		Date	Description			Amount		
	824090433		12/15/2025	PREMIUMS DECEMBER 2025 - RETIREES			$81.76		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$81.76		
6076	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$30.66		
	Invoice		Date	Description			Amount		
	824090434		12/15/2025	PREMIUMS DECEMBER 2025 - TMAPS			$30.66		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$30.66		
6077	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$444.57		
	Invoice		Date	Description			Amount		
	824090435		12/15/2025	PREMIUMS DECEMBER 2025 - TAPO			$444.57		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$444.57		
6078	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$76.65		
	Invoice		Date	Description			Amount		
	824090436		12/15/2025	PREMIUMS DECEMBER 2025 - CONFIDENTIAL			$76.65		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$76.65		

Payment Register

From Payment Date: 12/1/2025 - To Payment Date: 12/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
6079	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$204.40		
	Invoice		Date	Description		Amount			
	824090437		12/15/2025	PREMIUMS DECEMBER 2025 - FIRE		$204.40			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$204.40			
6080	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$919.80		
	Invoice		Date	Description		Amount			
	824090432		12/15/2025	PREMIUMS DECEMBER 2025 - TCEA		$919.80			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$919.80			
6081	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$405.00		
	Invoice		Date	Description		Amount			
	824094789		12/15/2025	CLAIMS NOVEMBER 2025 - MANAGEMENT		$405.00			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$405.00			
6082	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$50.00		
	Invoice		Date	Description		Amount			
	824094791		12/15/2025	CLAIMS NOVEMBER 2025 - EXECUTIVE TEAM		$50.00			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$50.00			
6083	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$50.00		
	Invoice		Date	Description		Amount			
	824094795		12/15/2025	CLAIMS NOVEMBER 2025 - FIRE		$50.00			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$50.00			
6084	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$360.98		
	Invoice		Date	Description		Amount			
	824094796		12/15/2025	CLAIMS NOVEMBER 2025 - TAPO		$360.98			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$360.98			
6085	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$324.13		
	Invoice		Date	Description		Amount			
	824094797		12/15/2025	CLAIMS NOVEMBER 2025 - TMAPS		$324.13			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$324.13			
6086	12/17/2025	Open			Accounts Payable	VISION SERVICE PLAN CA	$3,456.04		
	Invoice		Date	Description		Amount			
	824094792		12/15/2025	CLAIMS NOVEMBER 2025 - TCEA		$3,456.04			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$3,456.04			
Type EFT Totals:					17 Transactions		$106,325.06		
AP - Accounts Payable Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	17	$106,325.06	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Total	17	$106,325.06	$0.00

City of Turlock

Payment Register

From Payment Date: 12/1/2025 - To Payment Date: 12/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	17	$106,325.06	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	17	$106,325.06	$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	**17**	**$106,325.06**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Total	**17**	**$106,325.06**	**$0.00**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**17**	**$106,325.06**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**17**	**$106,325.06**	**$0.00**

Payment Register

From Payment Date: 2/20/2026 - To Payment Date: 2/26/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
Check									
152615	02/25/2026	Open			Utility Management Refund	CRISTOFI, ROBERT	$194.21		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	515647-004	MOVE OUT CREDIT	02/24/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$194.21

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152616	02/25/2026	Open			Utility Management Refund	DERESPINI, MELISSA, MARIE	$198.82		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	206156-006	MOVE OUT CREDIT	02/24/2026	Refund

Paying Fund	Cash Account	Amount
119 - American Rescue Plan Act	119.11000 (Cash)	$2.56
420 - WATER	420.11000 (Cash)	$196.26

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152617	02/25/2026	Open			Utility Management Refund	EMERY, ECSTACY	$334.35		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	934569-008	MOVE OUT CREDIT	02/24/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$334.35

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152618	02/25/2026	Open			Utility Management Refund	FAZLI, GHULAM, SAEED	$315.99		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Commercial Metered	927449-005	MOVE OUT CREDIT	02/24/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$315.99

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152619	02/25/2026	Open			Utility Management Refund	FERREIRA, MATTHEW	$218.88		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	477435-005	MOVE OUT CREDIT	02/24/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$218.88

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152620	02/25/2026	Open			Utility Management Refund	GALLEGOS, RICARDO	$147.37		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	T00645-007	MOVE OUT CREDIT	02/24/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$147.37

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152621	02/25/2026	Open			Utility Management Refund	KEENEY, GINA , MARIE	$176.99		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	661201-004	MOVE OUT CREDIT	02/24/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$176.99

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152622	02/25/2026	Open			Utility Management Refund	LARSON, ERIC	$358.00		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	103330-007	MOVE OUT CREDIT	02/24/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$358.00

152623	02/25/2026	Open			Utility Management Refund	OLIVERA, YESENIA	$134.84		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	156809-007	MOVE OUT - CREDIT	02/24/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$134.84

152624	02/25/2026	Open			Utility Management Refund	SINGH, AMIT	$413.61		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	121231-002	MOVE OUT CREDIT	02/24/2026	Refund

Paying Fund	Cash Account	Amount
119 - American Rescue Plan Act	119.11000 (Cash)	$1.12
420 - WATER	420.11000 (Cash)	$412.49

152625	02/26/2026	Open			Accounts Payable	AQUAFIX, INC	$2,782.44		

Invoice	Date	Description	Amount
IN022486	02/10/2026	DE FOAM 3000 55 GALLON DRUM	$2,782.44

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$2,782.44

152626	02/26/2026	Open			Accounts Payable	Assyrian United Organization	$2,500.00		

Invoice	Date	Description	Amount
25/26 CEAG	01/29/2026	25-26 Community Events & Activities Grant	$2,500.00

Paying Fund	Cash Account	Amount
120 - Tourism	120.11000 (Cash)	$2,500.00

152627	02/26/2026	Open			Accounts Payable	AT&T / CALNET 3	$7,650.36		

Invoice	Date	Description	Amount
MULTI 2/13/26	02/13/2026	Multiple COT accounts paid on 2/26/26 (JAN-FEB 2026)	$6,248.07
000024810997	02/13/2026	BAN #9391034901 (T1 LINE - 4-way split) 1/13/26-2/12/26	$156.45
000024810851	02/13/2026	BAN #9391034842 / PSF Phones 2096323265 (1/13/26-2/12/26)	$485.79
000024810855	02/13/2026	BAN #9391034847 /City-wide system 2096682612957 (1/13/26-2/12/26)	$760.05

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$6,867.25
205 - Sports Facilities	205.11000 (Cash)	$52.05
217 - Streets - Gas Tax	217.11000 (Cash)	$6.32
246 - Landscape Assessment	246.11000 (Cash)	$6.32
255 - CDBG	255.11000 (Cash)	$20.79
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$233.22
420 - WATER	420.11000 (Cash)	$94.43
426 - Transit	426.11000 (Cash)	$129.63
501 - Information Technology	501.11000 (Cash)	$170.83

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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)			$69.52		
152628	02/26/2026	Open			Accounts Payable	AT&T California, AT&T Wholesale, AT&T DataComm	$214.00		
	Invoice		Date	Description			Amount		
	2/18/26		02/18/2026	Monthly Internet Service - 2/19/26-3/18/26			$214.00		
	Paying Fund			Cash Account			Amount		
	501 - Information Technology			501.11000 (Cash)			$214.00		
152629	02/26/2026	Open			Accounts Payable	AT&T MOBILITY	$2,311.46		
	Invoice		Date	Description			Amount		
	X02042026		01/26/2026	UT MIFI & IPADS			$322.82		
	5470X01102026		01/02/2026	ADMIN/ENGINE PHONES DEC 03-JAN 04, 2026			$994.32		
	5470X02102026		02/02/2026	ADMIN/ENGINE PHONES JAN 03-FEB 04, 2026			$994.32		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$2,125.11		
	420 - WATER			420.11000 (Cash)			$186.35		
152630	02/26/2026	Open			Accounts Payable	BAUER COMPRESSORS INC	$1,500.00		
	Invoice		Date	Description			Amount		
	0000342760		10/31/2025	FEESTART UP			$1,500.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,500.00		
152631	02/26/2026	Open			Accounts Payable	BICSEC SECURITY INC	$1,037.50		
	Invoice		Date	Description			Amount		
	237464		01/30/2026	SERVICE CALL; PEDRETTI SHOP-REPLACED CONTACTS 1/13/2026			$180.00		
	237462		01/30/2026	SERVICE CALL; CITY HALL-HORN STROBE REPLACED 1/13/2026			$547.50		
	237463		01/30/2026	SERVICE CALL; CNG BUS MAINT. BLDG - REPLACED FIRE PULL 1/13/2026			$310.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$547.50		
	205 - Sports Facilities			205.11000 (Cash)			$180.00		
	426 - Transit			426.11000 (Cash)			$310.00		
152632	02/26/2026	Open			Accounts Payable	Big Jay's Tires Inc DBA Jay's Tires	$149.95		
	Invoice		Date	Description			Amount		
	1-20072		02/10/2026	24 22 4 1.00 . COMPUTER 4X4 ALIGNMENT			$149.95		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$149.95		
152633	02/26/2026	Open			Accounts Payable	BKS Law Firm, A Professional Corporation	$1,282.50		
	Invoice		Date	Description			Amount		
	January 2026		02/11/2026	SRWA - Legal Services for 2025-26 January 2026			$1,282.50		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$1,282.50		
152634	02/26/2026	Open			Accounts Payable	BLACK BOX SAFETY, INC.	$17,825.62		
	Invoice		Date	Description			Amount		
	10010137		02/12/2026	RIFLE GRADE BALLISTIC SHIELDS (2)			$17,825.62		
	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
	110 - General Fund			110.11000 (Cash)			$17,825.62		
152635	02/26/2026	Open			Accounts Payable	BOBO CONSTRUCTION INC	$150,560.55		
	Invoice		Date	Description			Amount		
	Final Retention		02/17/2026	19-51B Columbia Pool Improvements Construction-2/17/26			$150,560.55		
	Paying Fund			Cash Account			Amount		
	301 - Capital Improvements			301.11000 (Cash)			$150,560.55		
152636	02/26/2026	Open			Accounts Payable	BONANDER AUTO TRUCK & TRAILER INC	$33.54		
	Invoice		Date	Description			Amount		
	284324		02/12/2026	84527173 seal			$33.54		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$33.54		
152637	02/26/2026	Open			Accounts Payable	CA-NV SECTION AWWA	$360.00		
	Invoice		Date	Description			Amount		
	CERT19110		02/20/2026	FRANK E MEDRANO BACKFLOW RENEWAL			$360.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$360.00		
152638	02/26/2026	Open			Accounts Payable	Carbon Activated Corporation	$14,348.48		
	Invoice		Date	Description			Amount		
	1064354		02/09/2026	Carbon Change Out			$14,348.48		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$14,348.48		
152639	02/26/2026	Open			Accounts Payable	CAROLLO ENGINEERS	$1,488.50		
	Invoice		Date	Description			Amount		
	FB77977		02/06/2026	PROF SVS THROUGH 01/31/26			$1,488.50		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$1,488.50		
152640	02/26/2026	Open			Accounts Payable	CDW LLC	$102.46		
	Invoice		Date	Description			Amount		
	AH8QG9Y		01/30/2026	Adobe Acrobat Pro - Muni			$102.46		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$51.23		
	420 - WATER			420.11000 (Cash)			$51.23		
152641	02/26/2026	Open			Accounts Payable	CHAMPION INDUSTRIAL	$6,796.64		
	Invoice		Date	Description			Amount		
	86761		02/12/2026	SERVICE CALL; ANIMAL CONTROL; TROUBLESHOOT PILOT LIGHT 10/16/25			$800.57		
	86600		01/29/2026	SERVICE CALL; PSF; AHU #4 & BOILER #2 NOT WORKING; 1/7/26			$2,203.69		
	86709		02/06/2026	SERVICE CALL; PSF; FLUSHING COILS; 1/14/26			$3,792.38		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$6,796.64		
152642	02/26/2026	Open			Accounts Payable	CHARTER COMMUNICATIONS	$333.75		
	Invoice		Date	Description			Amount		
	0006514021526		02/15/2026	INTERNET AT CITY BLDGS; SENIOR CENTER; MARTY YERBY & RUBE BOESCH			$333.75		

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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)			$333.75		
152643	02/26/2026	Open			Accounts Payable	CINTAS FIRST AID AND SAFETY, CINTAS CORP NO 2	$632.82		
	Invoice		Date	Description			Amount		
	5316995705		02/05/2026	First Aid & Safety Supplies Management			$8.18		
	5317747904		02/10/2026	First Aid & Safety Supplies Management			$89.42		
	5317234010		02/06/2026	First Aid & Safety Supplies Management			$85.48		
	5317234005		02/06/2026	First Aid & Safety Supplies Management			$335.77		
	5317488212		02/09/2026	First Aid & Safety Supplies Management			$113.97		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$530.31		
	426 - Transit			426.11000 (Cash)			$85.48		
	505 - Fleet			505.11000 (Cash)			$17.03		
152644	02/26/2026	Open			Accounts Payable	CITY OF MODESTO	$32,643.83		
	Invoice		Date	Description			Amount		
	166377		02/02/2026	FIRE ADMIN SEVICES - FEB 2026			$32,643.83		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$32,643.83		
152645	02/26/2026	Open			Accounts Payable	CRESCENT SURPLUS INC	$289.01		
	Invoice		Date	Description			Amount		
	476083		02/12/2026	BDU PANT - GIOVANY AGUIRRE			$174.18		
	K76083		02/12/2026	BDU/PRO DUTY PANTS - GIOVANY AGUIRRE			$97.98		
	075662		02/18/2026	TIE BAR GOLD/POLY BLACK TIE - YUREILI AGUILA			$16.85		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$289.01		
152646	02/26/2026	Open			Accounts Payable	CRIME GUARD INC	$6,324.00		
	Invoice		Date	Description			Amount		
	29073		02/04/2026	LIVE MONITORING; BROADWAY PARK; 1/01-1/31/2026			$868.00		
	29074		02/04/2026	LIVE MONITORING; CENTRAL PARK; 1/01-1/31/2026			$1,736.00		
	29075		02/04/2026	LIVE MONITORING; COLUMBIA PARK; 1/01-1/31/2026			$868.00		
	29076		02/04/2026	LIVE MONITORING; CORP YARD; 1/01-1/31/2026			$1,116.00		
	29078		02/04/2026	LIVE MONITORING; DONNELLY PARK; 1/01-1/31/2026			$868.00		
	29077		02/04/2026	LIVE MONITORING; DENAIR PARK; 1/01-1/31/2026			$868.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$6,324.00		
152647	02/26/2026	Open			Accounts Payable	CULLIGAN INC	$279.55		
	Invoice		Date	Description			Amount		
	CD3341563		02/12/2026	ACCT #180900 De-ionized water for WQC Lab			$234.50		
	CD3299249		02/23/2026	Water Softener Exchange Service for Transit 2/1/26-2/28/26			$45.05		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$234.50		
	426 - Transit			426.11000 (Cash)			$45.05		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152648	02/26/2026	Open			Accounts Payable	DELL MARKETING LP	$2,141.75		
	Invoice		Date	Description			Amount		
	10862004281		02/13/2026	Dell Pro 16 Plus XCTO Base			$2,141.75		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$2,141.75		
152649	02/26/2026	Open			Accounts Payable	DEPT RESOURCE RECYCLING & RECOVERY	$433.22		
	Invoice		Date	Description			Amount		
	0000001690786		02/13/2026	OCTOBER-DECEMBER 2025			$433.22		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$433.22		
152650	02/26/2026	Open			Accounts Payable	Development Group Inc	$206,334.76		
	Invoice		Date	Description			Amount		
	N31450		02/03/2026	Security Camera Hardware and Licenses			$52,874.20		
	N31399		02/02/2026	Security Camera Hardware and Licenses			$39,182.23		
	N31397		02/03/2026	Security Camera Hardware and Licenses			$88,444.92		
	N31447		02/03/2026	Security Camera Installation for PSF			$25,833.41		
	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			$206,334.76		
152651	02/26/2026	Open			Accounts Payable	DON PEDRO PUMP INC	$498.00		
	Invoice		Date	Description			Amount		
	32178		01/29/2026	W31 - REINSTALL BUILDING OVER PUMP			$498.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$498.00		
152652	02/26/2026	Open			Accounts Payable	DOWNTOWN FORD SALES INC	$210,694.72		
	Invoice		Date	Description			Amount		
	2021908		02/11/2026	REPLACES POL19-1337 2026 FORD EXPLORER ACTIVE BASE 4X4 GRAY			$48,938.88		
	2021911		02/11/2026	REPLACES POL16-1305 2026 FORD EXPLORER ACTIVE BASE 4X4 WHITE			$48,938.88		
	2021913		02/11/2026	REPLACE POL13-1311 2026 FORD EXPLORER ACTIVE BASE 4X4 BLACK			$48,938.88		
	2021905		02/11/2026	REPLACES POL16-1301 2026 FORD POLICE INTERCEPTOR UTILITY AWD			$63,878.08		
	Paying Fund			Cash Account			Amount		
	506 - Vehicle/Equipment Replacement			506.11000 (Cash)			$210,694.72		
152653	02/26/2026	Open			Accounts Payable	EMPLOYMENT DEVELOP DEPT	$40.00		
	Invoice		Date	Description			Amount		
	021426GONZALEZ		02/20/2026	02142026 PAYROLL WITHHOLDING			$40.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$40.00		
152654	02/26/2026	Open			Accounts Payable	ENGINEERED FIRE SYST INC	$1,417.50		
	Invoice		Date	Description			Amount		
	22816		11/01/2025	PLAN CHECKING SERVICE - OCT 2025			$1,417.50		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,417.50		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152655	02/26/2026	Open			Accounts Payable	ENVIRONMENTAL RESOURCE ASSOCIATES	$1,092.46		

Invoice	Date	Description	Amount
137435	02/09/2026	POTABLEWATER COLIFORM MICROBE - LAB	$1,092.46

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$1,092.46

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152656	02/26/2026	Open			Accounts Payable	Evergreen Svcs Group Topco, LLC DBA Solid Networks, LLC	$4,690.00		

Invoice	Date	Description	Amount
CW-36730	02/01/2026	Co-Managed Support Services for Microsoft 365 11/18/25-11/17/26	$4,690.00

Paying Fund	Cash Account	Amount
501 - Information Technology	501.11000 (Cash)	$4,690.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152657	02/26/2026	Open			Accounts Payable	FASTENAL COMPANY INC	$5,275.94		

Invoice	Date	Description	Amount
CATUR203295	01/29/2026	ELECTRICAL SUPPLIES	$1,442.64
CATUR203296	01/30/2026	ELECTRICAL PARTS	$2,392.69
CATUR203146	01/16/2026	BOLTS FOR DIGESTER GAS LINE VALVE	$166.33
CATUR203219	01/23/2026	ELECTRICAL SUPPLIES	$1,274.28

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$5,275.94

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152658	02/26/2026	Open			Accounts Payable	FEDERAL EXPRESS	$105.61		

Invoice	Date	Description	Amount
9-186-28764	02/20/2026	SHIPPING CHARGES FOR 2/20/26	$105.61

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$61.42
420 - WATER	420.11000 (Cash)	$14.60
505 - Fleet	505.11000 (Cash)	$29.59

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152659	02/26/2026	Open			Accounts Payable	FIRST SHIELD SECURITY AND PATROL	$21,168.00		

Invoice	Date	Description	Amount
6988	01/29/2026	Unarmed Security Services for Transit Center Jan 2026	$21,168.00

Paying Fund	Cash Account	Amount
426 - Transit	426.11000 (Cash)	$21,168.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152660	02/26/2026	Open			Accounts Payable	FISHER SCIENTIFIC PRO INC	$2,577.77		

Invoice	Date	Description	Amount
6614766	02/09/2026	SRWA Supplies - Pipette Elite .5-5ml	$352.20
6552663	02/05/2026	GL FILTER PPR C 4.25CM 100PK - LAB	$2,225.57

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$2,225.57
450 - SRWA - Operations	450.11000 (Cash)	$352.20

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152661	02/26/2026	Open			Accounts Payable	GHX INDUSTRIAL, LLC	$2,149.26		

Invoice	Date	Description	Amount
16456593	02/12/2026	SKRITBOARD RUBBER	$2,149.26

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$2,149.26

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152662	02/26/2026	Open			Accounts Payable	GLENWOOD FAST TRACK INC	$507.50		

Invoice	Date	Description	Amount
1041	02/09/2026	CAR WASH SERVICES - JANUARY 2026	$507.50

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$469.00
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$10.50
420 - WATER	420.11000 (Cash)	$7.00
426 - Transit	426.11000 (Cash)	$14.00
450 - SRWA - Operations	450.11000 (Cash)	$3.50
501 - Information Technology	501.11000 (Cash)	$3.50

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152663	02/26/2026	Open			Accounts Payable	GOMES PROPANE	$71.25		

Invoice	Date	Description	Amount
13050	01/12/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT	$38.58
13063	01/26/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT	$32.67

Paying Fund	Cash Account	Amount
219 - SB1 Road Maint & Rehab Account	219.11000 (Cash)	$71.25

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152664	02/26/2026	Open			Accounts Payable	GRAINGER INC, W W	$4,820.30		

Invoice	Date	Description	Amount
9804537729	02/11/2026	SRWA Supplies - Tubing	$64.28
9803403832	02/11/2026	SRWA Supplies - Replacement Oxygen Sensor	$352.23
9805143345	02/11/2026	SRWA Supplies - Util. Cart & Bench Vise	$1,167.02
9811143503	02/17/2026	SRWA Supplies - Tubing	$24.97
9811444851	02/17/2026	HEX BUSHING / PRESSURE GAUGE	$65.16
9806468816	02/12/2026	WATER PRESSURE REDUCING VALVE	$654.98
9806435153	02/12/2026	FLOAT VALVE ASSEMBLY SINGLE	$1,697.97
9803460980	02/10/2026	REPLACEMENT LEVELSENSOR FOR #1 WATER AIR GALP LEVEL CONTROL	$793.69

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$3,211.80
450 - SRWA - Operations	450.11000 (Cash)	$1,608.50

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152665	02/26/2026	Open			Accounts Payable	HAJOCA CORPORATION	$674.60		

Invoice	Date	Description	Amount
S014884188.001	02/18/2026	PVC ELBOW	$674.60

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$674.60

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152666	02/26/2026	Open			Accounts Payable	HCI SYSTEMS, INC	$350.00		

Invoice	Date	Description	Amount
I0148315	02/18/2026	SC- SEMI-ANNUAL HOOD INSPECTION; 1/29/2026	$350.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$350.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152667	02/26/2026	Open			Accounts Payable	HD SUPPLY INC, DBA USABLUEBOOK	$2,314.28		

Invoice	Date	Description	Amount
INV00962396	02/12/2026	SRWA supplies - Red Rod pH Probe	$711.22
INV00957021	02/06/2026	DPD 1 DISPENSER 10ML - LAB	$30.28
INV00957068	02/06/2026	DPD 4 DISPENSER 10ML - LAB	$281.72
INV00956941	02/06/2026	REPAIR KIT FOR GRIFFCO VALVES	$258.62
INV00967220	02/18/2026	UNIBODY BACK PRESSURE VALVE	$1,032.44

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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		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$281.72		
	420 - WATER			420.11000 (Cash)			$1,321.34		
	450 - SRWA - Operations			450.11000 (Cash)			$711.22		
152668	02/26/2026	Open			Accounts Payable	HILMAR READY MIX	$217.10		
	Invoice		Date	Description			Amount		
	13456		01/15/2026	701 S WALNUT			$70.39		
	13478		02/02/2026	CONCRETE			$146.71		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$217.10		
152669	02/26/2026	Open			Accounts Payable	IDEXX LABORATORIES INC	$56.98		
	Invoice		Date	Description			Amount		
	3193761987		02/06/2026	2000 COMPARATOR - LAB			$56.98		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$56.98		
152670	02/26/2026	Open			Accounts Payable	iFlow Inc.	$25,203.70		
	Invoice		Date	Description			Amount		
	104044		02/18/2026	3/4" METERS			$9,574.70		
	104036		02/10/2026	HYDRANT METERS			$15,629.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$25,203.70		
152671	02/26/2026	Open			Accounts Payable	INDUSTRIAL ELECTRICAL CO.	$4,525.66		
	Invoice		Date	Description			Amount		
	SI-036948		01/22/2026	SRWA - Pump Motor Repair and Parts 1.5 HP Motors			$1,181.85		
	SI-037087		02/18/2026	SRWA - Pump Motor Repair and Parts .33 HP Motors			$1,363.81		
	PI-088850		12/31/2025	WATER WELL MOTOR REPAIR SERVICES			$1,980.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$1,980.00		
	450 - SRWA - Operations			450.11000 (Cash)			$2,545.66		
152672	02/26/2026	Open			Accounts Payable	INSTRUMENT TECHNOLOGY CORPORATION	$322.80		
	Invoice		Date	Description			Amount		
	26669		02/09/2026	MX RELL			$322.80		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$322.80		
152673	02/26/2026	Open			Accounts Payable	INTERSTATE SALES INC	$3,391.32		
	Invoice		Date	Description			Amount		
	19534		02/12/2026	CURB TUFF & DELINATORS FOR W. MAIN			$3,391.32		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$3,391.32		
152674	02/26/2026	Open			Accounts Payable	ITRON INC	$3,933.43		
	Invoice		Date	Description			Amount		
	727001		02/09/2026	HOSTING 3/1 - 03/31/26			$3,933.43		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$3,933.43		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152675	02/26/2026	Open			Accounts Payable	J A MOMANEY SERVICES INC	$2,109.20		
	Invoice		Date	Description			Amount		
	199680		02/18/2026	LEOTEK GCM2-30H / LED FIXTURE			$2,109.20		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$2,109.20		
152676	02/26/2026	Open			Accounts Payable	LEGACY HEALTH ENDOWMENT	$75,000.00		
	Invoice		Date	Description			Amount		
	PCC2026-1		02/09/2026	Person-Centered Care Pilot Program			$75,000.00		
	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			$75,000.00		
152677	02/26/2026	Open			Accounts Payable	Linde Inc.	$3,408.45		
	Invoice		Date	Description			Amount		
	54907805		02/13/2026	SRWA SUPPLY & DELIVERY OF LIQUID OXYGEN 2.13.26			$3,408.45		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$3,408.45		
152678	02/26/2026	Open			Accounts Payable	Mark Thomas & Company, Inc.	$219,694.21		
	Invoice		Date	Description			Amount		
	58852		02/12/2026	23-052 Design Task Order 2 Roads-Geer Rd. Jan 2026			$57,395.73		
	58916		02/16/2026	25-023 Design for Roads Task Order 5 September 2025			$73,336.18		
	58922		02/16/2026	25-023 Design for Roads Task Order 5 October 2025			$38,430.84		
	58924		02/16/2026	25-023 Design for Roads Task Order 5 - November 2025			$20,082.97		
	58925		02/16/2026	25-023 Design for Roads Task Order 5 - December 2025			$13,021.68		
	58939		02/16/2026	25-023 Design for Roads Task Order 5 - January 2026			$17,426.81		
	Paying Fund			Cash Account			Amount		
	115 - Measure A - Roads			115.11000 (Cash)			$219,694.21		
152679	02/26/2026	Open			Accounts Payable	MICROBAC LABORATORIES, INC. dba GEOANALYTICAL LAB	$2,321.19		
	Invoice		Date	Description			Amount		
	726000480		02/13/2026	DW - WELL 38 MONTHLY ANALYSIS			$393.50		
	726000528		02/17/2026	DRINKING WATER WELL ANALYSIS			$38.79		
	726000529		02/17/2026	DRINKING WATER WELL ANALYSIS			$38.79		
	726000548		02/18/2026	DRINKING WATER WELL ANALYSIS			$332.45		
	726000544		02/18/2026	BIMONTHLY WASTEWATER ANALYSIS NITRATE + NITRATE AS N			$72.57		
	726000538		02/18/2026	MONTHLY WASTEWATER ANALYSIS - THMs			$181.71		
	726000539		02/18/2026	WEEKLY WASTEWATER SAMPLING - AMMONIA			$46.58		
	726000540		02/18/2026	MONTHLY WASTEWATER ANALYSIS - THMs			$181.71		
	726000541		02/18/2026	WEEKLY WASTEWATER SAMPLING - AMMONIA			$46.58		
	726000543		02/18/2026	MONTHLY LABORATORY DILUTION WATER			$56.97		
	726000534		02/18/2026	GRIT; WASTE PROFILE			$931.54		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,517.66		
	420 - WATER			420.11000 (Cash)			$803.53		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152680	02/26/2026	Open			Accounts Payable	MME	$1,849.85		

Invoice	Date	Description	Amount
046373	02/11/2026	V-631-0570 PVS SWITCH, PRESSURE, 800 PSI SETTING - SEE NOT	$220.71
046377	02/11/2026	V-662-0125 KNIFE VALVE 6" FLANGED - COMES WITH 2 O-RINGS V	$585.74
046560	02/17/2026	S-20750 STEEL GUTTER BROOM, 5 SEGMENT, 30556	$1,043.40

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$1,849.85

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152681	02/26/2026	Open			Accounts Payable	MOTOROLA INC	$338,311.46		

Invoice	Date	Description	Amount
33948	02/05/2026	ANNUAL MOTOROLA LEASE PYMNT 2026	$338,311.46

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$338,311.46

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152682	02/26/2026	Open			Accounts Payable	NAPA AUTO PARTS	$3,963.73		

Invoice	Date	Description	Amount
852967	02/11/2026	2-12390 CRB INJECTOR SEAL KIT ()	$14.25
852985	02/11/2026	87-8012 GRO WIRE ()	$23.01
852986	02/11/2026	02-362 02368 BFS BFS 16GA WIRE YLW () wire ()	$32.44
853008	02/12/2026	87-8000 GRO WIRE ()	$43.60
853049	02/12/2026	301-640B RFD CAP SCRW ()	$5.87
853054	02/12/2026	FT9637 FLT BRAKE PAD	$458.16
853062	02/12/2026	7590 BAT 2YR WTY BAT	$150.07
853070	02/12/2026	451033 TWD 5 8IN. NYLON TUBING ()	$231.91
853091	02/13/2026	90517 NTH COUPLER ()	$17.41
853093	02/13/2026	IC941 ECH COIL ON PLUG COIL	$814.95
853206	02/17/2026	XP5363 ASP IRIDIUM SPARK PLUG ()	$325.27
853097	02/13/2026	90517 NTH COUPLER ()	($17.41)
853210	02/17/2026	90662 NTH COUPLER	$23.76
853211	02/17/2026	90-930 NTH COUPLER ()	$25.71
853220	02/17/2026	11016699 NON FLANGE NUTS ()	$36.12
853314	02/18/2026	7524 BAT 2YR WTY BAT (170)	$588.45
853327	02/18/2026	7-044077 SME NOTCH AIR FOIL BLADE ()	$251.45
853329	02/18/2026	7304601 BK SPRNG BLT LK NT-BL PK	$111.12
853348	02/18/2026	9666 FIL AIR FILTER	$524.40
853363	02/18/2026	91802 NON SHACKLE LINK ()	$92.33
853254	02/17/2026	48882616 GRT ROTOR	$210.86

Paying Fund	Cash Account	Amount
426 - Transit	426.11000 (Cash)	$29.63
505 - Fleet	505.11000 (Cash)	$3,934.10

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152683	02/26/2026	Open			Accounts Payable	New Century Construction & Consulting Inc.	$3,639.00		

Invoice	Date	Description	Amount
244	02/05/2026	City Project Construction Agreement- 591 Birchwood 10% Retention	$3,639.00

Paying Fund	Cash Account	Amount
625 - Successor Agency - LMI	625.11000 (Cash)	$3,639.00

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152684	02/26/2026	Open			Accounts Payable	Northstar Chemical	$2,762.84		
	Invoice		Date	Description			Amount		
	333316		02/18/2026	SODIUM HYDROXIDE FOR WELL 38			$2,762.84		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$2,762.84		
152685	02/26/2026	Open			Accounts Payable	NVB EQUIPMENT INC	$74.06		
	Invoice		Date	Description			Amount		
	hi56337		02/13/2026	07875 Price Amount 1 1000067312 RESISTOR			$74.06		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$74.06		
152686	02/26/2026	Open			Accounts Payable	ONESOURCE DISTRIBUTORS, LLC	$633.53		
	Invoice		Date	Description			Amount		
	S008208301.001		02/10/2026	LIGHTS AND MATERIAL FOR PAINT SHOP			$633.53		
	Paying Fund			Cash Account			Amount		
	217 - Streets - Gas Tax			217.11000 (Cash)			$633.53		
152687	02/26/2026	Open			Accounts Payable	OREILLY AUTO PARTS	$1,747.21		
	Invoice		Date	Description			Amount		
	2800-226953		02/12/2026	1 RBS SP2407PP DISC PAD SET LT			$839.11		
	2800-227063		02/12/2026	ETB2015 THROTTLE BDY			$273.24		
	2800-227278		02/13/2026	WIX WL10377 A/T FILTER			$305.73		
	2800-227232		02/12/2026	ULT R713511 Core Return			($43.45)		
	2800-227351		02/13/2026	ctxms501233 control arm			$372.58		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$1,747.21		
152688	02/26/2026	Open			Accounts Payable	P G & E	$17.70		
	Invoice		Date	Description			Amount		
	013026 573 Birch		01/30/2026	3511883216-7 573 Birchwood Way			$13.88		
	020626 2065 Cody		02/06/2026	0148040468-8 2065 Cody Ct.			$3.82		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$17.70		
152689	02/26/2026	Open			Accounts Payable	PACE SUPPLY CORPORATION	$961.27		
	Invoice		Date	Description			Amount		
	0511154249		02/09/2026	PVC 40			$74.52		
	0511168778		02/12/2026	SDR 26 PIPE			$886.75		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$961.27		
152690	02/26/2026	Open			Accounts Payable	PIRES, LIPOMI & BURKETT ARCHITECTURAL CORP	$3,160.00		
	Invoice		Date	Description			Amount		
	7652		12/31/2025	SR05, 25-048 Security Fence Impro Public Safety Facilty-12/31/25			$2,370.00		
	7702		01/31/2026	SR05, 25-048 Security Fence Improv Public Safety Facilty-1/31/26			$790.00		
	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			$3,160.00		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152691	02/26/2026	Open			Accounts Payable	PNC Equipment Finance, LLC	$151,413.84		
	Invoice		Date	Description			Amount		
	2463764		02/17/2026	PIERCE TYPE 1 ENGINE 2026			$151,413.84		
	Paying Fund			Cash Account			Amount		
	118 - Measure A - General			118.11000 (Cash)			$151,413.84		
152692	02/26/2026	Open			Accounts Payable	PRECISIONWORKS LLC DBA PRECISION CONCRETE CUTTING	$2,753.05		
	Invoice		Date	Description			Amount		
	56324		11/30/2025	SIDEWALK OFFSET REPAIR 11.12.25-11.14.25			$2,235.01		
	56404		12/31/2025	SIDEWALK OFFSET REPAIR 11.26.2025			$518.04		
	Paying Fund			Cash Account			Amount		
	301 - Capital Improvements			301.11000 (Cash)			$2,753.05		
152693	02/26/2026	Open			Accounts Payable	PROVOST & PRITCHARD ENGINEERING GROUP INC	$8,165.50		
	Invoice		Date	Description			Amount		
	126706		12/31/2025	SR01, 23-046 Well 29 Chlorination-12/31/25			$4,523.00		
	127697		01/31/2026	SR04, 24-003 Downtown PCE Remediation-1/31/26			$3,642.50		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$4,523.00		
	423 - PCE Downtown (Prop 1 Grant)			423.11000 (Cash)			$3,642.50		
152694	02/26/2026	Open			Accounts Payable	R.J. THOMAS MANUFACTURING CO INC	$4,736.78		
	Invoice		Date	Description			Amount		
	284431		02/11/2026	CHARCOAL GRILLS FOR PARKS TEAM-MAINTENANCE DIVISION			$4,736.78		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$4,736.78		
152695	02/26/2026	Open			Accounts Payable	REED INC, GEORGE	$219.58		
	Invoice		Date	Description			Amount		
	100390703		02/13/2026	ASPHALT			$113.49		
	100390606		02/12/2026	ASPHALT			$106.09		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$219.58		
152696	02/26/2026	Open			Accounts Payable	Rexel USA, Inc.	$66.41		
	Invoice		Date	Description			Amount		
	S14443714.002		02/13/2026	SMALL DIM - ELECTRICAL			$66.41		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$66.41		
152697	02/26/2026	Open			Accounts Payable	Rexel USA, Inc.	$1,430.87		
	Invoice		Date	Description			Amount		
	2Y51461		02/11/2026	SRWA Supplies - Electrical Allen Bradley VFD Board			$1,398.92		
	7B01826		01/27/2026	RECEPTICLE FOR FERRIC PUMP			$31.95		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$31.95		
	450 - SRWA - Operations			450.11000 (Cash)			$1,398.92		
152698	02/26/2026	Open			Accounts Payable	Safety Center, Inc.	$17,149.50		
	Invoice		Date	Description			Amount		
	INV10687246007		12/09/2025	Safety Management Consultation Services Dec 2025			$7,107.75		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	INV10698952718		12/09/2025	Safety Management Consultation Services Nov 2025			$1,356.75			
	INV10699259307		12/09/2025	SRWA - Consultation Services Nov 2025			$2,661.75			
	10914051500		01/05/2026	Safety Management Consultation Services Jan 2026			$6,023.25			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$2,897.58			
	205 - Sports Facilities			205.11000 (Cash)			$1,448.78			
	217 - Streets - Gas Tax			217.11000 (Cash)			$1,448.79			
	246 - Landscape Assessment			246.11000 (Cash)			$1,448.79			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$3,621.95			
	420 - WATER			420.11000 (Cash)			$2,173.16			
	505 - Fleet			505.11000 (Cash)			$1,448.70			
	950 - SRWA - JPA			950.11000 (Cash)			$2,661.75			
152699	02/26/2026	Open			Accounts Payable	SHARPENING SHOP		$3,048.81		
	Invoice		Date	Description			Amount			
	458084		02/11/2026	H A051000841 STARTER RECOIL			$53.95			
	458206		02/13/2026	25.4CC ART HEDGE TRIMMER X3			$2,118.15			
	458330		02/17/2026	HARNESS RING			$7.99			
	452769		10/29/2025	NEEDLE CAGE			$868.72			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$868.72			
	217 - Streets - Gas Tax			217.11000 (Cash)			$7.99			
	246 - Landscape Assessment			246.11000 (Cash)			$2,118.15			
	505 - Fleet			505.11000 (Cash)			$53.95			
152700	02/26/2026	Open			Accounts Payable	SOUTHERN TIRE MART		$472.35		
	Invoice		Date	Description			Amount			
	7320021753		02/17/2026	225/50R17 ALL SEASON			$472.35			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$472.35			
152701	02/26/2026	Open			Accounts Payable	STORER TRANSIT SYSTEMS		$363,766.80		
	Invoice		Date	Description			Amount			
	10233T		01/31/2026	Management and Operation of Turlock Transit January 2026			$363,766.80			
	Paying Fund			Cash Account			Amount			
	426 - Transit			426.11000 (Cash)			$363,766.80			
152702	02/26/2026	Open			Accounts Payable	SUPPORT PAYMENT CLEARING		$405.35		
	Invoice		Date	Description			Amount			
	021426BECCHETTI		02/20/2026	02142026 PAYROLL WITHHOLDING			$405.35			
	Paying Fund			Cash Account			Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)			$405.35			
152703	02/26/2026	Open			Accounts Payable	T I D		$36,142.78		
	Invoice		Date	Description			Amount			
	020926 2065 Cody		02/09/2026	0978821449 2065 Cody Ct.			$29.43			
	020926 573 Birch		02/09/2026	0826525611 573 Birchwood Way			$29.14			
	624170 - Feb 26		02/11/2026	ACC#6241700000 - February 2026			$36,084.21			
	Paying Fund			Cash Account			Amount			
	255 - CDBG			255.11000 (Cash)			$58.57			
	950 - SRWA - JPA			950.11000 (Cash)			$36,084.21			

Payment Register

From Payment Date: 2/20/2026 - To Payment Date: 2/26/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
152704	02/26/2026	Open			Accounts Payable	TAYLOR VETERINARY HOS INC	$606.39		
	Invoice		Date	Description			Amount		
	3459657		11/05/2025	A041475			$15.81		
	3459676		11/06/2025	A042811			$182.19		
	3461210		02/10/2026	A042989			$408.39		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$606.39		
152705	02/26/2026	Open			Accounts Payable	TruView BSI, LLC	$1,650.00		
	Invoice		Date	Description			Amount		
	444444410739308		01/31/2026	BACKGROUND INVESTIGATION			$1,650.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,650.00		
152706	02/26/2026	Open			Accounts Payable	TURLOCK JOURNAL	$5,961.50		
	Invoice		Date	Description			Amount		
	410116		01/21/2026	Print Ad - Christmas Events 2026			$350.00		
	408120		01/21/2026	Print Ad - Community Survey			$350.00		
	408121		01/21/2026	Print Ad - Job Fair 2026			$350.00		
	408122		02/19/2026	Print Ad - Christmas Events 2026			$1,400.00		
	406319		01/21/2026	Print Ad - Community Survey 2026			$350.00		
	406320		01/21/2026	Print Ad - Job Fair 2026			$700.00		
	411120		01/18/2026	Public Notice for 2/5/26 PC Mtg (OA 2026-02)			$472.50		
	412562		02/09/2026	Public Notice for 3/5/26 PC Mtg (CUP 16-08 Amend)			$175.00		
	412947		02/18/2026	Ad#5376-Public Hearing Notice PM 26-01 2205 Countryside			$225.00		
	412854		02/15/2026	LEGAL AD TJ#2-13 SEIZURE FORFEITURE NOTICE TP25006062			$414.00		
	412986		02/19/2026	AD 5435 NTC for 25-063 Geer Rd Water Valves Replacement			$525.00		
	411445		01/26/2026	Legal Ad Notice to Contractors CP 23-068			$650.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$4,372.50		
	115 - Measure A - Roads			115.11000 (Cash)			$650.00		
	201 - Asset Forfeiture			201.11000 (Cash)			$414.00		
	420 - WATER			420.11000 (Cash)			$525.00		
152707	02/26/2026	Open			Accounts Payable	Turlock Moms Club	$2,000.00		
	Invoice		Date	Description			Amount		
	25/26 CEAG		02/05/2026	25-26 Community Events & Activities Grant			$2,000.00		
	Paying Fund			Cash Account			Amount		
	120 - Tourism			120.11000 (Cash)			$2,000.00		
152708	02/26/2026	Open			Accounts Payable	TURLOCK SCAVENGER/SWEEPING	$24,576.89		
	Invoice		Date	Description			Amount		
	01-2026		01/31/2026	January street sweeping			$24,576.89		
	Paying Fund			Cash Account			Amount		
	217 - Streets - Gas Tax			217.11000 (Cash)			$21,627.66		
	246 - Landscape Assessment			246.11000 (Cash)			$2,949.23		
152709	02/26/2026	Open			Accounts Payable	TURLOCK SENIOR CITIZENS	$2,500.00		
	Invoice		Date	Description			Amount		
	25/26 CEAG		01/29/2026	25-26 Community Events & Activities Grant			$2,500.00		

Payment Register

From Payment Date: 2/20/2026 - To Payment Date: 2/26/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund			Cash Account			Amount		
	120 - Tourism			120.11000 (Cash)			$2,500.00		
152710	02/26/2026	Open			Accounts Payable	U-Rock Utility Equipment, Inc.	$778.73		
	Invoice		Date	Description			Amount		
	1109		02/19/2026	REPAIRS TO CCTV CAMERA			$778.73		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$778.73		
152711	02/26/2026	Open			Accounts Payable	UNIVAR SOLUTIONS USA, LLC dba UNIVAR SOLUTIONS USA	$5,336.73		
	Invoice		Date	Description			Amount		
	53659039		02/05/2026	WELL 38			$1,786.88		
	53659041		02/06/2026	WELL 33			$303.77		
	53659037		02/05/2026	NW TANK			$857.70		
	53659036		02/05/2026	SE TANK			$589.67		
	53659034		02/05/2026	SW TANK			$869.53		
	53659032		02/05/2026	CORP YARD			$643.28		
	53659031		02/05/2026	WELL 27			$285.90		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$5,336.73		
152712	02/26/2026	Open			Accounts Payable	VERIZON WIRELESS	$6,033.68		
	Invoice		Date	Description			Amount		
	6130146319		11/04/2025	972530635-00024 BUILDING & PLANNING (11/4-12/3)			$281.55		
	6132662592		12/04/2025	972530635-00024 BUILDING & PLANNING (12/4-1/3)			$281.47		
	6135165182		02/03/2026	972530635-00026 - CM/CA/EDC/CC - Verizon			$429.00		
	6135165183		02/03/2026	972530635-00028 Recreation JAN 4 - FEB 3 2026			$814.91		
	6135165188		02/03/2026	972530635-00036 Maintenance JAN 4-FEB 3 2026			$486.12		
	6135165187		02/03/2026	972530635-00033 Transit JAN 4-FEB 3 2026			$306.74		
	6135165180		02/03/2026	972530635-00023 Engineering JAN 4 - FEB 3 2026			$511.59		
	6135165184		02/03/2026	972530635-00029 UTILITIES JAN 4 - FEB 3 2026			$2,922.30		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,950.09		
	205 - Sports Facilities			205.11000 (Cash)			$68.03		
	217 - Streets - Gas Tax			217.11000 (Cash)			$260.17		
	246 - Landscape Assessment			246.11000 (Cash)			$80.02		
	270 - Recreation Grants			270.11000 (Cash)			$414.34		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,333.19		
	420 - WATER			420.11000 (Cash)			$1,587.11		
	426 - Transit			426.11000 (Cash)			$306.74		
	505 - Fleet			505.11000 (Cash)			$33.99		
152713	02/26/2026	Open			Accounts Payable	Vestis Group Inc DBA Vestis Services LLC	$4,702.92		
	Invoice		Date	Description			Amount		
	1/31/26		01/31/2026	UNIFORM RENTAL & LAUNDRY SERVICES - JANUARY 2026			$4,702.92		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,283.64		
	205 - Sports Facilities			205.11000 (Cash)			$149.76		
	217 - Streets - Gas Tax			217.11000 (Cash)			$161.72		

Payment Register

From Payment Date: 2/20/2026 - To Payment Date: 2/26/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	246 - Landscape Assessment			246.11000 (Cash)			$232.54		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,569.16		
	420 - WATER			420.11000 (Cash)			$292.84		
	426 - Transit			426.11000 (Cash)			$126.48		
	450 - SRWA - Operations			450.11000 (Cash)			$476.42		
	505 - Fleet			505.11000 (Cash)			$410.36		
152714	02/26/2026	Open			Accounts Payable	VWR INTERNATIONAL INC	$640.71		
	Invoice		Date	Description			Amount		
	8820925192		02/05/2026	BDH BUFFER REF STD PH 7 COLORLESS 20 L - LAB			$640.71		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$640.71		
152715	02/26/2026	Open			Accounts Payable	WEST PUBLISHING CORPORATION	$359.00		
	Invoice		Date	Description			Amount		
	853149757		02/01/2026	ONLINE SOFTWARE SUBSCRIPTION FOR 1/1/26 - 1/31/26			$359.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$359.00		
152716	02/26/2026	Open			Accounts Payable	WEST YOST & ASSOCIATES INC.	$2,150.50		
	Invoice		Date	Description			Amount		
	2065972		12/31/2025	2026 Turlock UWUO to Dec 6, 2025-Jan 2, 2026			$2,150.50		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$2,150.50		
152717	02/26/2026	Open			Accounts Payable	WESTERN VIEW MOBILE RANCH	$677.81		
	Invoice		Date	Description			Amount		
	March 2026		02/13/2026	WESTERN VIEW-MOBILE HOME RENT SUBSIDY PROGRAM			$677.81		
	Paying Fund			Cash Account			Amount		
	621 - Successor Agency - Non LMI			621.11000 (Cash)			$677.81		
152718	02/26/2026	Open			Accounts Payable	AHEDO, JOANNE	$40.00		
	Invoice		Date	Description			Amount		
	19381133		02/18/2026	PLAY 19/20 FAMILY CREDIT CHECK REFUND			$40.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$40.00		
152719	02/26/2026	Open			Accounts Payable	BARKETT-LUERA, RASHEL	$45.00		
	Invoice		Date	Description			Amount		
	19387247		02/19/2026	PLAY 22/23 FAMILY CREDIT CHECK REFUND			$45.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$45.00		
152720	02/26/2026	Open			Accounts Payable	BLEVINS, TRISHA	$74.00		
	Invoice		Date	Description			Amount		
	19353971		02/17/2026	SPORTS RENTALS 2023 CHECK REFUND			$74.00		
	Paying Fund			Cash Account			Amount		
	205 - Sports Facilities			205.11000 (Cash)			$74.00		
152721	02/26/2026	Open			Accounts Payable	DORSEY, ANGIE	$148.00		
	Invoice		Date	Description			Amount		
	19353980		02/17/2026	SPORTS RENTALS 2020 CHECK REFUND			$148.00		

Payment Register

From Payment Date: 2/20/2026 - To Payment Date: 2/26/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund			Cash Account			Amount		
	205 - Sports Facilities			205.11000 (Cash)			$148.00		
152722	02/26/2026	Open			Accounts Payable	GUTIERREZ, MAIRA	$799.63		
	Invoice		Date	Description			Amount		
	19200342		02/17/2026	PLAY 24/25 FAMILY CREDIT CHECK REFUND			$799.63		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$799.63		
152723	02/26/2026	Open			Accounts Payable	LOMELI, REFUGIO	$11.25		
	Invoice		Date	Description			Amount		
	19351289		02/18/2026	PLAY 19/20 FAMILY CREDIT CHECK REFUND			$11.25		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$11.25		
152724	02/26/2026	Open			Accounts Payable	PINEDA, STEFANIE	$94.00		
	Invoice		Date	Description			Amount		
	2026-00144443		02/03/2026	RECEIPT 2026-00144443 CUSTOMER REQUEST			$94.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$94.00		
152725	02/26/2026	Open			Accounts Payable	PIRES, KIM	$70.00		
	Invoice		Date	Description			Amount		
	19535966		02/17/2026	SPORTS RENTALS 2019 CHECK REFUND			$70.00		
	Paying Fund			Cash Account			Amount		
	205 - Sports Facilities			205.11000 (Cash)			$70.00		
152726	02/26/2026	Open			Accounts Payable	SANCHEZ, CHRISTINA	$90.00		
	Invoice		Date	Description			Amount		
	19390123		02/19/2026	PLAY 22/23 FAMILY CREDIT CHECK REFUND			$90.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$90.00		
152727	02/26/2026	Open			Accounts Payable	ZEPEDA, NIETO	$45.00		
	Invoice		Date	Description			Amount		
	19386012		02/19/2026	PLAY 22/23 FAMILY CREDIT CHECK REFUND			$45.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$45.00		
Type Check Totals:					113 Transactions		$2,067,764.99		
AP - Accounts Payable Totals									

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	113	$2,067,764.99	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	113	$2,067,764.99	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	113	$2,067,764.99	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00

City of Turlock

Payment Register

From Payment Date: 2/20/2026 - To Payment Date: 2/26/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
					Total	113	$2,067,764.99		$0.00	

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	113	$2,067,764.99	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	113	$2,067,764.99	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	113	$2,067,764.99	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	113	$2,067,764.99	$0.00

City Council Meeting Minutes

February 24, 2026
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 6:00 PM.

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
None	None	None	None	None

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

Action: Approved **Motion:** Approval of Agenda as posted, motioned by Vice Mayor Monez, seconded by Councilmember Phillips 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. Recognition: Former Stanislaus State Women's Soccer Head Coach Gabriel Bolton

Mayor Bublak presented a certificate of excellence to Former Stanislaus State Women's Soccer Head Coach Gabriel Bolton.

B. Presentation: Carnegie Arts Center 2024-2025 Annual Report (McDermott)

Carnegie Arts Center Executive Director McDermott presented the item.

C. Presentation: City Treasurer Investment Portfolio Review

City of Turlock Treasurer Abram presented the item.

D. Appointment: Planning Commission - Community members

Mayor Bublak recommended Patrick Jensen to the Planning Commission.

Action: Approved **Motion:** by Vice Mayor Monez, seconded by Councilmember Abram to approve the appointment of Patrick Jensen. Motion carried 5/0 by the following vote:

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

6. PUBLIC PARTICIPATION

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

Kelly Coelho
Justin Farkas
Mary Jackson
Milt Trieweiler

With no further comments, Mayor Bublak closed public comment.

7. CITY MANAGER REPORTS/UPDATES

Interim City Manager Hampton advised the Strategic Communications Plan and the Strategic Economic Development Plan will be brought before Council and the public to review at a future date.

8. CONSENT CALENDAR

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

Action: Motion: by Vice Mayor Monez, seconded by Councilmember Phillips, to adopt the Consent Calendar 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. Accepting the Weekly demands of January 30, 2026 through February 5, 2026 in the amount of $1,397,958.07 and the Investment and Cash Report for the month of January 2026 in the amount of $323,438,980.94 (Finance)

Action: Approved **Motion:** Accepting the Weekly demands of January 30, 2026 through

February 5, 2026 in the amount of $1,397,958.07 and the Investment and Cash Report for the month of January 2026 in the amount of $323,438,980.94

B. Accepting the Minutes of the February 10, 2026 City Council Special meeting and the Minutes of the February 10, 2026 City Council Regular meeting (City Clerk)

Action: Approved **Motion:** Accepting the Minutes of the February 10, 2026 City Council Special meeting and the Minutes of the February 10, 2026 City Council Regular meeting

C. Authorizing an Agreement with Crayon Software Experts LLC to renew Microsoft Licensing and Subscription Services for a three-year term for an amount not to exceed $600,000.00 (Information Technology)

Action: Approved **Motion:** Authorize the City Manager to execute a Purchase Agreement between the City of Turlock and Microsoft through the Licensing Solution Provider (LSP) Crayon Software Experts, LLC. for a period of three (3) years in an amount not to exceed $600,000.00

D. Approving a Master Agreement with BKF Engineers for Engineering Design Services for Roads Program Capital Improvement Program (CIP) Projects (Roads Program) for a term of three (3) years and option for three (3) one-year extensions (Engineering)

Action: Approved **Motion:** Approving a Master Agreement with BKF Engineers for Engineering Design Services for Roads Program Capital Improvement Program (CIP) Projects for a term of three (3) years and option for three (3) one-year extensions

E. Accepting improvements for City Project No. 25-039 "Replacing the AC units at Raw Sewage Pump Station #1" and authorizing the City Engineer to file a Notice of Completion (Engineering)

Action: Approved **Motion:** Accepting improvements for City Project No. 25-039 “Pump Station No. 1 HVAC Replacement” and authorizing the City Engineer to file a Notice of Completion

F. Approving an Agreement with Carollo Engineers for a term of 3-years, for an amount not to exceed $300,044.00, in a form approved by the City Attorney, for professional design services for TRWQCF Primary Flotator Improvements (Engineering)

Action: Approved **Motion:** Approving an Agreement with Carollo Engineers for a term of 3-years, for an amount not to exceed $300,044.00, in a form approved by the City Attorney for professional design services for City Project No. 25-058 "TRWQCF Primary Flotator Improvements"

G. Accepting a donation for the Police Department's The Healthy Rooms Project (Police)

Action: Approved **Motion:** Pursuant to California Government Code Section 37354, accepting a donation made to the City of Turlock Police Department from Tri County Blueline Alliance and Ray and Pam Franco in the total amount of $7,500.00 utilized in support of the

Police Department's The Healthy Rooms Project

H. Authorizing the City Manager to execute an agreement, in a form approved by the City Attorney, with Johnson Controls Building Solutions LLC for a term of one (1) year, a base contract amount of $93,899.00, and authorizing a contingency amount of $9,400.00 (10%), for the upgrade of the building automation and HVAC controls system at the Public Safety Facility, to be expensed to Fund 119 (American Rescue Plan Act) (Maintenance)

Action: Approved **Motion:** Authorizing the City Manager to execute an agreement (City Contract 2026-111), in a form approved by the City Attorney, with Johnson Controls Building Solutions LLC for a base contract amount of $93,899, and authorizing a contingency amount of $9,400.00 (10%), for the upgrade of the building automation and HVAC controls system at the Public Safety Facility, to be expensed to Fund 119 (American Rescue Plan Act)

9. FINAL READINGS

None

10. PUBLIC HEARINGS

A. Introduction and first reading of an Ordinance authorizing the levy of special taxes in a community facilities district, including certain annexation territory identified as Annexation No. 1, for City of Turlock Community Facilities District No. 3, Following a Public Hearing and Mailed Ballot Election of Affected Property Owners (Engineering)

City Engineer Morris introduced the item.

City Engineer Morris asked the City Clerk to confirm receipt of the following documents: a) Proof of Publication of Notice of Public Hearing; b) Signed Waiver and Consent; c) Completed and Signed Ballot and d) Signed Certificate of Election Official and Statement of Votes Cast

City Clerk Fiez so confirmed.

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

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 No. 2026-021:** Adopting a Resolution of the City Council of the City of Turlock, California, calling a special election and submitting to the qualified electors of territory proposed to be annexed to the City of Turlock Community Facilities District No. 3 (Maintenance Services), County of Stanislaus, State of California, the question of annexation and levying special taxes within that territory (Annexation No. 1)

Action: Approved **Resolution No. 2026-022:** Adopting a Resolution of the City Council of the City of Turlock, 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 on the proposition of the annexation and the annual levy of special taxes within the territory proposed to be annexed to said community facilities district to pay the cost of certain services to be provided by the community facilities district, determining that the territory proposed to be annexed is added to and part of said community facilities district with full legal effect, and ordering the recording of a map of the boundaries of said community facilities district including the territory annexed thereto (Annexation No. 1)

Motioned by Vice Mayor Monez, 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 **First Reading of an Ordinance:** Authorizing the levy of special taxes in a community facilities district, including certain annexation territory identified as Annexation No. 1, for City of Turlock Community Facilities District No. 3

B. Introduction and first reading of an ordinance amending Turlock Municipal Code Title 9 (Zoning Ordinance), Chapter 9-2 (Regulations Applying to All Districts), Article 1 (Special Provisions Applying to All or Several Districts) and Article 3 (Nonconforming Structures and Uses) and amending Chapter 9-5 (Administration), Article 6 (Conditional Use Permits and Variances) (City Attorney's Office and Development Services Department)

City Attorney Petrulakis presented the item.

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

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 **First Reading of an Ordinance:** Amending Turlock Municipal Code Title 9 (Zoning Ordinance), Chapter 9-2 (Regulations Applying to All Districts), Article 1 (Special Provisions Applying to All or Several Districts) and Article 3 (Nonconforming Structures and Uses) and amending Chapter 9-5 (Administration), Article 6 (Conditional Use Permits and Variances)

11. ACTION ITEMS

A. Adopting Amendments to the Fiscal Year 2025-2026 Budget as a result of the Mid-Year Budget Review (Finance)

Finance Director Moreno presented the item.

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

Milt Trieweiler

With no further comments, Mayor Bublak closed public comment.

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. 2026-023:** Adopting Amendments to the Fiscal Year 2025-2026 Budget as a result of the Mid-Year Budget Review

B. Adopting Reduced Capital Facilities Fees to Promote Business Growth (Finance)
Finance Director Moreno introduced the item.

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

Amended Motion by Councilmember Abram to continue the item to the first meeting in March, 3/10/2026, 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: Item was continued to the first meeting in March, 3/10/2026.

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Vice Mayor Monez shared appreciation for Fire Chief Jelinek.

Councilmember Phillips recognized Mayor Bublak for being selected as the 2025 Turlock Journal Reader's Choice: Local Politician of the Year.

Mayor Bublak has requested research on E-Bike policy options to enhance public safety. In addition, Mayor Bublak showed appreciation for the maintenance staff for their hard work and dedication during the recent storm. Lastly, she showed support for local professional boxer Christian Palacio.

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 Negotiator: Mayor Amy Bublak
Unrepresented Employee: City Attorney

B. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)
Title: City Attorney

14. **REPORTS FROM CLOSED SESSION**

None

15. **ADJOURNMENT**

Mayor Bublak adjourned the meeting at 7:45 PM.

Respectfully Submitted

_____
Christina Cabada, Deputy City Clerk

City Council Staff Report

March 10, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	Fred Pezeshk, P.E., Roads Program Manager
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Motion: Approving Amendment No. 7 for Task Order No. 3A under the terms of the Master Agreement (City Contract No. 2024-112) with CCME, Inc. (Merced, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of $987,611.75 to be funded by Fund 115 "Measure A – Roads" for Bid Package 3 for City Project No. 23-068 as "CCME CM Task Order No. 3A for City Project No. 23-068, Bid Package 3"

2. NARRATIVE:

On February 27, 2024, the City Council approved the Master Agreement for Construction Management and Inspection Services with CCME, Inc. (City Contract No. 2024-112). The Agreement stipulates that the scope of services and fees associated with specific projects will be agreed upon through task orders approved under the terms of the Master Agreement.

Scope of services for construction management and inspection is described in three (3) activity components: Pre-Construction, Construction Management and Inspection, and Post-Construction. "Pre-Construction" activities ensure that the projects are properly set up and organized in the lead-up to start of construction. Activities such as constructability reviews, file reviews and set-up, scheduling, and pre-construction conference with the contractor take place during this stage. "Construction Management and Inspection" activities during the actual construction of the projects will ensure, in general, that the contractor is complying with the contractual requirements, that the work is constructed in compliance with the bid documents, that the quantities of work are measured accurately for proper payment to the contractor, and that issues encountered in the field are resolved in a timely fashion. "Post-Construction" activities ensure that as-built plans are prepared to document and accurately reflect the project as actually constructed and that contract records are adequately and properly organized and complete.

On December 9, 2025, the City Council approved Task Order No. 3 as an Amendment under the terms of the Master Agreement with CCME, Inc. to provide Construction Management and Inspection Services for City Project No. 23-068 Bid Package 3. Since the design was still ongoing at the time, the Task Order only included the scope of services and fees for "Pre-Construction" activities.

With the completion of the design, critical items, such as the final scope of construction work, the engineer's estimate of probable construction costs, sequencing of construction, and the number of working days, were determined and a detailed scope of services for the remaining activities could then be developed.

Therefore, the proposed amendment includes the scope of services and fees associated

with “Construction Management and Inspection” and “Post-Construction Services” activities for Bid Package 3 for City Project No. 23-068 which includes the following street sections:

23-068 Bid Package 3				
Street Name	**From**	**To**	**Length (ft)**	**District**
E. Marshall St.	Bell St.	N. Daubenberger Rd.	3,976.00	1
Sycamore St.	Bell St.	N. Berkeley Ave.	1,298.00	1
Merritt St.	Bell St.	N. Johnson Rd.	2,608.00	1
Villa Ct.	Merritt St.	Merritt St.	1,135.00	1
Elena Ct.	South End	Merritt St.	446.00	1
Andrews Ct.	South End	Merritt St.	200.00	1
Fairvale Ct.	South End	Merritt St.	197.00	1
		Package 3 Total Length	9,860.00	

“Construction Management and Inspection” and “Post-Construction Services” activities will commence shortly after the award of bid for each bid package and will continue throughout the construction period.

The proposed Amendment is essential to ensuring that adequate resources are available for advancing the construction of Roads Program CIP projects.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The fiscal impact of the proposed Amendment No. 7 for CCME CM Task Order No. 3A will be $987,611.75, which will be funded from Fund 115 “Measure A – Roads”, account number 115-10-115.43327 “Construction Management.” The cumulative fiscal impact, including the previous Amendment is estimated to be $1,032,581.95.

City Project No. 23-068, Bid Package 3	
Amendment No. 6 for CM Task Order No. 3	$ 44,970.20
Amendment No. 7 for CM Task Order No. 3A (Proposed)	$ 987,611.75
Total Estimated Fiscal Impact	$1,032,581.95

Appropriate funds have been allocated during the Fiscal Year 2025-26 budget process to cover this Amendment.

4. ENVIRONMENTAL DETERMINATION:

Approving the amendment to the task order described above will not have a direct or reasonably foreseeable indirect physical change in the environment. Therefore, the proposed action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378 (Project) because it 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.

5. ALTERNATIVES:

A. Council could choose not to approve the proposed Amendment. Staff does not recommend this alternative as it is essential to ensure that adequate resources are made available for management and inspection of construction activities and to avoid delaying the construction.

B. Provide staff with direction on how to proceed.

6. ATTACHMENTS:

1. A. Amendment No. 7 for Task Order No. 3A under the terms of the Master Agreement (City Contract No. 2024-112) with CCME, Inc.

AMENDMENT NO. 7 FOR TASK ORDER NO. 3A
Under the Terms of the
MASTER AGREEMENT BETWEEN THE CITY OF TURLOCK
and
CCME, INC.
for
CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES
City Contract No. 2024-112

City Project No. 23-068, Bid Package 3

THIS AMENDMENT NO. 7 for Task Order No. 3A under the terms of City Contract No. 2024-112 is entered into by and between the CITY OF TURLOCK, a California municipal corporation ("City"), and CCME, INC., a California corporation ("Professional"), on this 10th day of March 2026 (the "Effective Date of Task Order No. 3A"). City and Professional may be collectively referred to herein as the "Parties" or individually as "Party." There are no other parties to this Amendment No. 7.

WHEREAS, the Parties hereto previously entered into a Master Agreement (City Contract No. 2024-112) dated February 27, 2024, for Construction Management and Inspection Services for Roads Program Capital Improvement Program (CIP) Projects ("Agreement"); and

WHEREAS, Construction Management and Inspection Services comprise three (3) components: Pre-Construction, Construction Management and Inspection, and Post-Construction; and

WHEREAS, Agreement stipulates that the scope of services and fees associated with specific projects will be agreed upon through task orders approved under the terms of Agreement by a written amendment to the Agreement; and

WHEREAS, Amendment No. 6 provided for the scope of services and fees for "Pre-Construction" services for Bid Package 3 for City Project No. 23-068 as "CCME CM Task Order No. 3 for City Project No. 23-068, Bid Package 3;" and

WHEREAS, City desires that Professional provide "Construction Management and Inspection" and "Post-Construction" services for Bid Package 3 for City Project No. 23-068 as "CCME CM Task Order No. 3A for City Project No. 23-068, Bid Package 3;" and

WHEREAS, Amendment No. 7 for Task Order No. 3A provides for the scope of services and associated fees for said services.

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

1. **Exhibit H**, attached hereto and incorporated herein by reference, is hereby added to the Agreement.

2. Recital B of the Agreement is amended to read as follows:

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 **Exhibits A through H** 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.

4. Recital C of the Agreement is amended to read as follows:

C. The Parties anticipate that one or more projects for Services shall be determined through creation of a Task Order as a City-requested modification of services under Section 5.2 of this Agreement which shall be approved by written amendment to this Agreement. The Parties shall outline the schedule or timeline for providing the Services agreed upon under each Task Order ("Completion Schedule"), which shall be included in one or more written amendments to this Agreement. Such Completion Schedule is included in **Exhibit H**.

5. Recital D of the Agreement is amended to read as follows:

D. The Parties shall outline the rates and method of payment to Professional for its performance of the Services under this Agreement as determined under each Task Order ("Compensation Schedule"), which shall be included in one or more written amendments to this Agreement. Such Compensation Schedule is included in **Exhibit H**.

6. Section 5 of the Agreement is amended to read as follows:

5.1. Services. Subject to the terms and conditions set forth in this Agreement, Professional shall provide City the Services described in **Exhibits A through H**. Any request for Services not included in **Exhibits A through H** 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 **Exhibits A through H**. 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.

7. Section 6 of the Agreement is amended to read as follows:

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 for each Task Order within each Amendment to the Agreement. Each Compensation Schedule shall include an exhibit based on Exhibit 10-H of Caltrans Local Assistance Procedures Manual (LAPM). Professional will be allowed to include an amount for the anticipated salary increases as calculated per Exhibit 10-H. City's total compensation to Professional shall not exceed the cumulative amount resulting from each Task Order with each approved Amendment to the Agreement. The compensation for Amendment No. 7 shall not exceed Nine-Hundred-Eighty-Seven Thousand Six-Hundred-Eleven Dollars and Seventy-Five Cents ($987,611.75), and One Million Thirty-Two Thousand Five-Hundred-Eighty-One Dollars and Ninety-Five Cents ($1,032,581.95) for City Project No. 23-068, Bid Package 3 ("Maximum Payment"), unless the Parties mutually agree in writing otherwise.

Amendment 6 for Task Order No. 3	$ 44,970.20
Amendment 7 for Task Order No. 3A	$ 987,611.75
Project 23-068, Bid Package 3 Not-to-Exceed Amount	$1,032,581.95

8. **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.

9. All other terms and conditions of the Agreement shall remain in full force and effect for the Term of the Agreement.

[*Signatures on Following Page*]

IN WITNESS WHEREOF, the Parties have caused this Amendment No. 7 to be executed by and through their respective officers thereunto duly authorized.

PROFESSIONAL

CCME, INC., a California corporation

By: _____
Ramon Montes De Oca, Vice President

Date 02/06/2026

CITY

City of Turlock, a California municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Christopher Fisher,
Municipal Services Director

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

SCOPE OF WORK

CCME, Inc. (CCME) will furnish a Project Manager, Construction Manager / Resident Engineer, and associated personnel including inspectors, arborists, material testers, and office engineers for the duration of this project. The CCME construction manager will be responsible for all matters related to the consultant team and report directly to the City's project manager. CCME will also coordinate, when needed, regarding project issues and critical items with the City's designer, other City consultants, third parties, or departments.

Items not specifically requested in the RPF are denoted with an asterisk.

B Construction Management and Inspection

B.1 Submittal and shop drawing Management- Carry forward the preconstruction submittal log and continue to collect, log, review, distribute, track, and respond to all material and shop drawings submitted by the Contractor.
Deliverables: Submittal log, returned submittals

B.2 Request for Information (RFI) Management- log, review, coordinate any required third party or design review, discussions, and respond to RFIs, within CMIS.
Deliverables: RFI log, RFI responses

B.3 Project Coordination- Manage and review all project communication and coordinate with the City's project manager, utility owners, and necessary third parties.

B.4 Construction Administration- Maintain project related logs, prepare necessary project communication and project documents related and ensure project conforms to the City's Quality Assurance Plan. Document Management will be performed with the City's preferred software, CMIS.
Deliverables: Logs, letters and other contract documentation, and CMIS access.

B.5 Construction Observation- Perform day-to-day roadway inspections for quality assurance on behalf of the City of Turlock. These observations include: demolition, curb and gutter, utility placement, crack seal, slurry seal, micro-surfacing, cape seal, overlays cold in-place recycling (CIR) full depth reclamation (FDR) and complete roadway reconstruction. CCME will make all reasonable efforts to guard the City against defects and deficiencies in the work of the Contractor and to ensure provisions of the contract documents are being fulfilled including verifying that the materials installed in the project match the authorized submittals. CCME will take progress photographs and bind and label them and assist with all other matters relating to construction of the project. Track Tentative work agreements or potential extra work daily.
Deliverables: Daily Inspection Reports in compliance with Caltrans Standards

B.6 Survey Verification - CCME will check staking cut sheets to ensure the grades shown correlate to the project plans. CCME will proactively troubleshoot and identify grade and flow issues, especially at tie ins using a laser level. If deemed necessary, CCME will engage a licensed land surveyor to provide Survey QA and to settle any survey disputes.

B.7 Arborist Services (If needed)- CCME's subconsultant will advise the City during constructability review as to the required tree trimming or removal, replanting schedule, and general health of any trees in question. The Arborist is certified by the International Society of Arboriculture.

B.8 Test Date - CCME will review and make recommendations on manufacturers' shop drawings and mill tests reports and to ensure compliance with the project documents. Reviews to be performed before authorization of the material where applicable.

B.9 Traffic Control - CCME will review, comment, and make recommendations to all traffic control proposals, and flag potential impacts to local businesses pedestrians, motorists, and general movement of the residents. All reviews will be to CA MUTCD standards.

B.10 Quality Assurance- Perform all other aspects of project quality assurance not covered in other tasks and not considered materials testing in Chapter 6 of the Caltrans Construction Manual and coordinate materials testing with our Authorized Laboratory.

B.11 Materials Testing Coordination- Schedule sampling and testing of material for conformity with City and Caltrans Standards.
Deliverables: Review of material test reports, technician field reports

B.12 SWPPP, Environmental, and Stormwater- Review the contractors SWPPP, Erosion, and Sediment Control Plan submittals and inspection reports and make approval recommendations to the City. CCME will utilize its QSDs to review all applicable laws including the Clean Water Act, Porter-Cologne, and the Construction General Permit. CCME will verify the Contractor is in compliance with the Construction General Permit at all times and immediately document and enforce non-compliance to the fullest extent of the contract. It is understood that a Categorical Exemption will be prepared for this project.
Deliverables: Recommendations for approval/rejection

B.13 Public Outreach: Coordinate with the City's project manager for any messaging or communications with the public or adjacent property owners. Interact with home owners and become a liaison to receive any complaints or concerns and relay them as necessary.

B.14 Schedule Management- Review contractor's baseline and schedule updates for errors or inconsistencies. CCME will review progress compared to the planned schedule and notify the PM of any schedule deviations as well as any necessary Time Impact Analysis (TIA) for compliance with Caltrans standard schedule procedures. A monthly progress report to the PM describing key issues, costs status, and schedule status will be prepared and submitted.
Deliverables: Approval of contractor's baseline schedule

B.15 Labor Compliance Reviews- Review contractors certified payroll and ensure compliance with all labor laws.
Deliverables: Audits of Contractor's payroll and deficiency letters

B.16 Quantity Measurement and Payment Recommendation- Field measurements of installed quantities. CCME will prepare monthly progress payment recommendations by making measurements of bid items on the project cost breakdown, checking the percent complete in the field, and assisting with Contractor meetings to resolve any differences in quantities.
Deliverables: Monthly payment estimate and quantity backup sheets

B.17 Change Order Management- Identify, negotiate costs, and write contract change orders when necessary. Perform change order analysis and recommendation for the PM's review and approval including reviewing: logs of proposed change orders, change order quotations from contractor force account analysis, negotiated change order costs, time extensions, processing final negotiated change orders, and effect of approved change orders in progress payment breakdowns, review of time impact analysis (TIA).
Deliverables: Change order log and change orders

B.18 Project Budget - CCME will monitor the project budget utilizing spreadsheets showing quantities complete to date, in progress and projections to pay estimate to allow for funding forecasting and identify items when they appear to be going over the Engineer's estimate.

B.19 Contractor Proposals - If the Contractor proposes any Value Engineering cost-reduction proposals, CCME will review the potential savings and provide a risk assessment and recommendation for the City.

B.20 Claims Management- Monitor and report any potential claims that may arise in accordance with Caltrans Standard Specifications and assist the City in preparing defensive position papers. CCME can assist beyond the typical project level dispute process outlined in the Caltrans Standards under dispute resolution as extra work.
Deliverables: Potential Claim Log, Potential Claim Position Paper

B.21 Weekly Meeting- CCME will schedule, coordinate, and attend weekly construction update meetings with the City to facilitate decision making, discuss any issues observed in the field, and any potential issues that are arising that could impact budget, schedule, and the overall quality of the final product. CCME will also prepare a meeting agenda for weekly progress update meeting with the Contractor or public meetings and will schedule the appropriate attendees. CCME will also schedule and attend other meetings as needed or warranted by the project.
Deliverables: WSWD and meeting minutes within 5 days

B.22 Safety- CCME will monitor safety on the project to verify the contractor is abiding by its company Injury and Illness Prevention Plan and Cal OSHA regulations. CCME will document any accidents that occur within the project limits during normal work hours. CCME does not enforce any regulations, however, the Contractor will be shut down if found to be in gross violation to employee safety policies, or if there is immediate concern for motorist or public safety.

B.23 Caltrans ADA Compliance Inspection Report or equivalent will be provided for all curb ramps.

B.24 Final Inspection- CCME will coordinate with the City Project manager to schedule and complete the final inspection walk through and issue notice of completion.
Deliverables: Notice of Completion

B.25 Punch list- Develop a final punch list and document the completion of each item.
Deliverables: Punch List

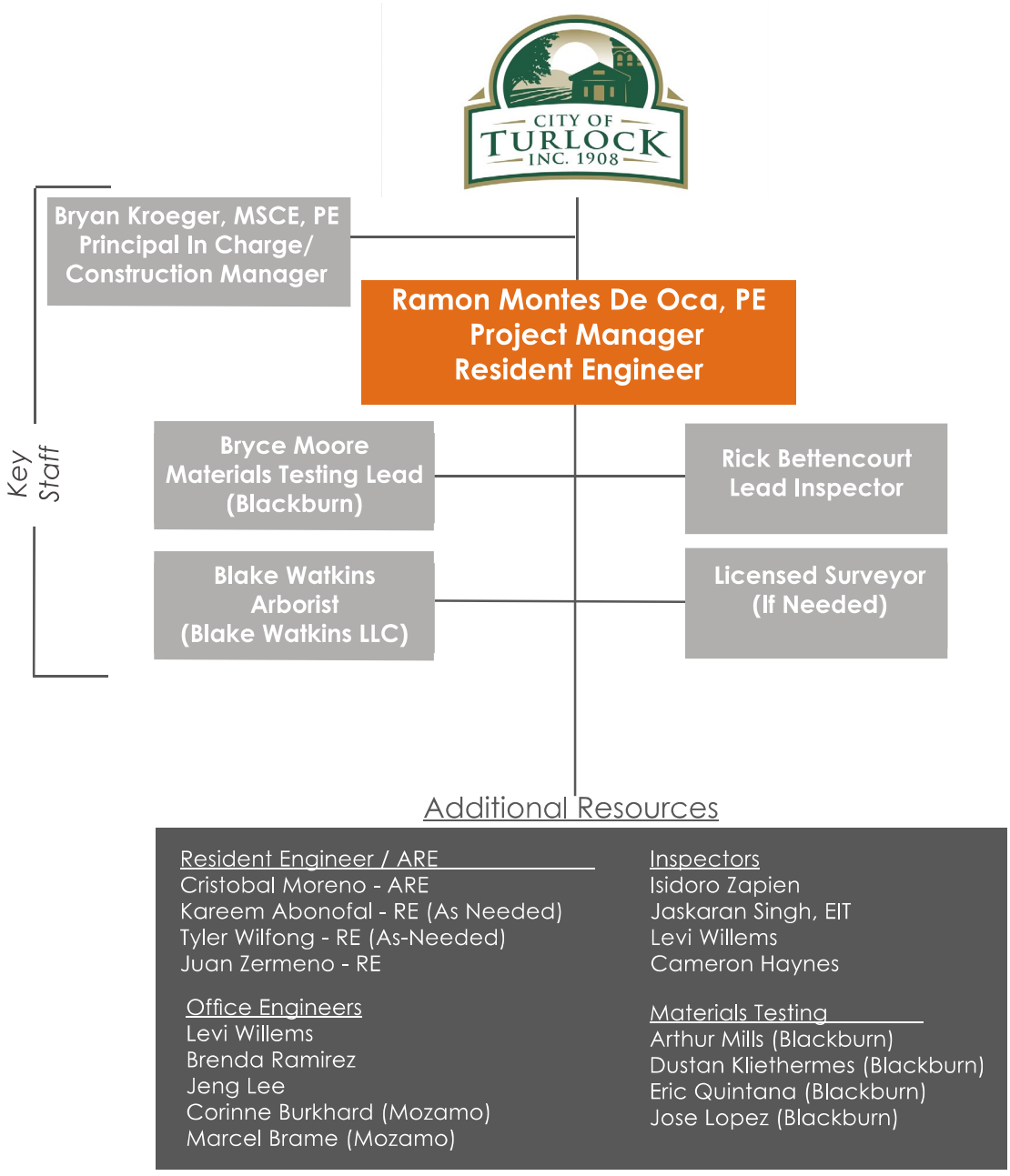
C Post Construction Services

C.1 As-Builts - Prepare final redline as-builts of the plans in accordance with LAPM and Caltrans construction manual and return them to the City's designer for CADD revisions. Deliverables: As-Built Red Lines

C.2 Deliver Project Files- CCME will deliver to the City all hard copy and electronic project files at the end of the project. During the project progress, City PM will have access to read electronic files via the City's requested file management software CMIS as well as Dropbox, OneDrive, or other file sharing services. CCME will compile all project information, review for completeness, and provide the City with a digital copy (thumb drive) of all project documents at the end of the project.

RESPONSIBLE PERSONNEL

Organizational Chart



Key Staff- Bryan Kroeger, Principal In Charge, Construction Manager
Registered Civil Engineer #79177, QSD
Bryan has a master's degree in Civil Engineering from California State University Fresno and 17 years of experience delivering public projects. As a Construction Manager and Resident Engineer, Bryan has worked on all aspects of project delivery including helping with preconstruction permitting issues and utility agreements. Bryan has vast experience working on both the State Highway System as well as Local Roads.

Key Staff - Ramon Montes De Oca, Project Manager, Resident Engineer
Registered Civil Engineer #78212, QSD
Ramon has a bachelor's degree in Civil Engineering from Cal Poly San Luis Obispo. Ramon has over 18 years of experience and, in addition to his PE license, is a Qualified SWPPP Developer/ Practitioner. Throughout the years, Ramon has been a Structures Representative and Resident Engineer on a variety of Road, Bridge, and retaining wall projects. Ramon is currently assisting on your City of Turlock CIP Roads Projects.

Key Staff - Kareem Abonofal, Resident Engineer
Registered Civil Engineer #94485, CMIT
Kareem has a bachelor's degree in Civil Engineering from California State University, Fresno and 4 years of experience working on a variety of different heavy infrastructure projects. Kareem has extensive experience working on the California High-Speed Rail Project as well as roadway and bridge projects for different municipalities across the Central Valley. Kareem is a License Professional Civil Engineer and Certified Construction Manager-in-Training.

Key Staff - Rick Bettencourt, Lead Inspector
Richard has 21 years of experience verifying construction quality. As an Inspector, Richard has worked as both Quality Control and Quality Assurance, on projects ranging from small local projects to the $6.5 Billion Bay Bridge Eastern Span Replacement Project. Richard has vast experience working on both the State Highway System and local roadways. Richard is currently inspecting the grinding and paving operations on your City of Turlock CIP Roads Projects.

PROPOSED PERSONNEL

CCME, Inc. (CCME) will furnish a Project Manager, Engineers, office engineers, and inspection staff for the duration of construction and closeout of your project.

Those personnel are as follows:
Project Manager / Resident Engineer: Ramon Montes De Oca
Lead Inspector: Rick Bettencourt

Our CM team will ensure the contractor complies with the Plans, Specification, and contract documents. CCME will ensure the quality of the Contractor's work is aligned with industry and Turlock standards.

The CCME project manager will be responsible for all matters related to the consultant team and report directly to the City's project manager.

FEE SCHEDULE FOR TURLOCK PROJECT 23-068 BP 3 - Task Order 3 - 140 WD's

		CCME													Subconsultants					TOTAL COST
		Bryan Kroeger Construction Manager	Ramon Montes De Oca Project Manager/ RE	Juan Zermeno Resident Engineer	Kareem Abonofal Resident Engineer	Cristobal Moreno ARE	Rick Bettencourt Inspector	Rick Bettencourt Inspector (OT)	Brian Duncan Inspector	Isidoro Zapien Inspector	Jaskaran Singh Inspector	Levi Willims Office Engineer	Total Hours	Total Prime Cost	Blackburn	Blake Watkins	Mozamo	If Needed	No Sub Mark-Up	
Hourly Rate		$265.35	$265.35	$216.26	$217.48	$140.93	$192.96	$298.88	$203.07	$205.62	$185.23	$99.63								
TASK																				
2.0	**CONST. MGMT SER. DURING CON.**																			
2.1	Project coord & correspondence	8	200			150						200	558	$96,256.51			86,918			$183,174.11
2.2	Submittal review / Shop drawing review		100			80						50	230	$42,790.00						$42,790.00
2.3	Schedule Mgmt., Prog. Meeting & Reports		20										20	$5,306.90						$5,306.90
2.4	Payment Recommendations	4	60			100							164	$31,074.58						$31,074.58
2.5	Request for Information		60			40							100	$21,557.70						$21,557.70
2.6	Contract Change Orders (CCOs)		60			40							100	$21,557.70						$21,557.70
2.7	Construction Observation/ Insp. Services						1120	180	600				1900	$391,754.92						$391,754.92
2.8	Claims Management	24	40										64	$16,982.08						$16,982.08
2.9	Record Drawings		40										40	$10,613.80						$10,613.80
2.10	QA Materials Testing					40							40	$5,637.00	218,397					$224,033.96
2.11	Arborist												0	$0.00						$0.00
2.12	Survey																	15,000		$15,000.00
	Subtotal Task 2	**36**	**580**	**0**	**0**	**450**	**1120**	**0**	**600**	**0**	**0**	**250**	**3216**	**643531.19**	**218397**	**0**	**86917.6**	**15000**	**0**	**$963,845.75**
3.0	**CONST. MGMT SER. POST CON.**																			
3.1	As-Builts		10			10							20	$4,062.70						$4,062.70
3.2	Deliver Project Files / Closeout	4	40			40						24	108	$19,703.30						$19,703.30
													0	$0.00						
	Subtotal Task 3	**4**	**50**	**0**	**0**	**50**	**0**	**0**	**0**	**0**	**0**	**24**	**128**	**23766**	**$0**	**$0**	**$0**	**$0**	**$0**	**$23,766.00**
TOTAL HOURS		**40**	**630**	**0**	**0**	**500**	**1120**	**0**	**600**	**0**	**0**	**274**	**3344**	**667297.1868**						
OTHER DIRECT COSTS														**$0.00**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**
TOTAL COST		**$10,614**	**$167,167**	**$0**	**$0**	**$70,463**	**$216,115**	**$0**	**$121,842**	**$0**	**$0**	**$27,299**		**$667,297.19**	**$218,397**	**$0**	**$86,918**	**$15,000**	**$0**	**$987,611.75**

SAMPLE COST PROPOSAL 1

COST-PLUS-FIXED FEE OR LUMP SUM (FIRM FIXED PRICE) CONTRACTS

(DESIGN, ENGINEERING AND ENVIRONMENTAL STUDIES)

Note: Mark-ups are Not Allowed [X] Prime Consultant [ ] Subconsultant [ ] 2nd Tier Subconsultant

Consultant CCME, Inc.

Project No. City Project 23-068 BP 3 - TO 3 Contract No. TBD Date 1/30/2026

DIRECT LABOR

Classification/Title	Name	Hours	Actual Hourly Rate	Total
Construction Manager	Bryan Kroeger*	40	$109.20	$4,368.00
Project Manager / RE	Ramon Montes De Oca*	630	$109.20	$68,796.00
Resident Engineer	Juan Zermeno	0	$89.00	$0.00
Resident Engineer	Kareem Abonofal	0	$86.00	$0.00
ARE	Cristobal Moreno	500	$58.00	$29,000.00
Inspector	Rick Bettencourt**	1120	$79.41	$88,939.20
Inspector	Rick Bettencourt (OT)**	180	$123.00	$22,140.00
Inspector	Brian Duncan**	600	$83.57	$50,142.00
Inspector	Isidoro Zapien**	0	$84.62	$0.00
Inspector	TBD**			$0.00
Office Engineer	TBD	274	$41.00	$11,234.00
		3344		

LABOR COSTS

a) Subtotal Direct Labor Costs $274,619.20

b) Anticipated Salary Increases (see page 2 for calculation) $0.00

c) TOTAL DIRECT LABOR COSTS [(a) + (b)] $274,619.20

FRINGE BENEFITS

d) Fringe Benefits (Rate: 0.00%) **e) Total Fringe Benefits** [(c) x (d)] $0.00

INDIRECT COSTS

f) Overhead (Rate: 120.90% g) Overhead [(c) x (f)] $332,014.61

h) General and Administrative (Rate: 0.00% i) Gen & Admin [(c) x (h)] $0.00

j) **Total Indirect Costs** [(e) + (g) + (i)] $332,014.61

FIXED FEE (Profit)

q) (Rate: 10.00%) k) **TOTAL FIXED PROFIT** [(c) + (j)] x (q)] $60,663.38

l) **CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)**

Description of Item	Quantity	Unit	Unit Cost	Total
Vehicles		1	Included	$0.00

l) TOTAL OTHER DIRECT COSTS $0.00

m) **SUBCONSULTANT'S COSTS (Add additional pages if necessary)**

Subconsultant 1:	Blackburn Consulting		$218,396.96
Subconsultant 2:	Mozamo Engineering		$86,917.60
Subconsultant 3:	Licensed Surveyor If Needed		$15,000.00
		m) TOTAL SUBCONSULTANTS	$320,314.56

n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(l)+(m)] $320,314.56

TOTAL COST [(c) +(j) + (k) + (n)] $987,611.75

NOTES:

1. Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
2. The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
3. Anticipated salary increases calculation (page 2) must accompany.
4. Saturday time denoted with tripple asterisk (***), Sunday time denoted with quadrouple Asterisk (****).

ACTUAL COST-PLUS-FIXED FEE OR LUMP SUM (FIRM FIXED PRICE) CONTRACTS
(CALCULATIONS FOR ANTICIPATED SALARY INCREASES)

Consultant CCME, Inc. Contract No. TBD Date 1/30/2026

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor Subtotal per Cost Proposal		Total Hours per Cost Proposal		Avg Hourly Rate	5 Year Contract Duration
$0.00		3344	=	$0.00	Year 1 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	$0.00	+	3%	=	$0.00	Year 2 Avg Hourly Rate
Year 2	$0.00	+	3%	=	$0.00	Year 3 Avg Hourly Rate
Year 3	$0.00	+	3%	=	$0.00	Year 4 Avg Hourly Rate
Year 4	$0.00	+	3%	=	$0.00	Year 5 Avg Hourly Rate
Year 5	$0.00	+	3%	=	$0.00	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	100.00%	*	3344.0	=	3344.0	Estimated Hours Year 1
Year 2	0.00%	*	3344.0	=	0.0	Estimated Hours Year 2
Year 3	0.00%	*	3344.0	=	0.0	Estimated Hours Year 3
Year 4	0.00%	*	3344.0	=	0.0	Estimated Hours Year 4
Year 5	0.00%	*	3344.0	=	0.0	Estimated Hours Year 5
Total	100%		Total	=	3344.0	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
Year 1	$0.00	*	3344	=	$0.00	Estimated Hours Year 1
Year 2	$0.00	*	0	=	$0.00	Estimated Hours Year 2
Year 3	$0.00	*	0	=	$0.00	Estimated Hours Year 3
Year 4	$0.00	*	0	=	$0.00	Estimated Hours Year 4
Year 5	$0.00	*	0	=	$0.00	Estimated Hours Year 5
	Total Direct Labor Cost with Escalation			=	$0.00	
	Direct Labor Subtotal before Escalation			=	$0.00	
	Estimated total of Direct Labor Salary Increase			=	**$0.00**	Transfer to Page 1

NOTES:

1 This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
2 An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. $250,000 x 2% x 5 yrs = $25,000 is not an acceptable methodology)
3 This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
4 Calculations for anticipated salary escalation must be provided.

EXHIBIT 10-H1 COST PROPOSAL (Page 3 of 3)

Certification of Direct Costs

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

1 Generally Accepted Accounting Principles (GAAP)
2 Terms and conditions of the contract
3 Title 23 United States Code Section 112 - Letting of Contracts
4 48 Code of Federal Regulations Part 31 - Contract Cost Principles and Procedures
5 23 Code of Federal Regulations Part 172 - Procurement, Management, and Administration of Engineering and Design Related Services
6 48 Code of Federal Regulations Part 9904 - Cost Accounting Standards Board (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement.
Local governments are responsible for applying only cognizant agency approved or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:

Name: Ramon Montes De Oca Title*: Vice President

Signature: Ramon Montes De Oca Date of Certification (mm/dd/yyyy) 1/30/2026

Email: Ramon@ccmeusa.com Phone Number: 916-893-6674

Address: 2101 Geet Road #502 Turlock, Ca 95382

*An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.

List services the consultant is providing under this proposed contract:

Construction Management Services for 23-067 BP 3.

West Sacramento Office:
2491 Boatman Avenue
West Sacramento, CA 95691
(916) 375-8706

BLACKBURN CONSULTING

Auburn (530) 887-1494
Fresno (559) 438-8411

File No. 4551.P
January 27, 2026

CCME, Inc.
Ramon Montes De Oca, PE
Vice President
6445 N. Palm Ave. Suite 106
Fresno, CA 93704

Subject: **PROPOSAL FOR MATERIALS TESTING SERVICES**
City of Turlock - Roads Program Capital Improvement Project - Package 3
Turlock, California

At your request, Blackburn Consulting (Blackburn) prepared this proposal to provide on-call materials testing services for the Roads Program Capital Improvement Project - Package 3 project in Turlock, California. Our proposal includes Basis of Proposal, Scope of Services, Fee Estimate, and Limitations.

BASIS OF PROPOSAL

We based our scope of services and fee estimate on:

- Project plans and special provisions by Provost and Pritchard (January 2026).
- 2023 Caltrans Standard Specifications.

SCOPE OF SERVICES

Blackburn proposes the following materials testing scope of services on an on-call basis as scheduled and directed by CCME:

- Compaction testing of driveway sidewalks, and curb ramp subgrade and aggregate base (40, 5-hour days and 130 field density tests).
- Concrete sampling of minor concrete (4, 5-hour days for sampling and 4, 3-hour sample pickups).
- Compaction testing of storm drain and manhole backfill (12, 5-hour days and 72 field density tests).
- Cement spread rate measurement and compaction testing of full-depth reclamation with cement (16, 10-hour days).
- Compaction testing and batch plant sampling of Hot Mix Asphalt (HMA), and HMA aggregates (16, 10-hour days).
    - We assume the contractor's quality control team will perform coring.
- Quality assurance laboratory testing of materials:
    - One acceptance for aggregate base (Sieve Analysis, Sand Equivalent, Durability, R-Value).

- One production startup evaluation for HMA and HMA aggregates (Sieve Analysis, Sand Equivalent, Crushed Particles, Fine Aggregate Angularity, Flat and Elongated, LA Rattler, Binder Content and Correction, Moisture Content, Max Theoretical Density (Rice), Air Voids, Moisture Susceptibility, Hamburg Wheel, VMA, and Dust Proportion).
- Seven daily acceptance tests for HMA and HMA aggregates (Sieve Analysis, Sand Equivalent, Binder Content, Rice).
- HMA core density (38).
- Wet maximum density and/or ASTM 1557 Modified Proctor (50).

Blackburn's certified materials testers will perform the above scope of service. Blackburn will prepare and submit daily field and laboratory reports to CCME summarizing our testing activities and results.

FEE ESTIMATE

We estimate a fee of $ 221,573 to provide the materials testing scope of services described above. Our estimate is based on limited information, and depends greatly on factors unknown now, such as potential changes to the plans and specifications, the construction schedule, re-testing, etc. We will notify you promptly if we anticipate exceeding our estimate. We expect our services will be performed in 2026.

LIMITATIONS

Blackburn's test results will only be applicable and accurate to the locations and depths/elevations tested. Our scope does not include geotechnical, structural, or civil engineering design or mitigation recommendations for unanticipated conditions encountered during construction. We can perform engineering evaluations and provide recommendations for an additional scope and fee.

Thank you for including Blackburn Consulting on your project team. We look forward to working with you. Please let us know if you have questions or need more information.

Sincerely,

BLACKBURN CONSULTING

Reviewed by:





Bryce W. Moore
Director of Construction Services

Thomas R. Sell, PE, PMP, QSD
Principal

Attached: Fee Estimate (10-H)

Note: Mark-ups are Not Allowed ☐ Prime Consultant ■ Subconsultant ☐ 2nd Tier Subconsultant

Consultant: **Blackburn Consulting** ***Materials Testing Services***

Project No. **4551.x** Contract No. **23-068 - PACKAGE 3** Date **1/26/2026**

DIRECT LABOR ***Field ICR***

Classification/Title	Name	Hours	Actual Hourly Rate	Total
Senior PM	Dave Morrell	0.00	$ 70.35	$ -
CM Manager	Bryce Moore	20.00	$ 92.50	$ 1,850.00
Sr. Administrator	Donald Blackburn	0.00	$ 86.54	$ -
Assistant	Natalie Mutto	0.00	$ 23.74	$ -
PW Tester/Inspector Grp 3	Staff (Day)	548.00	$ 77.14	$ 42,272.72
PW Tester/Inspector Grp 3 - OT	Staff (Day)	64.00	$ 100.40	$ 6,425.60
PW Tester/Inspector Grp 3 - OT	Staff (Day)	0.00	$ 123.67	$ -
				$ -

LABOR COSTS	632.00		
a) Subtotal Direct Labor Costs		$ 50,548.32	
b) Anticipated Salary Increases (***5% annual escalation***)		$ 3,727.86	
c) TOTAL DIRECT LABOR COSTS [(a) + (b)]			$ 54,276.18

INDIRECT COSTS

d) Fringe Benefits	(Rate: 54.73%)	e) Total Fringe Benefits [(c) x (d)]	$ 29,705.35	
f) Overhead & G&A	(Rate: 90.05%)	g) Overhead [(c) x (f)]	$ 48,875.70	
h) General & Admin	(Rate:)	i) Gen & Admin [(c) x (h)]	$ -	
		j) TOTAL INDIRECT COSTS [(e) + (g) + (i)]		$ 78,581.05
FIXED FEE		**k) TOTAL FIXED FEE** [(c) + (j)] x fixed fee:	10%	$ 13,285.72

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Mileage (IRS rate)	17480	mile	$ 0.725	$ 12,673.00
Nuclear Density Testing	250	test	$ 25.00	$ 6,250.00
Concrete Cylinders	24	test	$ 52.00	$ 1,248.00
In-House Lab Analysis	1	tests	$ 45,813.00	$ 45,813.00
Outside Lab Analysis	1	tests	$ 6,270.00	$ 6,270.00
Equipment Rentals		each	@ cost	$ -

l) TOTAL OTHER DIRECT COSTS **$ 72,254.00**

m) SUBCONSULTANTS' COSTS (Add additional pages if necessary)

Subconsultant 1:	$ -
Subconsultant 2:	$ -
Subconsultant 3:	$ -
Subconsultant 4:	$ -
m) TOTAL SUBCONSULTANTS' COSTS	**$ -**
n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(l) + (m)]	$ 72,254.00
TOTAL COST [(c) + (j) + (k) + (n)]	**$ 218,396.96**

NOTES:

1. Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
2. The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
3. Anticipated salary increases calculation (page 2) must accompany.

CALCUATIONS FOR ANTICIPATED SALARY INCREASES

Consultant **Blackburn Consulting**

Project No. **4551.x** Contract No. 23-068 - PACKAGE 3 Date 1/26/2026

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor Subtotal per Cost Proposal		Total Hours per Cost Proposal		Avg Hourly Rate	**5 Year Contract Duration**
$ 54,276.18		632	=	$ 85.88	Year 1 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	$ 85.88	+	3.6%	=	$ 88.97	Year 2 Avg Hourly Rate
Year 2	$ 88.97	+	3.6%	=	$ 92.17	Year 3 Avg Hourly Rate
Year 3	$ 92.17	+	3.6%	=	$ 95.49	Year 4 Avg Hourly Rate
Year 4	$ 95.49	+	3.6%	=	$ 98.93	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	50.00%	*	632.0	=	316.0	Estimated Hours Year 1
Year 2	50.00%	*	632.0	=	316.0	Estimated Hours Year 2
Year 3	0.00%	*	632.0	=	0.0	Estimated Hours Year 3
Year 4	0.00%	*	632.0	=	0.0	Estimated Hours Year 4
Year 5	0.00%	*	632.0	=	0.0	Estimated Hours Year 5
Total	100%		Total	=	632.0	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
Year 1	$ 85.88	*	316	=	$ 27,138.09	Estimated Hours Year 1
Year 2	$ 88.97	*	316	=	$ 28,115.06	Estimated Hours Year 2
Year 3	$ 92.17	*	0	=	$ -	Estimated Hours Year 3
Year 4	$ 95.49	*	0	=	$ -	Estimated Hours Year 4
Year 5	$ 54.12	*	0	=	$ -	Estimated Hours Year 5
			Total Direct Labor Cost with Escalation	=	$ 55,253.15	
			Direct Labor Subtotal before Escalation	=	$ 54,276.18	
			Estimated total of Direct Labor Salary Increase	=	**$ 976.97**	Transfer to Page 1

NOTES:

1. This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
2. An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. $250,000 x 2% x 5 yrs = $25,000 is not an acceptable methodology).
3. This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
4. Calculations for anticipated salary escalation must be provided.

Certification of Direct Costs:

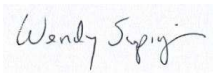
I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

1. Generally Accepted Accounting Principles (GAAP)
2. Terms and conditions of the contract
3. Title 23 United States Code Section 112 - Letting of Contracts
4. 48 Code of Federal Regulations Part 31 - Contract Cost Principles and Proceedures
5. 23 Code of Federal Regulations Part 172 - Procurement, Management and Administration of Engineering and Design Related Service
6. 48 Ccode of Federal Regulations Part 9904 - Cost Accounting Standards Board (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement.
Local governments are responsible for applying only cognizant agency or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:

Name: Wendy Supinger Title *: Principal

Signature:  Date: 1/26/2026

Email: wendys@blackburnconsulting.com Phone number: 530-887-1494

Address: Blackburn Consulting, 11521 Blocker Dr., Ste. 110, Auburn, CA 95603

* An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.

List services the consultant is providing under the proposed contract:

Materials Testing Services for Placer County Placer Parkway Extension Project.

Note: Mark-ups are Not Allowed ☐ Prime Consultant ■ Subconsultant ☐ 2nd Tier Subconsultant

Consultant: **Blackburn Consulting** ***Materials Testing Services***

Project No. **5100.x** Contract No. **23-068 - PACKAGE 3** Date **1/26/2026**

DIRECT LABOR ***Home ICR***

Classification/Title	Name	Hours	Actual Hourly Rate	Total
Senior PM	Dave Morrell	10.00	$ 70.35	$ 703.50
CM Manager	Bryce Moore	0.00	$ 92.50	$ -
Sr. Administrator	Donald Blackburn	1.00	$ 86.54	$ 86.54
Assistant	Natalie Mutto		$ 23.74	$ -
				$ -

LABOR COSTS 11.00

a) Subtotal Direct Labor Costs $ 790.04

b) Anticipated Salary Increases (***5% annual escalation***) $ 114.05

c) TOTAL DIRECT LABOR COSTS [(a) + (b)] $ 904.09

INDIRECT COSTS

d) Fringe Benefits (Rate: 62.44%) e) Total Fringe Benefits [(c) x (d)] $ 564.51

f) Overhead & G&A (Rate: 156.86%) g) Overhead [(c) x (f)] $ 1,418.16

h) General & Admin (Rate:) i) Gen & Admin [(c) x (h)] $ -

j) **TOTAL INDIRECT COSTS** [(e) + (g) + (i)] $ 1,982.67

FIXED FEE k) **TOTAL FIXED FEE** [(c) + (j)] x fixed fee: 10% $ 288.68

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Mileage (IRS rate)		mile	$ 0.725	$ -
				$ -

l) TOTAL OTHER DIRECT COSTS **$ -**

m) SUBCONSULTANTS' COSTS (Add additional pages if necessary)

Subconsultant 1: $ -

Subconsultant 2: $ -

Subconsultant 3: $ -

Subconsultant 4: $ -

m) TOTAL SUBCONSULTANTS' COSTS **$ -**

n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(l) + (m)] $ -

TOTAL COST [(c) + (j) + (k) + (n)] **$ 3,175.44**

NOTES:

1. Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
2. The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
3. Anticipated salary increases calculation (page 2) must accompany.

CALCUATIONS FOR ANTICIPATED SALARY INCREASES

Consultant **Blackburn Consulting**

Project No. **4551.x** Contract No. 23-068 - PACKAGE 3 Date 1/26/2026

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor Subtotal per Cost Proposal		Total Hours per Cost Proposal		Avg Hourly Rate	**5 Year Contract Duration**
$ 904.09		11	=	$ 82.19	Year 1 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	$ 82.19	+	3.6%	=	$ 85.15	Year 2 Avg Hourly Rate
Year 2	$ 85.15	+	3.6%	=	$ 88.21	Year 3 Avg Hourly Rate
Year 3	$ 88.21	+	3.6%	=	$ 91.39	Year 4 Avg Hourly Rate
Year 4	$ 91.39	+	3.6%	=	$ 94.68	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	50.00%	*	11.0	=	5.5	Estimated Hours Year 1
Year 2	50.00%	*	11.0	=	5.5	Estimated Hours Year 2
Year 3	0.00%	*	11.0	=	0.0	Estimated Hours Year 3
Year 4	0.00%	*	11.0	=	0.0	Estimated Hours Year 4
Year 5	0.00%	*	11.0	=	0.0	Estimated Hours Year 5
Total	100%		Total	=	11.0	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
Year 1	$ 82.19	*	6	=	$ 452.05	Estimated Hours Year 1
Year 2	$ 85.15	*	6	=	$ 468.32	Estimated Hours Year 2
Year 3	$ 88.21	*	0	=	$ -	Estimated Hours Year 3
Year 4	$ 91.39	*	0	=	$ -	Estimated Hours Year 4
Year 5	$ 54.12	*	0	=	$ -	Estimated Hours Year 5
			Total Direct Labor Cost with Escalation	=	$ 920.36	
			Direct Labor Subtotal before Escalation	=	$ 904.09	
			Estimated total of Direct Labor Salary Increase	=	**$ 16.27**	Transfer to Page 1

NOTES:

1. This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
2. An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. $250,000 x 2% x 5 yrs = $25,000 is not an acceptable methodology).
3. This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
4. Calculations for anticipated salary escalation must be provided.

Note: Mark-ups are Not Allowed ☐ Prime Consultant ■ Subconsultant ☐ 2nd Tier Subconsultant

Consultant: **Mozamo Engineering, Inc.**

Project No. **City Project 23-067 BP 3** Contract No. **TBD** Date **1/27/2026**

DIRECT LABOR

Classification/Title	Name	Range	Hours	Actual Hourly Rate	Total
Resident Engineer	Chris McDermott, PE*	N/A	5	$ 95.00	$ 475.00
Office Engineer	Corinne Burkhard**	N/A	600	$ 58.00	$ 34,800.00
Office Engineer (Back-up)	Marcel Edwards-Brame	N/A	0	$ 46.00	$ -
Office Engineer (Back-up)	Rene Regalado	N/A	0	$ 45.00	$ -
					$ -
Construction Inspector**		$50 - $85 / hr			$ -
Office Engineer		$45 - $65 / hr			$ -
Resident Engineer		$80 - $115 / hr			$ -

LABOR COSTS

a) Subtotal Direct Labor Costs $ 35,275.00

b) Anticipated Salary Increases (see page 2 for calculation) $ -

c) TOTAL DIRECT LABOR COSTS [(a) + (b)] $ 35,275.00

INDIRECT COSTS

d) Fringe Benefits (Rate: 35.00%) e) Total Fringe Benefits [(c) x (d)] $ 12,346.25

f) Overhead & G&A (Rate: 10.00%) g) Overhead [(c) x (f)] $ 3,527.50

h) General & Admin (Rate: 75.00%) i) Gen & Admin [(c) x (h)] $ 26,456.25

j) **TOTAL INDIRECT COSTS** [(e) + (g) + (i)] $ 42,330.00

FIXED FEE k) **TOTAL FIXED FEE** [(c) + (j)] x fixed fee: 12% $ 9,312.60

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Mileage Reimbursement if needed		miles	$ 0.725	$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -

l) TOTAL OTHER DIRECT COSTS **$ -**

m) SUBCONSULTANTS' COSTS (Add additional pages if necessary)

Subconsultant 1:

Subconsultant 2:

m) TOTAL SUBCONSULTANTS' COSTS **$ -**

n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(l) + (m)] $ -

TOTAL COST [(c) + (j) + (k) + (n)] **$ 86,917.60**

NOTES:

1. Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
2. The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
3. Anticipated salary increases calculation (page 2) must accompany.

CALCULATIONS FOR ANTICIPATED SALARY INCREASES

Consultant **Mozamo Engineering, Inc.**

Project No. **City Project 23-067 BP 3** Contract No. **TBD** Date **1/27/2026**

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

	Direct Labor Subtotal per Cost Proposal		Total Hours per Cost Proposal		Avg Hourly Rate	**2 Year Contract Duration**
	$ 35,275.00		605	=	$ 58.31	Year 1 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	$ 58.31	+	4%	=	$ 60.64	Year 2 Avg Hourly Rate
Year 2	$ 60.64	+	4%	=	$ 63.06	Year 3 Avg Hourly Rate
Year 3	$ 63.06	+	4%	=	$ 65.59	Year 4 Avg Hourly Rate
Year 4	$ 65.59	+	4%	=	$ 68.21	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	100.00%	*	605.0	=	605.0	Estimated Hours Year 1
Year 2	0.00%	*	605.0	=	0.0	Estimated Hours Year 2
Year 3	0.00%	*	605.0	=	0.0	Estimated Hours Year 3
Year 4	0.00%	*	605.0	=	0.0	Estimated Hours Year 4
Year 5	0.00%	*	605.0	=	0.0	Estimated Hours Year 5
Total	100%		Total	=	605.0	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
Year 1	$ 58.31	*	605	=	$ 35,275.00	Estimated Hours Year 1
Year 2	$ 60.64	*	0	=	$ -	Estimated Hours Year 2
Year 3	$ 63.06	*	0	=	$ -	Estimated Hours Year 3
Year 4	$ 65.59	*	0	=	$ -	Estimated Hours Year 4
Year 5	$ -	*	0	=	$ -	Estimated Hours Year 5
			Total Direct Labor Cost with Escalation	=	$ 35,275.00	
			Direct Labor Subtotal before Escalation	=	$ 35,275.00	
			Estimated total of Direct Labor Salary Increase	=	**$ -**	Transfer to Page 1

NOTES:

1. This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
2. An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. $250,000 x 2% x 5 yrs = $25,000 is not an acceptable methodology).
3. This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
4. Calculations for anticipated salary escalation must be provided.

Certification of Direct Costs:

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

1. Generally Accepted Accounting Principles (GAAP)
2. Terms and conditions of the contract
3. Title 23 United States Code Section 112 - Letting of Contracts
4. 48 Code of Federal Regulations Part 31 - Contract Cost Principles and Proceedures
5. 23 Code of Federal Regulations Part 172 - Procurement, Management and Administration of Engineering and Design Related Service
6. 48 Ccode of Federal Regulations Part 9904 - Cost Accounting Standards Board (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement.
Local governments are responsible for applying only cognizant agency or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:

Name: Chris McDermott

Title *: Vice President

Signature: 

Date of Certification: 1/27/2026

Email: cmcdermott@mozamoengineering.com

Phone number: (916) 431-0866

Address: 11501 Dublin Blvd, Suite 220 Dublin, CA 94568

* An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.

List services the consultant is providing under the proposed contract:

Office engineering

BRYAN KROEGER, PE

Principal / Construction Manager

Bryan has 16 years of experience delivering public projects. As a Project Manager, Construction Manager and Resident Engineer, Bryan has worked on all aspects of project delivery including helping with preconstruction permitting issues and utility agreements. Bryan has vast experience working on both the State Highway System and Local Roads. Bryan is familiar with both state and federal standards and has helped his clients successfully pass numerous federal, state audits and Caltrans oversight audits. Some of Bryan's previous projects include:

ARPA ROAD REHAB PROJECT, MERCED CNTY; CA

Project manager

This project includes pavement rehabilitation and HMA overlay of approximately 22.5 miles of roadway across 12 different locations throughout Merced County. Bryan is the Project Manager responsible for coordination with Merced County, project development, estimation, bid strategy, construction oversight and overall project delivery.

VARIOUS EMERGENCY PROJECTS, MERCED CNTY; CA

Resident Engineer

- Turlock Road over Dry Creek Bridge
- Turner Island Road over Delta Canal
- Levee Repairs Various Creeks
- La Paloma Road Culvert Repair
- Hills Ferry Bridge Scour Investigation
- Washington Bridge Scour Investigation

ROAD 200 BRIDGE REPLACEMENT AT FINE GOLD CREEK, MADERA CNTY, CA

Project Manager/Resident Engineer

This 10-million-dollar project is replacing an outdated bridge on Road 200 for Madera County. The new bridge is a three-span cast in place post tensioned box girder bridge. This Project also replaces a third of a mile of roadway to correct the alignments vertical and horizontal curvature, bringing it up to current standards. Bryan is acting as the Resident Engineer and Project Manager coordinating between the County, Contractor and the designer.

CAMPUS PARKWAY SEG 3, MERCED CNTY, CA;

Project Manager/Resident Engineer

Bryan was responsible for delivery of the entire 45-million-dollar project. This segment consists of an entirely new three mile, four-lane divided highway with hot mix asphalt paving, all associated drainage, two new multi-lane roundabouts, and several hundred yards of imported engineered fill. The structures on this project are comprised of six bridges, including side-by-side 550' long cast in place post tensioned box girder bridges over MID canals, Bear Creek Drive, and Bear Creek. This project also provides for a grade separated class 1 bike path and pedestrian crossing parallel to the new four-lane divided highway corridor. This is the third of four phases to increase connectivity between Highway 99, Highway 140, and UC Merced.

RIVER PARKWAY ROAD, MADERA CNTY, CA;

Construction Manager/ Senior RE

Bryan was responsible for coordinating all project parties, including the County's other consultants, and the Contractor. Bryan was responsible for both the contractor budget and the consultant construction manager budget. This 11.6-million-dollar project created a new secondary access over Nelder Creek and a new connection to State Route 41. The project included widening of State Route 41, two new signals, coordination with business and property owners, and

YEARS OF EXPERIENCE

16

YEARS WITH FIRM

1.8

EDUCATION

- MS Civil Engineering
- BS Civil Engineering

REGISTRATION

PE Civil #79177

QSD

LEED AP

KEY EXPERTISE

* BUDGETS
* SCHEDULES
* PERMITS
* PARTNERING
* STAGING



BRYAN KROEGER, PE - CONTINUED

construction of approximately one-half mile of new two-lane roadway. The project also included sidewalks, drainage improvements, construction of a raised median on State Route 41, import of fill material and working around Waters of US and sensitive species habitat.

CAMPUS PARKWAY SEG 2, MERCED CNTY, CA;
Project Manager/Resident Engineer
Bryan was responsible for working with third parties and permitting agencies to obtain approval to start construction and ultimately manage and deliver this 25-million-dollar project. This segment consisted of almost one mile of new four-lane divided highway including almost 5 million dollars in widening of, and a new signal on, State Route 140. The project included new twin cast in place bridges over State Route 140 and the BNSF Railroad right of way.

CHILDS AVENUE RECONSTRUCT, MERCED CNTY, CA;
Project Manager
Bryan served as Design Manager and Construction Manager for the 5-million-dollar reconstruction of Childs Avenue in Merced County. The project consisted of cement treated full depth reclamation, overlay and widening to reconstruct shoulder of approximately five miles of existing high use roadway. The project was completed ahead of schedule and under budget.

ATWATER MERCED EXPRESSWAY, MERCED CNTY, CA;
Project Manager/Resident Engineer
Bryan served as Project Manager and Resident Engineer for this 35-million-dollar project. This project consisted of new JPCP paving of approximately six lane miles of SR 99, six new cast in place bridges. The project constructed a new interchange at the new Atwater Merced Expressway and SR 99. It also included construction of approximately 1.5 miles of new two-lane county roadway and reconstruction of over two miles of existing county roads.

HILLS FERRY EMERGENCY PROJECT, MERCED CNTY, CA
Project Manager/Resident Engineer
This was an emergency project to stabilize and rebuild the levee of Hills Ferry Road on the Merced River. Bryan led the team finding hydraulic engineers and surveyors to devise a plan to reconstruct the embankment. During construction Bryan led the construction team and environmental consultants devising methods to access the work area and install the repair all while keeping the project on schedule and under budget.

LAGRANGE ROAD BRIDGE EMERGENCY PROJECT, MERCED CNTY, CA
Project Manager/Resident Engineer
This was an emergency project to repair a failing abutment wing wall at dry creek. Bryan had to first assess the safety of the existing road condition for the traveling public. Once it was determined the road needed to be closed, Bryan worked with the County's designer and emergency work contractor to come up with a feasible, fast, and cost-effective temporary fix where the existing wood wing wall was anchored to a pieced of K-railing buried behind the abutment. Bryan oversaw and monitored the time and material work in the field and overall cost.

ROSEDALE OFF RAMP WIDENING, CITY OF BAKERSFIELD, CA;
Construction Manager
Bryan served as Construction Manager for the City of Bakersfield's 7.5 -million- dollar construction project. He was responsible for inter-agency coordination, utility relocation and budget management. This widening project added an auxiliary lane to SR99 South bound and widened the South bound off ramp at Rosedale Highway from one to two lanes and from single left and right turn pockets to dual 500' turn pockets in both directions. The project included two retaining walls, the longest being 900 feet long and varying in height from 10 to 24 feet tall. The walls requiring temporary, contractor designed, tie back walls as shoring. The project also included a new signal, jointed plain concrete pavement, drainage improvements and textured gore paving.

RAMON MONTES DE OCA, PE

Project Manager / Resident Engineer

Ramon has over 17 years of experience and in addition to his PE license, he is a Qualified SWPPP Developer/ Practitioner. Throughout the years, Ramon has been a Structures Representative and Resident Engineer on a variety of projects from the mountains to the shores of California. He is well versed on most structure types as well as tunnel and transit platform construction. His Structure Representative and Resident Engineering experience includes:

AVENUE 25 BRIDGE REPLACEMENT, MADERA CNTY, CA;

Project manager/Structure Representative

This project includes the replacement of the existing bridge, constructed in 1954 along Avenue 25, with a new 35 foot wide, 320 foot long bridge on the existing alignment. The replacement bridge has been designed to accommodate the scour conditions present in Ash Slough. The bridge bents consist of 30" diameter columns and 30" cast in drilled hole (CIDH) pile foundations . The proposed bridge superstructure consists of a 1-foot-6-inch-deep, cast-in-place, concrete slab with pipe pins connecting the superstructure to the intermediate piers. The superstructure will be located on a crest vertical curve profile grade. Ramon is managing all aspects of this project.

ROAD 200 BRIDGE REPLACEMENT AT FINE GOLD CREEK, MADERA CNTY , CA

Structure Representative

This 10-million-dollar project replaced an outdated bridge on Road 200 for Madera County. The new bridge is a three-span cast in place post tensioned box girder bridge. This Project also replaces a third of a mile of roadway to correct the alignment vertical and horizontal curvature, bringing it up to current standards. Ramon is the Structure Representative responsible for overseeing the technical details and quality elements of the bridge construction.

CAMPUS PARKWAY SEG 3, MERCED CNTY, CA;

Structure Representative

Ramon was responsible for structure specific construction engineering and oversight of this 45-million-dollar project. This segment consists of six bridges, including side-by-side 550' long cast in place, post tensioned, box girder bridges over MID canals, Bear Creek Drive, and Bear Creek. This project also provides for grade separated class 1 bike path and pedestrian crossing parallel to the new four-lane divided highway corridor. This is the third of four phases to increase connectivity between Highway 99, Highway 140, and UC Merced.

CAMPUS PARKWAY SEG 2, MERCED CNTY, CA;

Assistant Structure Representative

Ramon was responsible for providing structure specific construction engineering and oversite of this over 25-million-dollar project. The overall Campus Parkway project includes the construction of a four-lane expressway from Highway 99, connecting to Highway 140, and is currently being extended to Yosemite Avenue via Segment 3. Segment 2 focused from the intersection at Childs Ave to the Connector Road, including twin cast in place concrete box girder bridges over BNSF railroad, State Route 140 and includes a Class 1 bike path.

YEARS OF EXPERIENCE

17

YEARS WITH FIRM

1.8

EDUCATION

- BS Civil Engineering

REGISTRATION

PE Civil #78212

KEY EXPERTISE

***STRUCTURES OVER BNSF RR**

*** PRECAST CONCRETE**

*** CAST IN PLACE CONCRETE**

*** CREEKS**

*** RETAINING WALLS**



RAMON MONTES DE OCA, PE - CONTINUED

SACRAMENTO RAILYARDS, CITY OF SACRAMENTO, CA;

Assistant Structure Representative

Ramon provided assistant Structure Representative services and inspection for the redevelopment project located at the historic and former Union Pacific Railyards. This project opened access to the 240-acre project site to allow for multi-modal transportation and future development by separating freight and pedestrian traffic. The project consisted of constructing multiple central tunnels with vestibules to direct passengers to one of the four quarter mile long platforms to board Amtrak. The Central Tunnels were wrapped in waterproofing system to defeat both groundwater pressure from the adjacent Sacramento River and the impact train loading from the rail lines running over top. A service tunnel was constructed to provide access from passenger service, and luggage conveyance from the historic downtown Depot to the new platforms. The West tunnel, which was for pedestrians, provided access between the Railyards' historic building and Old Town Sacramento. This project included a 250-foot-long tunnel under the double mainline tracks along with ADA complaint pedestrian ramps as well as adjoining stairs.

SACRAMENTO RAILYARDS - PEDESTRIAN TUNNEL AND RAMPS PROJECT, CITY OF SACRAMENTO, CA;

Assistant Structures Representative

This project provided facilities to accommodate access between Old Sacramento, the Railyards area, existing historic buildings, and the future railroad museum. The project improved operations, safety, and convenience for passenger service and goods movement. Construction consisted of ADA compliant pedestrian ramps connecting Old Town Sacramento parking areas to the 250-foot-long west tunnel which crossed underneath the double mainline track. The tunnel consisted of a gravity slab bottom with a water proofing membrane for the slab and walls, architectural treatments to tunnel walls and tunnel portals on each side, lighting, and running conduits for future surveillance equipment.

STORM DAMAGE REPAIRS, SANTA CRUZ CNTY, CA;

Resident Engineer

Resident Engineer/Inspector on three storm damaged roadway repair projects consisting of tieback and soldier pile retaining walls and multi-plate culvert replacements.

Felton Empire Road - A public safety improvement project that involved constructing two new soldier pile walls, each approximately 60 feet long, with new guardrail.

East Zayante Road - Installed a 10-foot multi-plate arch culvert to remediate storm damage and improve fish passage. During stage construction, an emergency road slip out caused a full road closure. Ramon spent nearly three straight days working with the Contractor to reconstruct the hillside and reopen the road to traffic.

North Rodeo Gulch Road - New 90-foot-long, 12-foot-tall soldier pile with tiebacks and timber lagging to remediate storm damage repair.

EMIGRANT TRAIL REHABILITATION, ALPINE CNTY, CA;

Assistant Resident Engineer

Ramon was Assistant Resident Engineer for the construction of approximately 1,600 feet of local road and 3.2 miles of rural collector that were programmed for rehabilitation in accordance with the County's Pavement Maintenance System. Tasks included performing field inspections to determine scope of rehabilitation, offering a formulation for the rehabilitation strategy, and developing the bid documents.

INTERNATIONAL DRIVE, CITY OF RANCHO CORDOVA, CA;

Assistant Resident Engineer

This $8.8-million construction project consisted of the construction of a new, six-lane, approximately 1,500-feet-long roadway extension, modification of a signalized intersection, widening an existing expressway, new retaining walls and sound walls, and a new bridge across the Folsom South Canal. Project issues included ARRA reporting requirements, utility coordination, traffic staging, permit compliance, community outreach/interaction, and Federal/state funding requirement.



JUAN ZERMENO, PE

Resident Engineer

Juan has over 23 years of experience providing construction management services to various government agencies and the private sector. His background includes heavy highway construction, bridge construction, railroad construction, and streetscapes. He has administered and managed construction of cast-in-place pre-stressed box girder bridges, pre-stressed slab bridges, pre-cast/pre-stressed girders, bridge foundation construction of large and small diameter CIDH piles, driven piles. Earth retaining structures such as retaining walls, MSE walls, tieback walls, jack & bore operations, pump stations, concrete construction with slurry displacement methods, and more.

RELEVANT PROJECT EXPERIENCE

HIGHWAY 14/138 WIDENING CITY OF PALMDALE, CA
Structures Rep.
State-funded widening of about 2 miles of Highway 14 included expanding the existing bridge and constructing a 750-foot retaining wall. Juan oversaw the bridge widening, which involved partially removing the concrete barrier to expose and extend the existing bridge reinforcement with a 3-span self-supporting structure. The substructure featured spread footings, wall bents, and abutments, while the superstructure had PC/PS concrete girders and a reinforced concrete deck with a closure pour. The retaining wall, varying from 10 to 26 feet high, was built with type 1 spread footings and 16-inch CIDH piles. My responsibilities included coordinating design changes, reviewing and approving submittals, falsework design, temporary shoring, and concrete girder submittals.

CRANMORE/GARMIRE ROAD BRIDGE REPLACEMENTS SUTTER COUNTY, CA
ARE, Structures Rep, OE
The $10 million project, **funded by federal HBP funds**, Sutter County, and the Department of Water Resources, replaced the Garmire and Cranmore Road Bridges to improve floodwater conveyance. Completed in 2009, it involved constructing two new bridges, demolishing two old ones, and aligning the roads. The Garmire Road Bridge is a 1,250-foot, 9-span concrete box girder, while the Cranmore Road Bridge is a 70-foot, 2-span concrete slab. Both have one 12-foot lane in each direction and 4-foot shoulders. The project, notable for its rock slope protection, erosion control, and strict environmental regulations, won the 2009 Environmental Project of the Year Award from APWA's Sacramento Chapter. Mr. Zermeno managed contract administration, inspections, material testing, and coordination.

TOWER BRIDGE GATEWAY MODIFICATION, WEST PHASE SACRAMENTO, CA
Resident Engineer
The $5 million road reconstruction project from Tower Bridge to Highway 50 aimed to support new development. It involved removing a small bridge, installing a signalized intersection, and staging construction near Raley Field. Funded by federal and local sources, the project required managing contract administration under Caltrans guidelines, conducting construction inspections, coordinating traffic control and utilities, reviewing submittals, approving contractor payments, and handling public relations. This project won the 2009 Transportation Project of the Year Award from APWA's Sacramento Chapter.

COMPANY
CCME, Inc.

YEARS OF EXPERIENCE
23 Years

YEARS WITH CCME
1<

EDUCATION
B.S. Civil Engineering, California State University, Sacramento

CERTIFICATIONS
PE Civil #81715
Texas PE #146207

KEY EXPERTISE
- Bridge Construction
- Pre-Stressed Bridges
- Inspection

KAREEM ABONOFAL,
Resident Engineer

Mr. Abonofal has 4 years of experience delivering public projects as a Construction Inspector, Assistant Resident Engineer, Assistant Structures Representative, and Resident Engineer. Kareem is experienced in preparing cost estimates, providing submittal reviews, preparing RFI responses, performing constructability reviews, reviewing, negotiating and executing contract change orders and is knowledgeable of Caltrans' Standard Specifications and procedures.

YEARS OF EXPERIENCE

4 Years

YEARS WITH FIRM

0.5

EDUCATION

- BS Civil Engineering

REGISTRATION

PE Civil #79177

KEY EXPERTISE

***MATERIALS**

*** REPORTING**

*** FILING**

*** COST ESTIMATES**

ARPA ROAD REHABILITATION, MERCED CNTY, CA;
Resident Engineer

This project includes pavement rehabilitation and HMA overlay of approximately 22.5 miles of roadway across 12 different locations throughout Merced County. Kareem is the Resident Engineer responsible for overseeing the construction contract including interpretation of plans, specifications, and codes, verifying that contract work is performed in accordance with all applicable governing regulations. Kareem is responsible for conducting quality surveillance of specific quality related activities, coordinating the preparation of inspection survey reports, as well as timely submittals of these reports and records, arranging, coordinating, and overseeing technical inspections, including soil testing and asphalt mixes for conformance requirements

ROAD 200 BRIDGE REPLACEMENT AT FINE GOLD CREEK, MADERA CNTY, CA
Assistant Resident Engineer

This 10-million-dollar project is replacing an outdated bridge on Road 200 for Madera County. The new bridge is a three-span cast in place post tensioned box girder bridge. This project also replaces a third of a mile of roadway to correct the alignments vertical and horizontal curvature, bringing it up to current standards. Kareem acted as the Assistant Engineer.

DELTAL MENDOTA CANAL BRIDGE, CALTRANS D10, CA;
Assistant Structures Rep.

This project included rehabilitation of a two lane, three-span bridge as part of the Caltrans District 10, on-call improvements contract. Construction activities comprised of the installation of carbon fiber-reinforced plastic on all girders, construction of new bridge deck, new approach slabs, and the replacement of concrete barriers. While serving as the ASR on this project, Kareem reviewed structural construction submittals for approval, and conducted monthly material and cost estimate.

CONSTRUCTION PKG 2-3, CALIFORNIA HIGH SPEED RAIL, FRESNO, CA;
Civil Engineer

The California High-Speed Rail Project Construction Package 2-3 consisted of a 65-mile rail alignment, which required the construction of over 50 structures, varying from a mile long viaduct to box culverts as well as the realignment of multiple local roadways and the design and construction of new access roads. Kareem served in multiple capacities during his time on the $1.6 billion+ CAHSR project. He was responsible for reviewing structural field design changes, coordinating with the Independent Check Engineer and Designer to meet deadlines and schedule requirements.

RICHARD BETTENCOURT

Construction Inspector/ Assistant Resident Engineer

Richard has 21 years of experience verifying construction quality. As an Inspector, Richard has worked as both Quality Control and Quality Assurance, on projects ranging from small local projects to the $6.5 Billion Bay Bridge Eastern Span Replacement Project. Richard has vast experience working on both the State Highway System and local roadways. Richard is familiar with both state and federal standards and has worked on projects in New York, California and two other Countries. Some of Richard's previous projects include:

ARPA ROAD REHABILITATION, MERCED CNTY, CA;

Lead Inspector/Field Engineer

This project includes pavement rehabilitation and HMA overlay of approximately 22.5 miles of roadway across 12 different locations throughout Merced County. Richard is the lead inspector responsible for overseeing the construction contract including daily coordination with the contractor and material testing firms. Rick provides quality assurance documentation and daily field reports.

CAMPUS PARKWAY SEG 3, MERCED CNTY, CA;

Inspector/Assistant Resident Engineer

Richard oversaw the roadway construction and performed quality assurance for Campus Parkway Segment 3. This segment consists of an entirely new three mile, four-lane divided highway with hot mix asphalt paving, all associated drainage, two new multi-lane roundabouts, and several hundred yards of imported engineered fill. The structures on this project are comprised of six bridges, including side-by-side 550' long cast in place box post tensioned box girder bridges over MID canals, Bear Creek Drive, and Bear Creek. This project also provides for a grade separated class 1 bike path and pedestrian crossing parallel to the new four-lane divided highway corridor. This is the third of four phases to increase connectivity between Highway 99, Highway 140, and UC Merced.

CAMPUS PARKWAY SEG 2, MERCED CNTY, CA;

Inspector

Richard assisted with Structure and Roadway Construction Inspection on Campus Parkway Segment 2. This segment consisted of almost one mile of new four-lane divided highway including almost 5 million dollars in widening of, and a new signal on, State Route 140. The project included new twin cast in place bridges over State Route 140 and the BNSF Railroad right of way.

CALTRANS METS;

Senior QA Inspector

Richard worked as consultant to Caltrans reporting directly to METs in Caltrans Headquarters for 8 years. During this time Richard gained extensive experience with precast concrete girders, ultra high strength columns, precast freeway panels, and precast quality control plans. Richard's duties included shop drawing, quality control plan, and submittal review, fabrication facility auditing, field review for quality assurance of components, and field procedure monitoring.

NEW YORK STATE THRUWAY;

Special Inspector to Owner

Richard worked as special inspector to the owner, performing nondestructive testing and witnessing welding procedures.

Richard became the repair specialist for the owner and lead special inspector for repairs and fracture critical members.

YEARS OF EXPERIENCE

21 Years

YEARS WITH FIRM

1.2

EDUCATION

- AS Marine Technology

REGISTRATION

- CWI
- NACE LEVEL II

KEY EXPERTISE

* ROADWAYS
* STRUCTURES
* SPECIAL INSPECTION
* PRECAST CONCRETE
* SHOP DRAWING REVIEW
* WELDING INSPECTION



Chris McDermott, PE, QSD/QSP, CWI

Mozamo Engineering, Inc.

Resident Engineer

REGISTRATION

Professional Civil Engineer, CA No. 79101

EDUCATION

BS, Engineering Management, University of the Pacific, CA

CERTIFICATIONS

American Welding Society/Certified Welding Inspector No. 14122961

Precast Concrete Institute Level III Inspector No. 15145

American Concrete Institute Field Testing Technician Grade I

Qualified SWPPP Practitioner/California Stormwater Quality Association No. 26398

ICC Plan Review Institute Certification

Caltrans Resident Engineer Academy

PROFESSIONAL AFFILIATIONS

American Welding Society

Precast Concrete Institute

Guest Lecturer on Project Management and Leadership at the University of the Pacific

EXPERIENCE

With firm for 2 year; with other firms for 14 years

Mr. McDermott has over 16 years of engineering and construction management experience with transportation and infrastructure projects. Prior to joining Mozamo Engineering, he worked for general contractors, a pre-cast concrete fabricator, City of Tracy, and consultant companies providing expertise in construction and construction management to clients such as Central Federal Lands Highway Division (CFLHD), Alameda County Public Works, and Caltrans Structure Construction. Mr. McDermott is currently serving as a Caltrans Structure Representative for various proejcts in Caltrans District 5 including in Salinas, Hollister, Monterey and Santa Cruz. In addition to his construction management experience, he has six years of experience as a Caltrans Materials Engineering and Testing Services Representative (METS Rep) providing quality assurance (QA) and source inspection of structural materials such as pre-cast/pre-stressed concrete, welding, structural steel, and high-strength fasteners. He currently serves projects in Santa Barbara (US 101 corridor) and Paso Robles (Highway 46/41) as a Materials Engineer. He gained valuable experience working for G&L Brock Construction, a paving, grading, and underground utility company in Stockton, CA. He also worked for MCM Construction, a prime bridge contractor, first as a field engineer for the San Francisco-Oakland Bay Bridge (SFOBB) and later as a falsework and design engineer for various bridges throughout California. His experience with alternative delivery projects includes the Bay Bridge Pier Retention project, US 101 corridor in Santa Barbara, SR 41/46 realignment in Paso Robles, Scofield Seismic Retrofit in Richmond, CA, Saratoga Creek Historical Bridge Retrofit in Saratoga, CA, the Interstate 405 Sepulveda Pass Widening project, Kaiser Oakland Parking Garage, and other pre-cast parking garages and bridges in California. Mr. McDermott worked on dozens of public works projects while an Associate Civil Engineer with the City of Tracy. He has also worked for pre-cast/pre-stressed concrete fabricators, including work as a project engineer, project manager, and quality control (QC) manager.

On-Call Construction Management Districts 59, District 5, Monterey/Prunedale Caltrans, CA. *Structures Representative*. As part of this on-call contract, Mr. McDermott is the Structures Rep for the following projects in District 5:

05-1M3904 & 05-1N9304– Bridge Maintenance Projects. Under these 2 EAs Caltrans is performing maintenance on 23 bridges spread across Monterey, San Benito and Santa Cruz County. The work performed includes treating the bridge decks, spall repair, placing methacrylate or polyester concrete overlays, clean and replace existing joint seals of various types and sizes.

05-1J4804 – Highway 156 / 25 Roundabout Project. This project installs a new roundabout at the intersection of Highway 156 and Highway 25. The structures work performed includes installing overhead sign structure trusses including the 5'-9 diameter cast-in-drilled hole (CIDH) concrete pile.

05-1H0504 – Market Street Retaining Wall. This project installs a new 1,644 LF cast in place retaining wall along Highway 101 at Market Street.

05-0C7324 – Chanticleer Pedestrian Overcrossing. This project installs a new pedestrian overcrossing bridge over Highway 1 in Santa Cruz. The structures work Mr. McDermott oversaw includes the installation of CIDH piles for the bridge foundation.

Mr. McDermott's responsibilities on the above listed projects as the Structures Representative include performing monthly progress payment estimates, quantity calculations, overseeing and directing the work of the inspection staff, filling in as an inspector as needed, solving field issues as they arise, reviewing inspector's daily reports, creating



With Blackburn Since 2006

Education

- California Polytechnic State University, San Luis Obispo, CA. B.S. Ag. Business, 2003
- UC Davis, Sacramento Extension. Certificate Construction Management 2008

Certifications

- Caltrans JTCP PCC, CTM 231, 375, 541
- ICC-Reinforced Concrete Special Inspector
- ACI Concrete Field Technician Grade I
- Troxler Nuclear Gauge Certified
- CPM Training
- Radiation Safety Officer

Geotechnical
Geo-Environmental
Forensics
Construction Services

Bryce Moore

Director of Construction Services

Bryce Moore serves as Blackburn's Director of Construction Services and has been with the company for over 17 years. Bryce's experience of over 22 years includes management, inspection, and materials management and testing for city and county roadways, public works infrastructure, levees, Caltrans roadways and bridges, subdivisions, schools, and pipeline projects.

Representative Experience

Caltrans On-Call District 10, Merced County, CA

Field Services Manager for materials testing and special inspection for this $40M project which involved a four-lane freeway on a new alignment with interchanges and bridge overcrossings and undercrossings. Provided testing for Arboleda Drive, Plainsburg Road, and Bradley Overhead at SR99.

Merced Campus Parkway Project, Merced County, CA

Manages testing and inspection services during construction of segments 2 and 3 of the Campus Parkway improvement project. The expressway improvements include new roadways, bridges, sidewalks, curbs and gutters, driveways, maintenance vehicle pullouts, light pole foundations, and roundabouts.

Sperry Avenue Improvements, Patterson, CA

Construction Manager for this federally funded roadway and ADA ramp improvement project. The project consisted of the replacement of ADA ramps, roadway dig-outs, relocation of pedestrian push buttons, Hot Mix Asphalt overlay with pavement reinforcing fabric, and striping. Bryce's responsibilities included administration of the construction contract, review, and approval of RFI's, submittals, progress payments, and change orders, coordination with the contractor, City, and inspection staff, conducting progress meetings, and completion of required reports to satisfy Caltrans minimum reporting requirements.

Ninth Street Improvements, Patterson, CA

Construction Manager for this roadway realignment and sidewalk improvement project. The project consisted of new sidewalks and ADA ramps along the entire length of Ninth Street between Ward Avenue and Las Palmas Avenue, realignment of Ninth Street to improve traffic flow and safety, installation of new streetlights, and landscaping improvements. Bryce's responsibilities included administration of the construction contract, review and approval of RFI's, submittals, progress payments, and change orders, coordination with the contractor, City, and inspection staff, conducting progress meetings, and completion of required reports to satisfy Caltrans minimum reporting requirements. Blackburn also provided quality assurance materials testing on this contract.

Caltrans District 9 On-Call Construction Services, Mono and Inyo County, CA

Under Caltrans contract 06A2160, managed construction inspection services for multiple sections of US 395: Route 270 to Jack Sawyer Road, Green Lakes CAPM, Lee Vining Rockfall, and Bridgeport Culverts. Under Contract 06A1738, managed quality assurance materials testing services for a major four-lane freeway realignment with interchanges, bridge overcrossings, and undercrossings.

Caltrans District 6 On-Call Inspection and Materials Testing Services, Multiple Counties, CA

Bryce Moore served as project manager for quality assurance materials testing and construction inspection on Route 58, Route 155, and Route 14 in Kern County, and on multiple sections on Route 145 and Route 58 in Madera County. Responsible for staff training, recruitment, and assignment to local Caltrans offices to augment Caltrans materials testing and inspection staff.

Blake Watkins

Consulting Arborist and Urban Forester

SO-6587B

Blake Watkins is a Board Certified Master Arborist who specializes in urban forestry. His expertise is in tree risk assessment and plant health care. His work in arboriculture began in non-profit organizations, Trees Atlanta and Friends of the Urban Forest (San Francisco), where he trained volunteers and coordinated tree planting and pruning projects. He went on to represent The Davey Tree Expert Company, providing commercial and residential arborist services to clients on the San Francisco Peninsula and Silicon Valley. Blake has experience with multi-year tree management plans, hazardous tree assessments, production tree crew supervision, and tree protection during construction. Blake currently works for Monster Tree Service as a business and arboricultural advisor to franchise owners across the Western U.S. and offers arboricultural consulting services to residential, commercial, and municipal clients in Northern California.

EXPERIENCE

Arborist Blake Watkins LLC, Sacramento — *Consultant*
Current

Offering arborist consulting services to clients in Northern California. Services include: expert witness testimony, tree protection plans, tree safety inspections, arborist reports.

Authority Brands, Remote — *Operations Partner*
Current

Business and arboricultural consulting for Monster Tree Service franchisees in the western region.

The Davey Tree Expert Company, San Francisco — *Arborist Representative*
2017-2020

Tree care solutions for residential and commercial clients. Developed multi-year management plans, tree protection plans, city and county permits. Managed tree pruning, removal, planting, plant healthcare activities.

PROJECTS

Stark v. Jones, Hillsborough, CA
2021

Provided expert witness testimony regarding liability for tree risk and removal in neighbor dispute. Work included the completion of an arborist report, post-mortem evaluation, and deposition.

San Carlos School District, San Carlos, CA
2020

Developed multi-year management plans, performed tree inspections, and supervised the removal of hazardous trees and mitigation pruning.

San Bruno Mountain County Park, San Mateo County, CA
2018

Performed tree risk assessment using TRAQ forms to assess and prioritize tree removal and pruning of Blue Gum Eucalyptus grove.

Registered Consulting Arborist®



Sacramento, CA 95819
(404) 909-0025
watkins.blake@gmail.com
arboristblakewatkins.com

EDUCATION

Masters of Business Administration,
Golden Gate University,
San Francisco, CA

Bachelors of Science in Environmental Studies,
Elon University,
Elon, NC

CERTIFICATIONS

Tree Care Industry Association
Certified Treecare Safety Professional #03267

International Society of Arboriculture
Board Certified Master Arborist #SO-6587B

American Society of Consulting Arborists
Registered Consulting Arborist #782

City Council Staff Report

March 10, 2026

From:	Gary Hampton, Interim City Manager
Prepared by:	James Governale, Management Analyst
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Resolution: Authorizing expenditures for Monday.com subscriptions and associated services, in an amount not to exceed $30,000 per fiscal year

2. NARRATIVE:

The City has utilized the Monday.com project and work management platform since December 2023. Since that time, use of the platform has steadily expanded and now includes approximately 40 staff members across Transit, Recreation, Maintenance, the City Manager's Office, City Clerk's Office, Communications, Engineering, and other divisions.

Monday.com is used to manage both long-term projects and routine, day-to-day work. Common use cases include tracking the review of proposed City Council agenda items, developing and managing City contracts and associated deadlines, monitoring regulatory compliance activities, planning items, and departmental work programs, as well as supporting special projects and cross-departmental initiatives. The platform's flexibility allows departments to tailor workflows to their operational needs while maintaining shared visibility and consistency across the organization.

A key strength of Monday.com is its ability to support passive communication. Through shared boards, automated updates, and customizable dashboards, staff and management can access real-time project information without relying on frequent meetings or email-based status updates. Dashboard functionality allows information to be quickly shared across departments, improving coordination, accountability, and collaboration.

Monday.com operates under a subscription-based licensing model with variable user levels that may increase or decrease over time based on staffing and operational needs. The City's subscription is priced on a per-user basis, and licensing levels may be adjusted during the year as needed. Given the phased rollout of the platform and the need to onboard and train staff over time, entering into a fixed-seat or fixed-service agreement would limit flexibility and could result in the City paying in advance for licenses that are not yet needed.

The proposed resolution establishes an annual not-to-exceed spending authority of $30,000, allowing staff to manage subscription levels responsibly while maintaining fiscal controls and City Council oversight. Information technology software is exempt from formal bid procedures pursuant to Turlock Municipal Code section 2-7-08(b)(6).

3. FISCAL IMPACT / BUDGET AMENDMENT:

The Purchasing Division has determined that this item does not require a competitive

procurement process pursuant to Turlock Municipal Code section 2-7-08(b)(6), which exempts information technology software from formal bidding requirements.

Monday.com subscription costs are distributed across participating departments, with each department contributing its proportional share of the expense through an established software general ledger account. Costs are allocated based on the number of licensed users assigned to each department, ensuring expenses are equitably shared and directly tied to departmental usage.

In the current fiscal year, the City Manager authorized expenditures totaling $9,002.18 for Monday.com subscriptions and associated services. These costs were paid from existing appropriations and are reflected in departmental operating budgets.

Adoption of the proposed resolution establishes a City Council–approved not-to-exceed spending authority of $30,000 per fiscal year, inclusive of the $9,002.18 already expended during the current fiscal year. This authority would reset annually on July 1 and remain subject to budgeted appropriations. Any expenditures in excess of the authorized annual amount would require additional City Council approval. No budget amendment is required at this time.

4. 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.

5. ALTERNATIVES:

A. The Council could choose to decrease the amount authorized by this action. The proposed funding level would allow approximately 100 staff members to utilize Monday.com, depending on the City’s storage or AI needs. Currently, 40 staff members use the system, and the proposed amount accommodates anticipated growth. The system’s value increases when collaboration is prioritized, and experience has shown that adoption tends to occur in groups rather than incrementally. As a result, growth is expected to continue at a faster pace as additional teams come on board and work collectively. For these reasons, staff do not recommend this alternative.
B. The Council could approve the requested not-to-exceed amount for a shorter term, such as one or two years rather than three. This approach allows the City to continue expanding use of the platform while providing the Council with a defined opportunity to evaluate performance and value before committing to longer-term funding.
C. The Council could authorize continued access for existing users for a limited period and direct staff to conduct a competitive review of comparable project and work management platforms. This option ensures that Monday.com remains the most appropriate and cost-effective solution before expanding licensing or establishing long-term reliance. The $9,002.18 already expended on this software is non-refundable and provides access to the platform through September 2026; therefore, it is not recommended that the City discontinue use of the software prior to that time.

D. The Council could reject the proposed resolution altogether. This would limit software access to the current 40 users citywide and restrict the City's ability to expand use of a platform designed to improve efficiency and collaboration on tasks and projects. For these reasons, this alternative is not recommended.

6. ATTACHMENTS:

1. Draft Resolution

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

RESOLUTION NO. 2026-

IN THE MATTER OF AUTHORIZING EXPENDITURES FOR MONDAY.COM SUBSCRIPTIONS AND ASSOCIATED SERVICES, IN AN AMOUNT NOT TO EXCEED $30,000 PER FISCAL YEAR

WHEREAS, Monday.com Ltd. ("Monday.com") provides a cloud-based software-as-a-service (SaaS) platform offering project management and workflow coordination tools that support City operations across multiple divisions; and

WHEREAS, Monday.com is currently utilized by multiple City departments and staff as an established workflow management platform, and the City has made an investment in its implementation, training, and integration into daily operational processes; and

WHEREAS, the City Council desires to expand the availability of Monday.com to additional staff and departments to further support standardized workflow coordination and operational efficiency; and

WHEREAS, pursuant to TMC section 2-7-08(b)(6), information technology software is exempt from the City's formal bid procedures; and

WHEREAS, because Monday.com is provided through a subscription-based licensing model with automatic renewal provisions and variable user levels that may increase or decrease over time, it is appropriate for the City Council to authorize expenditures for expanded Citywide use to ensure ongoing fiscal oversight and alignment with the City's contract approval framework; and

WHEREAS, the City Council, mindful of its responsibility to ensure the prudent use of public funds, finds that entering into a fixed-seat or fixed-service contract would unduly limit operational flexibility, as the platform is still being deployed across the organization and staffing levels and user needs are expected to evolve; and

WHEREAS, subscription-based software services, including Monday.com, may require periodic adjustments in licensing levels and recurring expenditures on an annual basis; and

WHEREAS, the Council desires to provide sufficient flexibility for staff to utilize Monday.com while also establishing clear limits on spending authority and ensuring periodic Council review; and

WHEREAS, 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 because 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.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock as follows:

1. The City Council hereby finds that the above recitations are true and correct and are incorporated as a material part of this Resolution.
2. This action is not a project under CEQA Guidelines Section 15378(b)(5) because the action consists of organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment and therefore is not considered a project.
3. The City Council finds that Monday.com constitutes information technology software in accordance with TMC section 2-7-08(b)(6) and authorizes expenditures consistent with that exemption.
4. The City Council authorizes expenditures for the implementation and use of Monday.com subscriptions and associated services, inclusive of the City's existing subscription and any future expansions, upgrades, or adjustments in licensing levels, in an amount not to exceed Thirty Thousand Dollars ($30,000) per fiscal year, to be charged to the appropriate funds based on usage and subject to annual budget appropriations.
5. The City Council acknowledges that Monday.com subscriptions may renew on an annual basis and that licensing levels may be adjusted during the subscription term; however, total expenditures shall not exceed the fiscal-year not-to-exceed amount authorized herein, and any expenditures beyond that amount shall require further City Council authorization.
6. This authorization shall remain in effect for three (3) years from the date of adoption, unless amended or renewed by the City Council.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 10th day of March, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

City Council Staff Report

March 10, 2026

From:	Isaac Moreno, Finance Director
Prepared by:	Lisa Quiroga, Purchasing Manager
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Authorizing the Interim City Manager to execute an Agreement with Vestis Group, Inc., dba Vestis Services LLC, for Uniform Rental and Laundry Services for City Staff, utilizing Sourcewell Cooperative Agreement No. 011124-VST pursuant to TMC 2-7-08(b)(5), for a Five-Year term through March 31, 2031, in an amount not to exceed $300,000.

2. NARRATIVE:

In 2019, the City issued a formal Request for Bid (RFB No. 19-042) and, in 2020, awarded a six-year agreement to Aramark Uniform and Career Apparel for uniform rental and laundry services for City staff. In 2023, Aramark established Vestis Group, Inc., dba Vestis Services LLC, to exclusively hold its uniform and workplace supplies business. As the current agreement approaches its expiration, a cooperative agreement through Sourcewell is available that would allow the city to continue these services.

Staff recommends authorization to award an agreement with Vestis Group, Inc., dba Vestis Services LLC pursuant to TMC 2-7-08(b)(5), when engaged in joint, cooperative, or leveraged purchasing plans that have been solicited and awarded on a competitive basis.

The City contracts with a commercial uniform provider to provide and launder uniforms for City staff who routinely work with materials such as hazardous chemicals, pesticides, street slurry seal, and wastewater, all of which require an industrial cleaning process. Uniform rental contracts are typically long-term due to the significant time, cost, and coordination required to transition from one uniform provider to another.

Typically, uniform providers furnish eleven sets of uniforms (shirts and pants) to each full-time employee on a rental basis. The employee has five sets, plus a spare, to wear while five sets are being laundered. Clean uniforms are delivered, and soiled uniforms are collected for laundering on a weekly basis. The city is charged a weekly fee per article of clothing per employee. The city also obtains miscellaneous items from the commercial uniform provider consisting of coveralls, lab coats, shop towels, bar mop towels and floor mats for various city buildings. Uniform rentals have been determined to be cost-effective in comparison to the purchase of uniforms for city staff.

3. FISCAL IMPACT / BUDGET AMENDMENT:

$300,000 – each uniform is charged to the appropriate department/division account classification XXX-XX-XXX.43110 “Laundry & Linen Service”

The Purchasing Division has made the determination that this item does not require a competitive procedure due to TMC 2-7-08 (b) (5) that states, bidding is not required when

engaged in joint, cooperative, or leveraged purchasing plans that have been solicited and awarded on a competitive basis.

4. 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 “organization 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.

5. ALTERNATIVES:

Alternative 1: Reject the cooperative agreement and direct staff to utilize a different cooperative agreement for uniform rental services. This may cause an increase in price and a lapse in services.

Alternative 2: Reject the cooperative agreement and direct staff to issue a formal solicitation. This may cause a lapse in services along with a delay in transitioning from one uniform rental supplier to another.

6. ATTACHMENTS:

1. 2026-121 Vestis Service Provider Agreement
2. Exhibit A

SERVICE PROVIDER AGREEMENT BETWEEN THE CITY OF TURLOCK
and
VESTIS GROUP, INC. DBA VESTIS SERVICES LLC
for
UNIFORM RENTAL AND LAUNDRY SERVICES

City Contract No. 2026-121

THIS SERVICE PROVIDER AGREEMENT (the "Agreement") is entered into by and between the CITY OF TURLOCK, a California municipal corporation ("City"), and VESTIS GROUP, INC. DBA VESTIS SERVICES LLC, a corporation ("Service Provider"), on this 1st day of April 2026 (the "Effective Date"). City and Service Provider 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 Service Provider services to assist City with uniform rental and lanundry services (the "Project").

B. Service Provider has made a proposal to City to provide such Service Provider services. A description of the services Service Provider 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 Service Provider 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 Service Provider 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 52 of this Agreement, Sections 1 through 52 shall prevail

2. Term. The term of this Agreement shall be five (5) year(s) and will commence on the Effective Date and terminate on the 31st day of March, 2031 ("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. {Intentionally Omitted}

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, Service Provider 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"). Service Provider 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 Service Provider's Services, the Parties shall enter into a written amendment to this Agreement to adjust the Services and the compensation to be paid to Service Provider and, if necessary, amend the Completion Schedule or Compensation Schedule. The Services, Completion Schedule, or Compensation Schedule shall not be revised unless City and Service Provider 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. Service Provider Requested Modification in Services. Service Provider shall not be compensated for work outside the Services described in this Agreement, unless, prior to the commencement of the Services:

(a) Service Provider 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 Service Provider'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 Service Provider's

proposed revisions, if any, to the Completion Schedule; and (4) set forth the Service Provider'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.

6. Compensation.

6.1. Amount, Time and Manner of Payment for Service Provider Services. City shall pay Service Provider according to the rates and timing set forth in the Compensation Schedule. On each anniversary date of the Effective Date, Service Provider 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 Service Provider'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 Service Provider shall not exceed Three Hundred Thousand and No/100ths Dollars ($300,000.00) ("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 Service Provider within thirty (30) calendar days of receiving such invoice. In the event that an amount of an invoice is in dispute, City shall inform Service Provider 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. Service Provider shall provide City with monthly invoices sufficiently evidencing Service Provider's expenses and completion of the Services. All invoices furnished to City by Service Provider shall be in a form approved by City. The payments specified shall be the only payments made to Service Provider for performance of the Services, including compensation for any Modification. Service Provider 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. Service Provider shall not commence the performance of the Services until it has been given notice by City ("Notice to Proceed").

8. Time of Performance. {Intentionally Omitted}

9. City Assistance to Service Provider. {Intentionally Omitted}

10. Time and Personnel Devoted to Services. Service Provider 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 Service Provider. Service Provider 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 Service Provider. Service Provider 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 Service Provider. City relies upon the following representations by Service Provider in entering into this Agreement:

12.1. Qualifications. Service Provider 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. Service Provider shall also ensure that all subcontractors are similarly licensed and qualified. Service Provider and all subcontractors shall also obtain a business license from City before they commence performance of the Services. Service Provider represents and warrants to City that Service Provider shall, at Service Provider'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 Service Provider to practice Service Provider's profession at the time the Services are rendered.

12.2. Service Provider Performance. Service Provider 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 providers of the Services to be provided. Service Provider shall adhere to accepted Service Provider standards as set forth by relevant Service Provider associations and shall perform all Services required under this Agreement in a manner consistent with generally accepted Service Provider customs, procedures and standards for such Services. Service Provider agrees that, if a Service is not so performed, in addition to all of its obligations under this Agreement and at law, Service Provider 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 Service Provider, 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 Service Provider 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 Service Provider 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. Service Provider 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. Service Provider 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 Service Provider must be in accordance with these laws, ordinances, codes and regulations. Service Provider'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, Service Provider shall immediately notify City's risk manager by telephone. If any accident occurs in connection with this Agreement, Service Provider 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 Service Provider's subcontractor, if any; (c) name and address of Service Provider'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, Service Provider shall immediately notify City. Service Provider shall not store hazardous materials or hazardous waste within City limits without a proper permit from City.

14. Confidentiality. Service Provider understands and agrees that, in the performance of Services under this Agreement or in the contemplation thereof, Service Provider 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").

Service Provider 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 Service Provider written authorization to make any such disclosure, Service Provider shall do so only within the limits and to the extent of that authorization. Service Provider 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, Service Provider 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, Service Provider may disclose Confidential Information required to be disclosed under law, provided that, prior to disclosure, Service Provider 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.

15. Excusable Delays; Notice to Other Party of Delay. Service Provider 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 Service Provider. Force Majeure does not include: (a) Service Provider's financial inability to perform; (b) Service Provider's failure to obtain any necessary permits or licenses from other governmental agencies; or (c) Service Provider'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 Service Provider.

16. 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.

17. Suspension of Services by City. City reserves the right to suspend Service Provider's Services under this Agreement when City determines that it is necessary to do so. When possible, City shall give Service Provider notice of such suspension and Service Provider 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 Service Provider, the Service Provider shall be compensated for Services performed prior to notice of such suspension. When the Project is resumed, the Service Provider's compensation shall be equitably adjusted by City to provide for expenses incurred by the interruption of the Services. In this regard, Service Provider 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 Service Provider during the period when Services were suspended.

If the Parties are unable to agree upon the amount of extra compensation which is due to Service Provider within thirty (30) days of Service Provider resuming Services, the amount of such additional compensation, if any, that is required to appropriately compensate the Service Provider 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 Service Provider 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.

18. 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, Service Provider or technical information or data, photographs, notes, letters, emails or any original works of authorship created by Service Provider 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 Service Provider or its subcontractors, or subcontractors under this Agreement, are not works for hire under U.S. law, Service Provider hereby assigns all copyrights to such Products to City. With the prior written approval of City's point of contact for the Project, Service Provider 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 Service Provider agrees to deliver all such documents and information to City, without charge and in whatever form it exists, on the completion of the Service Provider's Services hereunder. Service Provider shall have no ownership interest in such Products.

All work product of Service Provider 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, Service Provider 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.

19. 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 Service Provider. In the event City shall give such notice of termination, Service Provider shall cease rendering Services upon receipt of said notice given as required in this Agreement. If City terminates this Agreement:

(a) Service Provider 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 Service Provider or before Service Provider commences any Services hereunder,

whichever last occurs, City shall not be obligated to make any payment to Service Provider. If City terminates this Agreement after City has issued the Notice to Proceed to Service Provider and after Service Provider has commenced performance under this Agreement, City shall pay Service Provider the reasonable value of the Services rendered by Service Provider pursuant to this Agreement prior to termination of this Agreement. City shall not in any manner be liable for Service Provider's actual or projected lost profits had Service Provider completed the Services. Service Provider 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 Service Provider prior to termination. In the event of a dispute as to the reasonable value of the Services rendered by Service Provider 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 Service Provider after the date of the notice of termination.

20. Assurance of Performance. If, at any time, City believes Service Provider 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 Service Provider for written assurances of performance and a plan to correct observed deficiencies in Service Provider's performance. Failure to provide written assurances subsequent to such written request, constitutes grounds to declare a breach under this Agreement.

21. 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 Service Provider 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 Service Provider'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 Service Provider.

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

22. Non-Discrimination. In its performance of the Services, Service Provider 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.

23. Arbitration of Disputes. All claims, disputes, and other matters in question between City and Service Provider arising out of or relating to this Agreement or the breach thereof, including claims of Service Provider 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 Service Provider, 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.

24. Insurance Coverage. During the Term, the Service Provider, 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 admitted in California with a current A M Best's rating of no less than A-:VII and will provide City with written proof of said insurance. Service Provider shall maintain coverage as follows:

24.1 Commercial General Liability. Service Provider shall maintain 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. The general aggregate limit shall apply separately to this Project or the general aggregate shall be doubled.

24.2 Workers' Compensation Insurance and Employer's Liability. Service Provider shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability with limits of One Million Dollars ($1,000,000.00) each accident or disease. Service Provider shall submit to City, along with the Certificate of Insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees, and volunteers.

24.3 Professional Liability. {Intentionally Omitted}

24.4 Commercial Automobile Liability Insurance. Service Provider shall maintain 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 each accident for owned, leased, hired, non-owned, and borrowed automobiles. The policy shall provide and be endorsed that the City, its officials, officers, agents, employees, and volunteers are included or named as additional insureds. If Service Provider owns no vehicles, this requirement may be met through a non-owned auto coverage or an endorsement to the CGL policy.

24.5 Umbrella or Excess Policy. Service Provider 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 policies of insurance. No coverage or policies maintained by the City ("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 Service Provider's primary and excess liability policies are exhausted.

24.6 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 effectuate this waiver of subrogation.

25. Additional Insurance Requirements. Within five (5) days of the Effective Date, Service Provider 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 Service Provider 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. If a carrier will not provide the required notice of cancellation, the Service Provider shall provide written notice to the City no later than ten (10) business days before cancellation; (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 Service Provider and shall be endorsed to state such; (c) name City of Turlock as a certificate holder; (d) cover products and completed operations of Service Provider, premises owned, occupied, or used by the Service Provider, or automobiles owned, leased, or hired or borrowed by the Service Provider; contain no special limitations on the scope of protection afforded to City; (e) 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 Service Provider's insurance and shall not contribute to it; (f) contain standard separation of insured provisions; and (g) 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.

26. Indemnifications.

26.1 Indemnification for Professional Liability. When the law establishes a professional standard of care for any portion of the Services provided under this Agreement, to the fullest extent permitted by law. Service Provider 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

Service Provider 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 Service Provider, or any direct or indirect subcontractor, employee, contractor, representative or agent of Service Provider, or anyone that Service Provider 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 Service Provider, the Service Provider waives any and all rights of any type of express or implied indemnity against City and City's Agents.

26.2 Indemnification for Other Than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Service Provider shall indemnify, defend, and hold harmless City and any and all of its elective and appointive boards, officers, officials, agents, employees or volunteers from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider or by any individual or agency for which Service Provider is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of Service Provider.

27. 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.

28. Independent Contractor. At all times during the Term, Service Provider shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which Service Provider performs the Services required under this Agreement. Service Provider 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 Service Provider. City shall have the right to control Service Provider only insofar as the result of Service Provider's Services rendered pursuant to this Agreement; however, City shall not have the right to control the means by which Service Provider accomplishes Services rendered pursuant to this Agreement.

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

30. 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 Service Provider.

31. 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: Isaac Moreno, Finance Director** **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 Service Provider:	**Vestis Group, Inc. dba Vestis Services, LLC** **Attn: Gabriel Ortega** **1617 Jim Way** **Modesto, CA 95358**

32. City Contract Administrator. City's Contract Administrator and contact person for this Agreement is:

City of Turlock
Attn: Lisa Quiroga, Purchasing Manager
156 S. Broadway, Suite 270
Turlock, California 95380
Telephone: (209) 668-5402
E-mail: equiroga@turlock.ca.us

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

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

35. 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.

36. 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.

37. **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.

38. **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.

39. **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.

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

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

42. **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.

43. **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.

44. **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 Service Provider's charges to City under this Agreement.

45. **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. Should any conflict exist between the terms and conditions of the Agreement and any and all exhibits attached hereto, the terms and conditions of the Agreement shall prevail.

46. **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.

47. **Mandatory and Permissive**. "Shall" and "will" and "agrees" are mandatory. "May" and "can" are permissive.

48. **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.

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

50. **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.

51. **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.

52. **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.

CITY OF TURLOCK, a California municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Isaac Moreno, Finance Director

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

VESTIS GROUP, INC. DBA VESTIS SERVICES LLC, a corporation

GABRIEL ORTEGA

By: _____

Print Name: Gabriel Ortega

Title: GM

Date 02/26/2026

EXHIBIT A
Contracted Pricing

Item Code	Item Description	Color	Size	Inventory Billed % Weekly	Per Garment	Replacement Rate	EasyCare®	E.O.W. Every Other Week Rental Unit Rate
			APRONS | TOWELS					
AP-0111	Apron, Waist, 4Way	WHIT	28" x 32"	100%	$ 0.08	$ 3.49	$ 0.02	
AP-0113	Apron, Bib, No Pocket	Standard	28" x 32"	100%	$ 0.08	$ 3.49	$ 0.02	
AP-0149	Apron, Bib, Three Pocket	Standard	28" x 32"	100%	$ 0.08	$ 3.49	$ 0.02	
AP-0161-BLDM-X	Apron, Shop, 2 Pockets	Standard	28" x 44"	100%	$ 0.17	$ 11.00	$ 0.02	
TO-0005-WHIT-X	Towel, Hand	Standard	16" x 25"	100%	$ 0.10	$ 0.96	$ 0.02	
TO-0008-WRDS-X	Towel, Glass	Standard	16" x 27"	100%	$ 0.07	$ 1.00	$ 0.02	
TO-0013-WBLS-X	Towel, Herringbone	Standard	16" x 19"	100%	$ 0.06	$ 0.90	$ 0.02	
TO-0016-WHIT-X	Towel, Bar	White	16" x 19"	100%	$ 0.04	$ 0.73	$ 0.015	
TO-0032-WHIT-X	Towel, Bath, Deluxe	White	24" x 50"	100%	$ 0.15	$ 3.44	$ 0.02	
TO-0037-WGRS-X	Towel, Dish	White / Green Stripe	28" x 36"	100%	$ 0.05	$ 1.12	$ 0.02	
TO-0049-WGDS-X	Towel, Grill Pad	White / Gold Stripe	9" x 16"	100%	$ 0.08	$ 1.00	$ 0.03	
TO-0108	Microfiber, 16 x 16 Cloth, Healthcare	Service Express	16" x 16"	100%	$ 0.06	$ 0.83	$ 0.02	
TO-0108-NAVY-X	MicroFiber, Cloth, Industrial	Navy	16" x 16"	100%	$ 0.06	$ 0.83	$ 0.02	
TO-0108-YELO-X	MicroFiber, Cloth, Food	Yellow	16" x 16"	100%	$ 0.06	$ 0.83	$ 0.02	
TS-0002	Shop Towel	Standard	18" x 18"	100%	$ 0.03	$ 0.28	$ 0.02	
			FLOOR MATS | MOPS					
DL-6000-4X6	Logo Mat - Custom *	Custom Order	4' x 6'	50%	$ 3.67	$ 167.00	N/A	$ 6.24
DL-6000-3X10	Logo Mat - Custom *	Custom Order	3' x 10'	50%	$ 4.45	$ 190.00	N/A	$ 7.57
DM-0001-3X4	Mat, Standard	Standard	3' x 4'	50%	$ 0.89	$ 41.00	N/A	$ 1.51
DM-0001-4X6	Mat, Standard	Standard	4' x 6'	50%	$ 1.63	$ 78.00	N/A	$ 2.77
DM-0001-3X10	Mat, Standard	Standard	3' x 10'	50%	$ 1.96	$ 96.00	N/A	$ 3.33
DM-0025-BLAK-3X5	Mat, Scraper	Standard	3' x 5'	100%	$ 1.18	$ 67.00	N/A	$ 2.01
DM-1166-BLAK-3X5	Mat, Dynamat!	BLAK	3' x 5'	100%	$ 1.69	$ 94.00	N/A	$ 2.87
DM-1704-BLAK-3X10	Mat, SteadyStep	BLAK	3' x 10'	50%	$ 3.89	$ 190.00	N/A	$ 6.61
DM-1704-BLAK-4X6	Mat, SteadyStep	BLAK	4' x 6'	50%	$ 3.00	$ 154.00	N/A	$ 5.10
DM-1704-BRWN-3X10	Mat, SteadyStep	BRWN	3' x 10'	50%	$ 3.89	$ 190.00	N/A	$ 6.61
DM-1704-BRWN-4X6	Mat, SteadyStep	BRWN	4' x 6'	50%	$ 3.00	$ 154.00	N/A	$ 5.10
DM-2168-BLAK-3X5	Mat, SteadyStep Splash	BLAK	3' x 5'	100%	$ 2.00	$ 96.00	N/A	$ 3.40
DM-2168-BLAK-3X5	Mat, SteadyStep Splash	BLAK	3' x 5'	100%	$ 1.80	$ 109.00	N/A	$ 3.06
DM-2178-BLAK-3X5	Mat, Relief Pro	BLAK	3' x 5'	100%	$ 1.80	$ 144.00	N/A	$ 3.06
DO-0020-REDD-36X60	Fender Cover	Standard	36" x 50"	100%	$ 0.15	$ 12.00	$ 0.03	
DO-0020-TANN-54X60	Seat Cover	Standard	36" x 50"	100%	$ 0.18	$ 13.00	$ 0.03	
DP-0018-BLUE-30	Dust Mop, Synthetic	Standard	30"	100%	$ 0.30	$ 11.00	$ 0.05	
DP-0018-REDD-24	Dust Mop, Synthetic	Standard	24"	100%	$ 0.24	$ 10.00	$ 0.05	
DP-0018-GREN-36	Dust Mop, Synthetic	Standard	36"	100%	$ 0.36	$ 12.00	$ 0.05	
DP-0018-YELO-42	Dust Mop, Synthetic	Standard	42"	100%	$ 0.42	$ 12.00	$ 0.05	
DP-0018-YELO-48	Dust Mop, Synthetic	Standard	48"	100%	$ 0.48	$ 14.00	$ 0.06	
DP-0025-BLUE-LGER	Wet Mop, Synthetic	Standard	Service Express	100%	$ 0.45	$ 8.00	$ 0.12	
DP-0027-18	Microfiber Mop Pad, Industrial	Standard	5.75" x 18"	100%	$ 0.07	$ 2.55	$ 0.02	
DP-0028-BKWH-X	Microfiber High Duster Slv	Standard	Standard	100%	$ 0.13	$ 4.90	$ 0.02	
DP-0034-BLUE-MEDR	Wet Mop, Microfiber, Healthcare	Standard	Large	100%	$ 0.69	$ 11.00	$ 0.08	
			GARMENTS					
GO-0009	Coveralls 100% Cotton	Standard	Standard	100%	$ 0.30	$ 28.00	$ 0.06	
GO-0011	Coveralls 65/35 Blend Zip Front	Standard	Standard	100%	$ 0.28	$ 27.00	$ 0.06	
GO-0218	Jacket, Hip Length Panel	Standard	Standard	100%	$ 0.22	$ 26.00	$ 0.03	
GO-0294-DIAM	Gown, Patient, Healthcare	Standard	Standard	100%	$ 0.17	$ 16.00	$ 0.03	
GO-0356	Jacket, Lined, Slash Pocket	Standard	Standard	100%	$ 0.22	$ 26.00	$ 0.03	
GO-0575	Jacket, Team Style, Knitt Cuff and Collar	Standard	Standard	100%	$ 0.22	$ 26.00	$ 0.03	
GO-0650	SteelGuard FR Work Jacket, 100% Cotton	Standard	Standard	100%	$ 0.77	$ 81.00	$ 0.05	
GO-0651-GREY	SteelGuard FR Jacket Liner, 100% Cotton	Standard	Standard	100%	$ 0.75	$ 86.00	$ 0.05	
GO-0809	Overall, Cotton, ARAMARK Bib	INDG	Standard	100%	$ 0.39	$ 40.00	$ 0.05	
GO-0953	Chef Coat - Button Front	Standard	Standard	100%	$ 0.16	$ 16.00	$ 0.04	
GO-1280	Healthcare, Barrier Coat	Standard	Standard	100%	$ 0.19	$ 22.00	$ 0.04	
GO-1535	Coat, Lab, Men's Button Front	Standard	Standard	100%	$ 0.15	$ 14.00	$ 0.04	
GO-1538	Coat, Chef, French Knot Buttons	Standard	Standard	100%	$ 0.16	$ 17.00	$ 0.04	
GO-1539	Coat, Shop	WHITE	Standard	100%	$ 0.17	$ 19.00	$ 0.04	

GO-1541	Coat, Lab, Men's Snap Front	Standard	Standard	100%	$ 0.15	$ 14.00	$ 0.04
GO-1543	Coat, Lab, No Pocket, Snap Front	Standard	Standard	100%	$ 0.15	$ 15.00	$ 0.03
GO-1544	Coat, Lab, Knit Cuff	Standard	Standard	100%	$ 0.15	$ 15.00	$ 0.03
GO-1799	Denline® Fluid Resistant Lab Coat	WHITE-CIBL-RYBL-BLACK	Standard	100%	$ 0.45	$ 55.00	$ 0.04
GO-2134	Healthcare, Scrub, Warm-up, Jacket	Standard	Standard	100%	$ 0.18	$ 18.00	$ 0.03
GO-2487	Chef Coat, Classic, Button Front	Standard	Standard	100%	$ 0.16	$ 18.00	$ 0.04
GO-2488	Chef Coat, Tunic Style, Snap Front	Standard	Standard	100%	$ 0.16	$ 16.00	$ 0.04
GO-2593	Jacket, Canvas, Dickies	Standard	Standard	100%	$ 0.56	$ 62.00	$ 0.05
GO-2600 **	SteelGuard FR Pro Coverall 7 oz., 88/12 **	NVYT	Standard	100%	$ 0.66	$ 107.00	$ 0.08
GO-2723	Jacket, Shop Series Color Block, Dickies	Standard	Standard	100%	$ 0.60	$ 59.00	$ 0.05
GO-2890 **	SteelGuard FR Pro Coverall 7 oz., 88/12 **	Standard	Standard	100%	$ 0.44	$ 69.00	$ 0.08
GO-2898	SteelGuard FR Pro Midweight Jacket, 88/12	Standard	Standard	100%	$ 0.77	$ 92.00	$ 0.05
GO-2981-NVYT	Coverall, 65/35 Blend, Enhanced Vis	Standard	Standard	100%	$ 0.63	$ 79.00	$ 0.05
GO-2982-NVYT	Jacket, Hip length, Enhanced Vis	Standard	Standard	100%	$ 0.60	$ 59.00	$ 0.05
GO-S009-NVOT	Coverall, Cotton, Enhanced Visibility	Standard	Standard	100%	$ 0.89	$ 69.00	$ 0.05
GP-0002	Pant, Work, 65/35 Blend	Standard	Standard	100%	$ 0.11	$ 16.00	$ 0.04
GP-0010	Pant, Women's, Half Elastic Waist	Standard	Standard	100%	$ 0.12	$ 14.00	$ 0.04
GP-0055	SteelGuard FR Pant, 100% Cotton	Standard	Standard	100%	$ 0.41	$ 48.00	$ 0.05
GP-0096	Pant, Shorts 65/35 Blend	Standard	Standard	100%	$ 0.11	$ 14.00	$ 0.03
GP-0171	Pant, 100% Cotton	Standard	Standard	100%	$ 0.20	$ 19.00	$ 0.04
GP-0264 **	SteelGuard FR Jeans, 100% Cotton **	BLDM	Standard	100%	$ 0.42	$ 49.00	$ 0.06
GP-0292	SteelGuard FR Pant, 88/12	Standard	Standard	100%	$ 0.31	$ 44.00	$ 0.05
GP-0294	Pant, Denim Jeans	BLDM	Standard	100%	$ 0.23	$ 19.00	$ 0.04
GP-0377	Pant, Chef	Standard	Standard	100%	$ 0.16	$ 17.00	$ 0.04
GP-0507	Pant, Denim Jeans, Dickies	INDG	Standard	100%	$ 0.28	$ 26.00	$ 0.04
GP-0621	Pant, Cargo	Standard	Standard	100%	$ 0.16	$ 18.00	$ 0.04
GP-0730	Shorts, Cargo Pocket	Standard	Standard	100%	$ 0.15	$ 16.00	$ 0.03
GP-0766	Pant, Carpenter, Dickies	BLDM	Standard	100%	$ 0.26	$ 22.00	$ 0.04
GP-0855	Pants, Flame-Resistant Tecasafe Cargo Pockets **	Standard	Standard	100%	$ 0.30	$ 46.00	$ 0.05
GP-0860	Healthcare, Scrub Pant	Standard	Standard	100%	$ 0.14	$ 11.50	$ 0.03
GP-0959	Pant, Carpenter Style, Denim Jeans	BLDM	Standard	100%	$ 0.23	$ 19.00	$ 0.04
GP-1020	Pants, Chef, Elastic Waist, Twill, Baggy, 100% Spun Poly	Standard	Standard	100%	$ 0.19	$ 18.00	$ 0.04
GP-1031	Healthcare, Scrub Pant, Unisex, Landau	Standard	Standard	100%	$ 0.15	$ 14.00	$ 0.03
GP-1037	Pant, Cargo, Women's	Standard	Standard	100%	$ 0.16	$ 18.00	$ 0.04
GP-1038	Pant, Women's, Cargo Shorts	Standard	Standard	100%	$ 0.15	$ 16.00	$ 0.04
GP-1039	Pant, Women's, Denim Jeans	BLDM	Standard	100%	$ 0.23	$ 19.00	$ 0.04
GP-1069-NVYT	SteelGuard FR Pro Enhanced Vis Pants, 88/12	Standard	Standard	100%	$ 0.48	$ 53.00	$ 0.05
GP-1080**	Pants, Flame-Resistant Carpenter Jeans **	BLDM	Standard	100%	$ 0.39	$ 39.00	$ 0.05
GP-1081	Pants, SteelGuard FR Pro Cargo Pant, 88/12 **	Standard	Standard	100%	$ 0.39	$ 39.00	$ 0.04
GP-1127	Pants, Dickies Multi-Pocket Shop Series Performance	Standard	Standard	100%	$ 0.30	$ 31.00	$ 0.04
GP-1148	Pant, Women's, Flat Front	Standard	Standard	100%	$ 0.11	$ 16.00	$ 0.04
GP-1172	Pants, FlexFit	Standard	Standard	100%	$ 0.20	$ 24.00	$ 0.04
GP-1173	Shorts, FlexFit	Standard	Standard	100%	$ 0.17	$ 21.00	$ 0.03
GP-1175	Pants, FlexFit, Women's Regular	Standard	Standard	100%	$ 0.20	$ 24.00	$ 0.04
GP-1175	Pant, FlexFit, Women's Regular	Standard	Standard	100%	$ 0.20	$ 24.00	$ 0.04
GP-1176	Pant, FlexFit, Women's Slim	Standard	Standard	100%	$ 0.20	$ 24.00	$ 0.04
GP-1177	Pant, FlexFit, Women's Capri	Standard	Standard	100%	$ 0.20	$ 24.00	$ 0.04
GP-1178	Pant, FlexFit Shorts, Women's	Standard	Standard	100%	$ 0.17	$ 21.00	$ 0.04
GP-1179	Pant, FlexFit Denim Jeans	BLDM	Standard	100%	$ 0.23	$ 23.00	$ 0.04
GP-1252-NVYT	Pant, Work, 65/35 Blend, Enhanced Vis	Standard	Standard	100%	$ 0.24	$ 35.00	$ 0.05
GP-1253-NVYT	Pant, Cargo, 65/35 Blend, Enhanced Vis	Standard	Standard	100%	$ 0.30	$ 39.00	$ 0.05
GP-1368	Healthcare, Scrub Pant, Women's, Cargo, Landau	Standard	Standard	100%	$ 0.30	$ 22.00	$ 0.04
GP-1382	Pants, DH Air Light-Weight Premium **	Standard	Standard	100%	$ 0.30	$ 44.00	$ 0.05
GP-S294-BDOT	Pant, Jean, Enhanced Visibility	Standard	Standard	100%	$ 0.31	$ 49.00	$ 0.05
GS-0007	Shirt, Button Front, Chest Pockets, Work, 65/35 Blend, S/s	Standard	Standard	100%	$ 0.09	$ 14.00	$ 0.04
GS-0007-NVOT	Shirt, Work, Solid, 65/35 Blend, Enhanced Vis	Standard	Standard	100%	$ 0.29	$ 29.00	$ 0.05
GS-0019	Shirt, Button Front, Chest Pockets, Work, 65/35 Blend, L/s	Standard	Standard	100%	$ 0.09	$ 14.00	$ 0.04
GS-0019-NVOT	Shirt, Work, Solid, 65/35 Blend, Enhanced Vis	Standard	Standard	100%	$ 0.29	$ 29.00	$ 0.05
GS-0046	Shirt, Cook Style, Snap Front, Chest Pocket, 65/35 Blend, L/s	Standard	Standard	100%	$ 0.09	$ 12.00	$ 0.04
GS-0064	SteelGuard FR Work Shirt, 100% Cotton	Standard	Standard	100%	$ 0.45	$ 41.00	$ 0.05

GS-0098	Shirt, Button Down Exec Oxford, 60/40 Blend	Standard	Standard	100%	$ 0.28	$ 16.00	$ 0.05
GS-0099	Shirt, Button Down Exec Oxford, 60/40 Blend	Standard	Standard	100%	$ 0.28	$ 16.00	$ 0.05
GS-0448	Shirt, Button Front, 100% Cotton, L/s	Standard	Standard	100%	$ 0.19	$ 17.00	$ 0.04
GS-0448-NVOT	Shirt, Enhanced Visibility Cotton	Standard	Standard	100%	$ 0.31	$ 32.00	$ 0.05
GS-0449	Shirt, Button Front, 100% Cotton, L/s	Standard	Standard	100%	$ 0.19	$ 17.00	$ 0.04
GS-0449-NVOT	Shirt, Enhanced Visibility Cotton	Standard	Standard	100%	$ 0.31	$ 29.00	$ 0.05
GS-0652 **	SteelGuard FR Work Shirt Button-Front, 88/12 **	Standard	Standard	100%	$ 0.39	$ 34.00	$ 0.06
GS-0883 **	Pants, SteelGuard FR Pro Work Shirt, 88/12 **	Standard	Standard	100%	$ 0.41	$ 37.00	$ 0.06
GS-0896-YELO	Shirt, High Visibility	Standard	Standard	100%	$ 0.27	$ 40.00	$ 0.05
GS-0897-YELO	Shirt, High Visibility	Standard	Standard	100%	$ 0.27	$ 40.00	$ 0.05
GS-1168	Shirt, Team Casual, Blended Twill	Standard	Standard	100%	$ 0.19	$ 19.00	$ 0.04
GS-1169	Shirt, Team Casual, Blended Twill	Standard	Standard	100%	$ 0.19	$ 19.00	$ 0.04
GS-1724	Shirt, Performance Polo	Standard	Standard	100%	$ 0.18	$ 16.00	$ 0.04
GS-1818	Healthcare, Scrub Shirt	Standard	Standard	100%	$ 0.12	$ 9.50	$ 0.03
GS-1957	Shirt, Performance Polo, Women's	Standard	Standard	100%	$ 0.18	$ 16.00	$ 0.04
GS-1986	Shirt, Dickies, Color Block, Shop Series, L/s	Standard	Standard	100%	$ 0.24	$ 23.00	$ 0.04
GS-1987	Shirt, Dickies, Color Block, Shop Series, S/s	Standard	Standard	100%	$ 0.24	$ 23.00	$ 0.04
GS-2154	Shirt, Women's Work, 65/35 Blend	Standard	Standard	100%	$ 0.09	$ 14.00	$ 0.04
GS-2155	Shirt, Women's Work, 65/35 Blend	Standard	Standard	100%	$ 0.09	$ 14.00	$ 0.04
GS-2156	Shirt, Women's Oxford, Button Down Exec, 60/40 Blend	Standard	Standard	100%	$ 0.29	$ 18.00	$ 0.05
GS-2157	Shirt, Women's Oxford, Button Down Exec, 60/40 Blend	Standard	Standard	100%	$ 0.29	$ 18.00	$ 0.05
GS-2238 **	Shirt, SteelGuard FR Pro Enhanced Vis Shirt, 88/12 **	NVYT-KHYT-LBYT	Standard	100%	$ 0.39	$ 58.00	$ 0.05
GS-2315	Shirt, Performance Polo, Snap front	Standard	Standard	100%	$ 0.18	$ 14.00	$ 0.04
GS-2317	Shirt, Performance Polo, Snap Front	Standard	Standard	100%	$ 0.18	$ 16.00	$ 0.04
GS-2371	Shirt, Work, Shop Series Performance Color Block, Dickies	Standard	Standard	100%	$ 0.30	$ 30.00	$ 0.05
GS-2372	Shirt, Work, Shop Series Performance Color Block, Dickies	Standard	Standard	100%	$ 0.30	$ 30.00	$ 0.05
GS-2425	Shirt, DriFire FR Premium Button Front **	Standard	Standard	100%	$ 0.50	$ 84.00	$ 0.06
GS-2459	Shirt, FlexFit, Polo, Reflective	Standard	Standard	100%	$ 0.23	$ 20.00	$ 0.04
GS-2460	Shirt, FlexFit, T-Shirt	Standard	Standard	100%	$ 0.15	$ 0.15	$ 0.03
GS-2471	Shirt, FlexFit, Rip Stop, Long-Sleeve	Standard	Standard	100%	$ 0.17	$ 22.00	$ 0.03
GS-2472	Shirt, FlexFit, Rip Stop, Short-Sleeve	Standard	Standard	100%	$ 0.17	$ 22.00	$ 0.03
GS-2490	Shirt, FlexFit, Rip Stop, Long-Sleeve, Women's	Standard	Standard	100%	$ 0.17	$ 22.00	$ 0.03
GS-2491	Shirt, FlexFit, Rip Stop, Short-Sleeve, Women's	Standard	Standard	100%	$ 0.17	$ 22.00	$ 0.03
GS-2584-YELO	SteelGuard FR Pro Hi Vis Shirt, 88/12	Standard	Standard	100%	$ 0.59	$ 71.00	$ 0.05
GS-2662	Shirt, FlexFit, Polo, Women's	Standard	Standard	100%	$ 0.23	$ 20.00	$ 0.04
GS-2672-YELO	Shirt, Hi-Vis, Class 3, 65/35 Blend	Standard	Standard	100%	$ 0.28	$ 29.00	$ 0.05
GS-2673-YELO	Shirt, Hi-Vis, Class 3, 65/35 Blend	Standard	Standard	100%	$ 0.28	$ 29.00	$ 0.05
GS-2687-NVYT	Shirt, Work, 65/35 Blend, Enhanced Vis	Standard	Standard	100%	$ 0.28	$ 29.00	$ 0.05
GS-2688-NVYT	Shirt, Work, 65/35 Blend, Enhanced Vis	Standard	Standard	100%	$ 0.28	$ 28.00	$ 0.05
GS-3085	Shirt, DH Air Light-Weight Premium, Long-Sleeve **	Standard	Standard	100%	$ 0.30	$ 44.00	$ 0.05
		EQUIPMENT					
CE-0034	Big 8 Hanging Locker	Standard	8/Compartment	100%	$ 1.00	$ 485.00	N/A
CE-0086-SLVN-8/CMP	Locker, Standard 8, Bank	Standard	8/Compartment	100%	$ 1.00	$ 399.00	N/A
CE-0096-SLVN-STAND	Laundry Lock-Up (Maxi)	Standard	Large	100%	$ 1.00	$ 329.00	N/A
CE-0096-SLVN-STAND	Laundry Lock-Up (Stand)	Standard	Standard	100%	$ 1.00	$ 276.00	N/A
CE-0102-BLAK-X	Dust Mop Handle	Standard	One Size	100%	$ 0.01	$ 9.00	N/A
CE-0104	Wet Mop Handle	Standard	One Size	100%	$ 0.01	$ 9.00	N/A
CE-0112-BLAK-24	Dust Mop Frame	Standard	24"	100%	$ 0.01	$ 6.00	N/A
CE-0112-BLAK-30	Dust Mop Frame	Standard	30"	100%	$ 0.01	$ 8.00	N/A
CE-0112-BLAK-36	Dust Mop Frame	Standard	36"	100%	$ 0.01	$ 8.00	N/A
CE-0112-BLAK-42	Dust Mop Frame	Standard	42"	100%	$ 0.01	$ 10.00	N/A
CE-0112-BLAK-48	Dust Mop Frame	Standard	48"	100%	$ 0.01	$ 10.00	N/A
CE-0120-XXXX-X	Laundry Bag Stand	Standard	One Size	100%	$ 0.01	$ 12.00	N/A
CE-0121	Hanger Stand	Standard	One Size	100%	$ 0.01	$ 6.00	N/A
CE-0169	Garment Z-Rail 6'	Standard	6'	100%	$ 0.25	$ 149.00	N/A
CE-0214	Microfiber Mop Handle	Standard	Standard	100%	$ 0.01	$ 9.00	N/A
CE-0220	Microfiber Mop Frame	Standard	20"	100%	$ 0.01	$ 9.00	N/A
CE-0460	9 Compartment Vertical Storage Locker	Standard	9/Compartment	100%	$ 1.00	$ 329.00	N/A
CE-0762-XXXX-X	Microfiber High Duster Frame	Standard	Standard	100%	$ 0.01	$ 11.00	N/A
CE-1025-REDD-10GAL	Shop Towel Container, 10 Gal	Standard	Standard	100%	$ 0.90	$ 126.00	N/A

XX-0257	Laundry Bag	Standard	One Size	100%	N/A	$	4.00	N/A
FIRST AID								
CE-0750-XXXX-X	First Aid Supplies and Services	Service Express	Service Express	100%	$ 12.99	$	95.00	N/A
CE-0751-XXXX-X	First Aid Supplies and Services (B)	Service Express	Service Express	100%	$ 12.99	$	95.00	N/A

OTHER			
Item Description			**Cost/Each**
Service Charge:			**$ -**
Preparation Charge:		No Charge Upon Initial Installation	$ 0.70
Emblem	Agency/Division/Department Logo	No Charge Upon Initial Installation	$ 1.79
Emblem	Individual Name:	No Charge Upon Initial Installation	$ 1.00

Vestis item codes are subject to change

**** Denotes flame-resistant garment**

Vestis Item Code	Description	Price	Garment Pricing Type	Contract Replacement Charge	Service Frequency
DM0002MISC3X4	MAT SAFETY SLOGAN	1.95	Item Pricing	48	Weekly Rental
DM0004MISC3X4	GREETING MAT	1.95	Item Pricing	48	Weekly Rental
GO0004WHITLGER	LAB COAT BUTTON	0.53	Item Pricing	29.6	Weekly Rental
GO0004WHITSMLR	LAB COAT BUTTON	0.53	Item Pricing	29.6	Weekly Rental
GO2897NAVY46R	COVERALL FR 88/12	0.76	Item Pricing	68.89	Weekly Rental
GO2897NAVY48R	COVERALL FR 88/13	0.76	Item Pricing	68.89	Weekly Rental
GO2897NAVY50R	COVERALL FR 88/14	0.76	Item Pricing	68.89	Weekly Rental
GO2897NAVY52R	COVERALL FR 88/15	0.76	Item Pricing	68.89	Weekly Rental
GO2897NAVY56R	COVERALL FR 88/16	0.76	Item Pricing	68.89	Weekly Rental
GP0151BLAK36X30	PANT TEAM CASUAL	0.23	Item Pricing	19.89	Weekly Rental
GP0151NAVY36X30	PANT TEAM CASUAL	0.23	Item Pricing	19.89	Weekly Rental
GP0151TANN36X30	PANT TEAM CASUAL	0.23	Item Pricing	19.89	Weekly Rental
TO0130WBLSX	STRIPED BATH TOWEL	0.06	Item Pricing	3	Weekly Rental
TS0002BLUE18X18	SHOP PLAIN TOWEL	0.03	Item Pricing	0.6	Weekly Rental

City Council Staff Report

March 10, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	Tania Hernandez, Assistant Planner
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Motion: Approving Amendment No. 2 to City Contract No. 2024-74 "On-Call Development Impact Fee Services" with Harris & Associates, Inc. for assistance with development impact fee programs extending the term to six (6) years and total compensation not to exceed $250,000.

2. NARRATIVE:

The City oversees several development impact fee programs that impose one-time charges on new or proposed development projects to ensure that adequate infrastructure is available to serve future growth. These programs are subject to the requirements of Assembly Bill 1600 (AB 1600), commonly known as the Mitigation Fee Act, which establishes specific legal and reporting obligations for local agencies.

On January 9, 2024, the City entered into a professional services agreement with Harris & Associates to provide assistance with development impact fee compliance and related inquiries. The full scope of services is included as part of the Agreement and includes, but is not limited to, assistance with impact fee administration; negotiation of development agreements; preparation of fee calculations; calculation of developer credits and reimbursements; preparation of annual and five-year impact fee reports; and other ongoing staff support. On November 3, 2025, Amendment No. 1 was executed to extend the agreement term and increase the not-to-exceed compensation.

Staff recommends continuing to work with Harris & Associates, as their expertise and support have proven to be highly valuable. With an increase in development activity within the City, it is important to maintain the ability to respond effectively to developers and the public regarding impact fee requirements. Due to the specialized expertise that Harris provides, staff is requesting approval of Amendment No. 2 to further extend the agreement term and increase the compensation amount.

The chart below provides a summary of the agreement events:

Agreement Action	Execution Date	Term End Date	Compensation
Original Agreement	January 9, 2024	January 9, 2026	$50,000 annually; $100,000 total
Amendment No. 1	November 3, 2025	January 9, 2027	No change to compensation; amended term language only
Amendment No.2 (Proposed)	---	January 9, 2030	Increase not-to-exceed compensation to $250,000

3. FISCAL IMPACT / BUDGET AMENDMENT:

Approval of Amendment No. 2 to the professional services agreement with Harris & Associates will increase the not-to-exceed compensation amount to $250,000 and extend the agreement term through January 9, 2030. Costs associated with this agreement are related to development impact fee administration and compliance and will be funded through applicable development impact fee revenues or other authorized funding sources. Approval of the amendment will not require a budget appropriation.

4. ENVIRONMENTAL DETERMINATION:

The proposed amendment is not subject to the provisions of the California Environmental QualityAct (CEQA) in accordance with Section 15378 (Project) because the action consist 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.

5. ALTERNATIVES:

A. Council could choose not to approve the Amendment. The City would need to manage development impact fee compliance, reporting requirements under AB 1600 (Mitigation Fee Act), fee calculations, and related administrative functions without the continued support of Harris & Associates or seek another consultant. Staff does not recommend this option because it could delay fee updates, resulting in under-collection. Rejecting the Amendment could also result in an increase to long-term costs if compliance issues require corrective studies.

B. Council could approve a shorter extension term. Staff does not recommend this option because these programs are technical and legally sensitive. A shorter term increases the likelihood of interruption, transition risk, or loss of institutional knowledge.

6. ATTACHMENTS:

1. City Contract No. 2024-074 Amendment No. 2 with Harris and Associates

AMENDMENT NO. 2
to the
Agreement between the
CITY OF TURLOCK
and
HARRIS & ASSOCIATES

THIS AMENDMENT NO. 2, dated March 10, 2026, is entered into by and between the CITY OF TURLOCK, a California municipal corporation (hereinafter "CITY") and **HARRIS & ASSOCIATES**, (hereinafter "PROFESSIONAL").

WHEREAS, the parties hereto previously entered into an Agreement dated January 9, 2024, whereby PROFESSIONAL will perform professional services to assist CITY with development impact fee programs (hereinafter the "Agreement").

WHEREAS, the parties hereto previously entered into Amendment No. 1 dated November 3, 2025, whereby term of Agreement was extended and the compensation was increased;

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

1. Paragraph 2 of the Agreement is amended to read as follows:

   "2. **TERM OF AGREEMENT:** This Agreement shall become effective upon execution and shall continue in full force and effect beginning January 9, 2024, and ending January 9, 2030, subject to CITY's availability of funds."

2. Paragraph 6.1 of the Agreement is amended to read as follows:

   "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 Two Hundred Fifty Thousand and No/100ths Dollars ($250,000.00) ("Maximum Payment"), unless the Parties mutually agree in writing otherwise."

3. **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.

4. 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 California municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Christopher Fisher, Municipal Services Director

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

HARRIS & ASSOCIATES, a Corporation

By: _____

Title: Director, Municipal & District Finance

Print name: Megan Quinn

Date: January 30, 2026

City Council Staff Report

March 10, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	Fred Pezeshk, P.E., Roads Program Manager
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Motion: Awarding bid and approving an Agreement between the City of Turlock and Mountain Cascade, Inc., of Livermore, CA, in the amount of $4,895,644.00 and a contingency amount of $490,000.00 (10%) to be funded by Fund 115 “Measure A - Roads” bond proceeds for construction of Bid Package 3 for City Project No. 23-068 “Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects"

Resolution: Determining the award of bid for construction of Bid Package 3 for City Project No. 23-068 “Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects" is exempt from the provisions of CEQA in accordance with Section 15301 of the CEQA guidelines

2. NARRATIVE:

On February 27, 2024, the City Council approved Task Order No. 2 as Amendment No. 2 under the terms of the Master Agreement with Provost & Pritchard Consulting Group for City Project No. 23-068 “Provost & Pritchard Task Order No. 2 for Roads Program CIP Project” for the rehabilitation of a grouping of street sections. The City Council also authorized staff to proceed with advertising the project for construction upon completion of bid documents.

Bid Package 3 is the last of the three (3) bid packages under this Task Order to be completed and includes the following streets:

23-068 Bid Package 3				
Street Name	**From**	**To**	**Length (ft)**	**District**
E. Marshall St.	Bell St.	N. Daubenberger Rd.	3,976.00	1
Sycamore St.	Bell St.	N. Berkeley Ave.	1,298.00	1
Merritt St.	Bell St.	N. Johnson Rd.	2,608.00	1
Villa Ct.	Merritt St.	Merritt St.	1,135.00	1
Elena Ct.	South End	Merritt St.	446.00	1
Andrews Ct.	South End	Merritt St.	200.00	1
Fairvale Ct.	South End	Merritt St.	197.00	1
		Package 3 Total Length	9,860.00	

City Project No. 23-068 (Bid Package 3) was advertised for construction bids on January 22, 2026 through the City’s website and the Turlock Journal.

Bids were opened on February 19, 2026 at 2:00PM. A total of five (5) bids were received:

BIDDER	BID AMOUNT
Mountain Cascade, Inc.; Livermore, CA	**$4,895,644.00**
Sinclair General Engineering Construction, Inc.; Oakdale, CA	$5,127,002.41
Granite Construction Company; Fresno, CA	$5,739,766.60
United Pavement Maintenance, Inc.; Hughson, CA	$5,761,345.00
Dirt Dynasty, Inc.; Farmington, Fresno, CA	$6,889,858.50

Staff reviewed the bids for bidder responsiveness and responsibility and recommends approval of an agreement for City Project No. 23-068 (Bid Package 3) with Mountain Cascade, Inc., of Livermore, CA, as the lowest responsive, responsible bidder with a bid amount of $4,895,644.00.

Per contract documents, the contractor is allowed ten (10) days after the date of the City's mailing him/her the Agreement and the Notice of Award to return the signed Agreement along with required bonds and certificate of insurance. The City will then review the submittal for adequacy, execute the Agreement, and issue a Notice to Proceed. The Contractor is required to start work no later than ten (10) working days after Notice to Proceed has been issued. Based on this timeline, anticipated start of work will be in mid to late April 2026, weather permitting.

Per the Public Contract Code, § 20160 et seq., the City Council has the discretion to decide if a bid shall be awarded or rejected. If Council decides to award the bid, the bid has to be awarded to the lowest responsible bidder submitting a responsive bid.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The total estimated fiscal impact of the proposed action will be $5,385,644.00 which will be funded by Fund 115 "Measure A - Roads" bond proceeds, account number 115-10-115-801.51270. The overall fiscal impact, including professional services, is shown below:

23-068 Bid Package 3	Fund 115 "Measure A"
Design (Provost & Pritchard) *	$ 376,944.45
CM & Inspection (NV5)	$1,032,581.95
Construction Contract	$4,895,644.00
Construction Contingency	$ 490,000.00
Total Estimated Cost	$6,795,170.40

*Design cost is pro-rated based on the linear footage of street sections included in Bid Package 3.

All Roads Program staff time is expensed directly to Fund 115 "Measure A - Roads Program". Staff time is directly allocated to each project by the Finance Department at the end of the fiscal year.

Appropriate funds have been allocated during the Fiscal Year 2025-26 budget process to cover these costs.

4. ENVIRONMENTAL DETERMINATION:

This project is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) as this project involves negligible or no expansion of use of the existing facilities, and specifically no additional automobile lanes will be created by the projects.

5. ALTERNATIVES:

A. Council could reject the bids submitted for this project. Staff does not recommend this alternative as the proposed improvements are needed and funding is available.

B. Provide staff with direction on how to proceed.

6. ATTACHMENTS:

1. Draft Resolution
2. Bidder's Summary
3. Agreement between the City of Turlock and Mountain Cascade, Inc., of Livermore, CA, for construction of Bid Package 3 for City Project No. 23-068

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF DETERMINING THE AWARD OF BID FOR CONSTRUCTION OF BID PACKAGE 3 FOR CITY PROJECT NO. 23-068 "PROVOST & PRITCHARD TASK ORDER NO. 2 FOR ROADS PROGRAM CIP PROJECTS" IS EXEMPT FROM THE PROVISIONS OF CEQA IN ACCORDANCE WITH SECTION 15301 OF THE CEQA GUIDELINES	**RESOLUTION NO. 2026-**

WHEREAS, City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects" (Bid Package 3) will rehabilitate a grouping of street sections as approved by the City Council on February 27, 2024, and will include pavement rehabilitation, installation of curb, gutter, sidewalk, and ADA-compliant curb ramps; and

WHEREAS, on February 19, 2026, five (5) bids were received for the construction of City Project No. 23-068 (Bid Package 3), with Mountain Cascade, Inc., of Livermore, CA, submitting the lowest responsive, responsible bid in the amount of $4,895,644.00; and

WHEREAS, this project is exempt from California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) as this project involves negligible or no expansion of use of the existing facilities, and specifically no additional automobile lanes will be created by project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby determine the award of bid for construction of Bid Package 3 for City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects" is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA guidelines.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 10th day of March, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

CITY OF TURLOCK
BIDDER'S SUMMARY

PROJECT TITLE: 23-068 Package 3 - Roads Program CIP
PROJECT NUMBER: 23-068BP3
BID OPENING: February 19, 2026
2:00 P.M.
ANTICIPATED COUNCIL AWARD DATE: March 10, 2026

				ENGINEER'S ESTIMATE		1 Mountain Cascade, Inc.		2 Sinclair General Engineering Construction, Inc.		3 Granite Construction Company		4 United Pavement Maintenance, Inc.		5 Dirt Dynasty, Inc.	
Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	LS	1	$170,000.00	$170,000.00	$200,000.00	$200,000.00	$170,562.71	$170,562.71	$570,000.00	$570,000.00	$331,117.00	$331,117.00	$711,900.00	$711,900.00
2	Remove and Replace Monument	EA	8	$2,500.00	$20,000.00	$5,510.00	$44,080.00	$3,718.53	$29,748.24	$1,400.00	$11,200.00	$1,365.00	$10,920.00	$820.00	$6,560.00
3	Traffic Control	LS	1	$200,000.00	$200,000.00	$45,000.00	$45,000.00	$158,052.86	$158,052.86	$513,000.00	$513,000.00	$230,261.00	$230,261.00	$682,100.00	$682,100.00
4	Portable Changeable Message Signs	EA	10	$9,000.00	$90,000.00	$4,850.00	$48,500.00	$8,056.81	$80,568.10	$8,000.00	$80,000.00	$8,400.00	$84,000.00	$6,500.00	$65,000.00
5	Construction Funding Signs	EA	10	$2,000.00	$20,000.00	$1,385.00	$13,850.00	$1,239.51	$12,395.10	$1,200.00	$12,000.00	$1,456.00	$14,560.00	$1,500.00	$15,000.00
6	Jobsite Management	LS	1	$30,000.00	$30,000.00	$5,000.00	$5,000.00	$24,711.55	$24,711.55	$8,700.00	$8,700.00	$5,984.00	$5,984.00	$534,200.00	$534,200.00
7	Storm Water Pollution Prevention Plan (SWPPP) - Preparation and Implementatio	LS	1	$30,000.00	$30,000.00	$13,600.00	$13,600.00	$23,189.14	$23,189.14	$20,000.00	$20,000.00	$19,914.00	$19,914.00	$22,000.00	$22,000.00
8	Erosion and Dust Control BMPs	LS	1	$30,000.00	$30,000.00	$25,000.00	$25,000.00	$70,815.78	$70,815.78	$8,000.00	$8,000.00	$14,502.00	$14,502.00	$43,000.00	$43,000.00
9	Construction Staking	LS	1	$60,000.00	$60,000.00	$58,670.00	$58,670.00	$52,472.54	$52,472.54	$20,800.00	$20,800.00	$59,760.00	$59,760.00	$75,000.00	$75,000.00
10	Pothole Existing Utilities	LS	1	$180,000.00	$180,000.00	$145,000.00	$145,000.00	$128,114.23	$128,114.23	$130,000.00	$130,000.00	$180,980.00	$180,980.00	$165,000.00	$165,000.00
11	Video Sewer and Storm Drain Video	LS	1	$60,000.00	$60,000.00	$100,000.00	$100,000.00	$180,761.70	$180,761.70	$77,700.00	$77,700.00	$163,860.00	$163,860.00	$175,000.00	$175,000.00
12	Clearing and Grubbing	LS	1	$60,000.00	$60,000.00	$20,000.00	$20,000.00	$54,918.18	$54,918.18	$455,000.00	$455,000.00	$67,690.00	$67,690.00	$164,700.00	$164,700.00
13	Roadway Excavation	CY	785	$300.00	$235,500.00	$274.00	$215,090.00	$244.26	$191,744.10	$125.00	$98,125.00	$138.00	$108,330.00	$260.00	$204,100.00
14	Cold Plane Asphalt Concrete Pavement	SY	38,382	$4.00	$153,528.00	$3.50	$134,337.00	$4.07	$156,214.74	$3.20	$122,822.40	$6.00	$230,292.00	$7.00	$268,674.00
15	Unsuitable Material	CY	173	$164.00	$28,372.00	$250.00	$43,250.00	$112.31	$19,429.63	$120.00	$20,760.00	$59.00	$10,207.00	$150.00	$25,950.00
16	Remove Concrete Curb & Gutter	LF	2,587	$10.00	$25,870.00	$3.50	$9,054.50	$3.10	$8,019.70	$13.30	$34,407.10	$15.00	$38,805.00	$19.00	$49,153.00
17	Remove Concrete Curb	LF	6,548	$7.00	$45,836.00	$3.00	$19,644.00	$2.58	$16,893.84	$6.70	$43,871.60	$11.00	$72,028.00	$12.00	$78,576.00
18	Remove Concrete Drive Over Curb & Gutter	LF	669	$12.00	$8,028.00	$3.50	$2,341.50	$3.10	$2,073.90	$12.00	$8,028.00	$12.00	$8,028.00	$24.00	$16,056.00
19	Remove Concrete Flatwork	SF	20,516	$4.00	$82,064.00	$3.50	$71,806.00	$3.10	$63,599.60	$2.00	$41,032.00	$7.00	$143,612.00	$4.00	$82,064.00
20	Remove & Replace Chain Link Fence	LF	15	$50.00	$750.00	$400.00	$6,000.00	$461.15	$6,917.25	$70.00	$1,050.00	$237.00	$3,555.00	$200.00	$3,000.00
21	HMA (Type A)	TON	9,453	$127.00	$1,200,531.00	$105.00	$992,565.00	$119.87	$1,133,131.11	$142.00	$1,342,326.00	$122.00	$1,153,266.00	$120.00	$1,134,360.00
22	Full depth Reclamation-Cement	SY	34,236	$14.00	$479,304.00	$14.25	$487,863.00	$13.21	$452,257.56	$12.00	$410,832.00	$19.00	$650,484.00	$13.50	$462,186.00
23	Cement (Full-Depth Reclamation-Cement)	TON	555	$235.00	$130,425.00	$204.00	$113,220.00	$170.43	$94,588.65	$165.00	$91,575.00	$252.00	$139,860.00	$165.00	$91,575.00
24	Mix Design (Full-Depth Reclamation-Cement)	LS	1	$30,000.00	$30,000.00	$24,500.00	$24,500.00	$20,451.90	$20,451.90	$19,800.00	$19,800.00	$25,800.00	$25,800.00	$19,800.00	$19,800.00
25	Minor Concrete (Curb Ramp)	SF	3,289	$27.00	$88,803.00	$44.00	$144,716.00	$30.30	$99,656.70	$15.00	$49,335.00	$43.00	$141,427.00	$10.50	$34,534.50
26	Minor Concrete (Curb and Gutter)	LF	8,951	$45.00	$402,795.00	$60.00	$537,060.00	$45.82	$410,134.82	$33.50	$299,858.50	$55.00	$492,305.00	$42.50	$380,417.50
27	Minor Concrete (Curb Only)	LF	53	$45.00	$2,385.00	$53.00	$2,809.00	$65.00	$3,445.00	$72.00	$3,816.00	$102.00	$5,406.00	$72.00	$3,816.00
28	Minor Concrete (Drive Over Curb)	LF	806	$48.00	$38,688.00	$44.00	$35,464.00	$58.49	$47,142.94	$60.00	$48,360.00	$45.00	$36,270.00	$57.00	$45,942.00
29	Minor Concrete (Sidewalk)	SF	8,032	$12.00	$96,384.00	$12.00	$96,384.00	$15.44	$124,014.08	$6.00	$48,192.00	$13.00	$104,416.00	$10.00	$80,320.00
30	Minor Concrete (Driveway)	SF	14,726	$15.00	$220,890.00	$20.00	$294,520.00	$18.43	$271,400.18	$9.00	$132,534.00	$24.00	$353,424.00	$15.00	$220,890.00
31	Minor Concrete (Alley Approach)	SF	336	$20.00	$6,720.00	$23.00	$7,728.00	$23.08	$7,754.88	$16.50	$5,544.00	$68.00	$22,848.00	$27.00	$9,072.00
32	Minor Concrete (Valley Gutter)	SF	613	$18.00	$11,034.00	$19.00	$11,647.00	$25.76	$15,790.88	$15.00	$9,195.00	$28.00	$17,164.00	$29.00	$17,777.00
33	Detectable Warning Surface	SF	412	$54.00	$22,248.00	$45.00	$18,540.00	$36.81	$15,165.72	$30.00	$12,360.00	$24.00	$9,888.00	$50.00	$20,600.00
34	Remove Catch Basin	EA	18	$1,934.00	$34,812.00	$1,700.00	$30,600.00	$1,045.12	$18,812.16	$1,000.00	$18,000.00	$685.00	$12,330.00	$2,500.00	$45,000.00
35	Install New Fire Hydrant Complete	EA	1	$15,000.00	$15,000.00	$11,500.00	$11,500.00	$18,790.47	$18,790.47	$16,000.00	$16,000.00	$13,256.00	$13,256.00	$19,700.00	$19,700.00
36	Storm Drain Catch Basin	EA	26	$10,234.00	$266,084.00	$7,100.00	$184,600.00	$8,773.88	$228,120.88	$9,000.00	$234,000.00	$3,195.00	$83,070.00	$7,800.00	$202,800.00
37	Storm Drain Manhole	EA	11	$9,684.00	$106,524.00	$9,500.00	$104,500.00	$8,070.60	$88,776.60	$12,000.00	$132,000.00	$8,499.00	$93,489.00	$9,700.00	$106,700.00
38	18" Storm Drain Pipe	LF	2,318	$186.00	$431,148.00	$158.00	$366,244.00	$183.84	$426,141.12	$170.00	$394,060.00	$192.00	$445,056.00	$175.00	$405,650.00
39	Remove Storm Drain Pipe	LF	228	$90.00	$20,520.00	$79.00	$18,012.00	$58.71	$13,385.88	$55.00	$12,540.00	$37.00	$8,436.00	$90.00	$20,520.00
40	Adjust MH to Finished Grade	EA	23	$1,900.00	$43,700.00	$1,600.00	$36,800.00	$1,906.60	$43,851.80	$2,500.00	$57,500.00	$1,338.00	$30,774.00	$1,700.00	$39,100.00
41	Adjust Valve to Finished Grade	EA	25	$1,225.00	$30,625.00	$900.00	$22,500.00	$1,514.18	$37,854.50	$1,500.00	$37,500.00	$1,231.00	$30,775.00	$1,700.00	$42,500.00
42	Relocate Water Meter	EA	2	$2,720.00	$5,440.00	$3,600.00	$7,200.00	$2,968.71	$5,937.42	$2,700.00	$5,400.00	$790.00	$1,580.00	$2,000.00	$4,000.00
43	Relocate Street Light	EA	1	$10,000.00	$10,000.00	$20,000.00	$20,000.00	$9,296.32	$9,296.32	$9,000.00	$9,000.00	$12,506.00	$12,506.00	$8,500.00	$8,500.00
44	Remove Roadside Sign	EA	20	$109.00	$2,180.00	$185.00	$3,700.00	$165.27	$3,305.40	$160.00	$3,200.00	$150.00	$3,000.00	$125.00	$2,500.00
45	Relocate Roadside Sign	EA	1	$375.00	$375.00	$435.00	$435.00	$258.23	$258.23	$375.00	$375.00	$540.00	$540.00	$450.00	$450.00
46	Install Roadside Sign	EA	46	$560.00	$25,760.00	$720.00	$33,120.00	$568.11	$26,133.06	$625.00	$28,750.00	$510.00	$23,460.00	$425.00	$19,550.00
47	Thermoplastic Traffic Stripe	LF	8,828	$6.00	$52,968.00	$3.00	$26,484.00	$2.32	$20,480.96	$2.25	$19,863.00	$3.00	$26,484.00	$1.75	$15,449.00
48	Thermoplastic Pavement Marking	SF	4,271	$8.00	$34,168.00	$10.00	$42,710.00	$9.30	$39,720.30	$5.00	$21,355.00	$6.00	$25,626.00	$11.50	$49,116.50
	Total				$5,339,459.00		$4,895,644.00		$5,127,002.41		$5,739,766.60		$5,761,345.00		$6,889,858.50

Lowest Responsible and Responsive Bidder

AGREEMENT

FOR ROADS PROGRAM PUBLIC IMPROVEMENT PROJECT

Project No. 23-068 Package 3

Roads Program Capital Improvement Project

THIS PUBLIC IMPROVEMENT AGREEMENT (the "Agreement") is entered into by and between the CITY OF TURLOCK, a California municipal corporation ("City"), and MOUNTAIN CASCADE, INC., a California Corporation ("Contractor"), on this ____ day of _____ 2026 (the "Effective Date"). City and Contractor 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 a duly qualified and licensed firm experienced in the construction of **Project No. 23-068 Package 3** (the "Project").

B. The Project involves the expenditure of funds in excess of $5,000 and constitutes a "public project" pursuant to Public Contract Code section 20161.

C. Contractor has made a proposal to City to provide construction services, a copy of which is attached and incorporated hereto as **Exhibit A** (the "Services").

D. City has determined it is necessary and desirable to employ the services of Contractor to perform construction work on the Project.

E. City has taken appropriate proceedings to authorize construction of the Project and execution of this contract pursuant to Public Contract Code section 20160 et seq.; specifically, on March 24, 2026, at a duly noticed meeting of the City Council of the City of Turlock, this contract for the construction of the improvements hereinafter described was awarded to Contractor as the lowest responsive and responsible bidder for said improvements.

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

AGREEMENT

1. Contract Documents: This Agreement, together with the following documents, are collectively referred to herein as the "Contract Documents":

i. Notice to Bidders;
ii. Contractor's Bid or Proposal accepted by City;
iii. Special Provisions of the City of Turlock for **Project No. 23-068 Package 3**;
iv. Plans and detailed drawings prepared for this Project and approved by City ("Project Plans");
v. All bonds and insurance required by the Contract Documents;
vi. Any and all supplemental agreements amending, decreasing, or extending the work contemplated or which may be required to complete the work in a substantial and acceptable manner; and
vii. The current edition of the City of Turlock Standard Specifications and Drawings.

All of the Contract Documents are intended to incorporate the terms of the others so that any work called for in one and not mentioned in the other, or vice versa, is to be executed the same as if mentioned in all said documents. The documents comprising the complete contract will hereinafter be referred to as the "Contract." In case of any dispute regarding the terms of the Contract, the decision of the City Engineer shall be final.

2. Term. The Contract shall be effective as of the Effective Date first stated above. Contractor shall not commence work on the Project until it has been given notice by City ("Notice to Proceed"). The Contract shall terminate one (1) year(s) after City accepts Contractor's performance of the Services by recording a Notice of Completion with the County of Stanislaus Clerk Recorder (the "Term"), unless the Parties mutually agree in writing to terminate the Contract earlier or extend the Term in an agreed writing executed by both Parties.

3. Scope of Work.

(a) *Services.* Contractor shall perform the Services described in Exhibit A, subject to all terms and conditions in the Contract. Contractor shall not receive additional compensation for the performance of any Services not described therein.

(b) *Modification.* City, at any time, by written order, may make changes within the general scope of the work under this Agreement or issue additional instructions, require additional work or direct deletion of work. Contractor shall not proceed with any change involving an increase

or decrease in the Contract Price, as defined in Section 4 of this Agreement, without prior written authorization from City. Contractor shall not be entitled to compensation for the performance of any such unauthorized work. Contractor further waives any and all right or remedy by way of restitution or quantum meruit for any and all extra or changed work performed without express and prior written authorization of City. Notwithstanding the foregoing, Contractor shall promptly commence and diligently complete any change to the work subject to City's written authorization issued pursuant to this Section ; Contractor shall not be relieved or excused from its prompt commencement of diligent completion of any change subject to City's written authorization by virtue of the absence or inability of Contractor and City to agree upon the extent of any adjustment to the completion schedule or Contract Price on account of such change. The issuance of a change order pursuant to this Section 3 in connection with any change authorized by City shall not be deemed a condition precedent to Contractor's obligation to promptly commence and diligently complete any such change authorized by City hereunder. City's right to make changes shall not invalidate the Contract nor relieve Contractor of any liability or other obligations under the Contract. Any requirement of notice of changes in the scope of work to Contractor's surety shall be the responsibility of Contractor.

(c) *Specific Materials & Performance of Work.* Contractor shall furnish all tools, equipment, facilities, labor, and materials necessary to perform and complete, in good workmanlike manner, the work of general construction as called for and in the manner designated in, and in strict conformity with, the plans and specifications for said work entitled, "Special Provisions for **Project No. 23-068 Package 3**." The equipment, apparatus, facilities, labor, and material shall be furnished, and said work performed and completed as required by the Contract under the direction and supervision, and subject to the approval, of the City Engineer or City Engineer's designated agent.

(d) *Exhibits.* All "Exhibits" referred to below or attached hereto are, by this reference, incorporated into the Contract.

Exhibit Designation	Exhibit Title
1. Exhibit A	Scope of Services
2. Exhibit B	Payment by Force Account
3. Exhibit C	Workers' Compensation Insurance Certification
4. Exhibit D	Performance Bond
5. Exhibit E	Payment Bond

4. Contract Price. City shall pay, and Contractor shall accept in full payment for the work set forth above in Section 3, Scope of Work, an amount not to exceed **Four Million Eight Hundred Ninety-Five Thousand Six Hundred Forty-Four Dollars ($4,895,644.00)** (the "Contract Price"). Said amount shall be paid pursuant to Section 8 of this Agreement. The Contract Price may only be changed by a contract change order. The value of any work covered by a contract change order for an adjustment in the Contract Price will be determined in the sole discretion of City as follows:

(a) If the work performed is on the basis of unit prices contained in the Contract Documents, the change order will be determined in accordance with the provisions in Section 4-1.05, "Changes and Extra Work", of the Caltrans Standard Specifications, as applicable; or

(b) If the work performed is not included on the engineer's estimate associated with a unit price, the change order will be by a mutually agreed lump sum; or

(c) If the change order is not determined as described above in either subdivision (a) or (b), the change order will be determined on the basis of force account in accordance with the provisions set forth in **Exhibit B**, "Payment by Force Account," attached hereto and incorporated herein by reference.

5. Time for Performance. The time fixed for the commencement of work under the Contract is within ten (10) working days after the Notice to Proceed has been issued. The work on this project, including all punch list items, shall be completed on or before the expiration of **One Hundred Forty (140)** working days (the "Completion Date") beginning on the first day of work or no later than the tenth day after the Notice to Proceed has been issued.

(a) Right of City to Increase Working Days: If Contractor fails to complete the Services by the Completion Date, the City Engineer shall have the right to increase the number of working days in the amount the City Engineer may determine will best serve the interests of City, and if the City Engineer desires to increase said number of working days, the City Engineer shall have the further right to charge Contractor and deduct from the final payment for the work the actual cost of engineering, inspection, superintendence, and other overhead expenses which are directly chargeable to Contractor, and which accrue during the period of such extension, except that the cost of the final service and preparation of the final estimates shall not be included in such charges. No extension of time for completion of Services under the Contract shall be considered unless requested by Contractor at least twenty (20) calendar days prior to the Completion Date, in writing, to the City Engineer.

The Completion Date may only be changed by a contract change order. The value of any work covered by a contract change order for an adjustment in the Completion Date will be determined as follows:

i. Additional working days will be awarded where the amount of time is mutually agreed upon by Contractor and the City Engineer; or

ii. Additional working days will be awarded where Contractor is prevented from completing any part of the work identified on the critical path and:

1. where the delay is caused by acts of public enemy, fire, floods, tsunamis, earthquakes, epidemics, quarantine restrictions, strikes, labor disputes, shortage of materials and freight embargos, provided that Contractor shall notify Engineer in writing of the causes of delay within fifteen (15) days from the beginning of that delay; or

2. where the delay is caused by actions beyond the control of Contractor; or

3. where the delay is caused by actions or failure to act by the City Engineer.

Contractor shall not be entitled to an adjustment in the Completion Date for delays within the control of Contractor. Delays resulting from and within the control of a subcontractor or supplier of Contractor shall be deemed to be delays within the control of Contractor.

(b) Excusable Delays. Contractor shall not be in breach of the Contract 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, or explosions; natural disasters, such as floods, earthquakes, landslides, and fires; strikes, lockouts, and other labor disturbances; or other catastrophic events, which are beyond the reasonable control of Contractor. Force Majeure does not include Contractor's financial inability to perform, Contractor's failure to obtain any necessary permits or licenses from other governmental agencies, or Contractor'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 Contractor. If Contractor's performance of the Services is delayed by an excusable delay, the Completion Date shall be extended for such reasonable time as determined by the City Engineer. Extensions in time must be requested by Contractor within fifteen (15) calendar days of the excusable delay in order to receive consideration.

(c) Emergency - Additional Time for Performance - Procurement of Materials. If, because of war or other declared national emergency, the federal or state government restricts, regulates, or controls the procurement and allocation of labor or materials, or both, and if solely because of said restrictions, regulations or controls, Contractor is, through no fault of Contractor, unable to perform the Services, or the work is thereby suspended or delayed, any of the following steps may be taken:

i. City may, pursuant to resolution of the City Council, grant Contractor additional time for the performance of the Contract, sufficient to compensate in time, for delay or suspension.

   To qualify for such extension in time, Contractor within ten (10) days of Contractor's discovering such inability to perform, shall notify the City Engineer in writing thereof, and give specific reasons therefore; the City Engineer shall thereupon have sixty (60) days within which to procure such needed materials or labor as is specified in this agreement, or permit substitution, or provide for changes in the work in accordance with subdivision (b) of this Section.

   Substituted materials, or changes in the work, or both, shall be ordered in writing by the City Engineer, and the concurrence of the City Council shall not be necessary. All reasonable expenses of such procurement incurred by the City Engineer shall be defrayed by the Contractor; or

ii. If such materials or labor cannot be procured through legitimate channels within sixty (60) days after the filing of the aforesaid notice, either Party may, upon thirty (30) days' written notice to the other, terminate this agreement. In such event, Contractor shall be compensated for all work executed upon a unit basis in proportion to the amount of the work completed, or upon a cost-plus-ten-percent (10%) basis, whichever is the lesser. Materials on the ground, in process of fabrication or in route upon the date of notice of termination specially ordered for the Project and which cannot be utilized by Contractor, shall be compensated for by City at cost, including freight, provided Contractor shall take all steps possible to minimize this obligation; or

iii. The City Council, by resolution, may suspend the Contract until the cause of inability to perform is removed for a period of not to exceed sixty (60) days.

If the Contract is not canceled, and the inability of Contractor to perform continues without fault on Contractor's part, beyond the time during which the Contract may have been suspended, as herein above provided, the City Council may further suspend the Contract, or either Party hereto may, without incurring any liability, elect to declare the Contract terminated upon the ground of impossibility of performance. In the event City declares this agreement terminated, such declaration shall be authorized by the City Council by resolution, and Contractor shall be notified in writing thereof within five (5) days after the adoption of such resolution. Upon such termination, Contractor shall be entitled to proportionate compensation at the Contract Price for such portion of the Contract as may have been performed; or

iv. City may terminate the Contract, in which case Contractor shall be entitled to proportionate compensation at the agreed rate for such portion of the Contract as may have been performed. Such termination shall be authorized by resolution of the City Council. Notice thereof shall be forthwith given in writing to Contractor, and the Contract shall be terminated upon receipt by Contractor of such notice.

In the event of the termination provided in this sub-paragraph (iv), none of the covenants, conditions or provisions hereof shall apply to the Services not performed, and City shall be liable to Contractor for the proportionate compensation last herein mentioned.

(d) Delay Damages. In the event Contractor, for any reason, fails to perform the Services to the satisfaction of the City Engineer by the Completion Date, City may, in accordance with Section 7203 of the Public Contract Code, in lieu of any other of its rights authorized by Section 6 of this agreement, deduct from payments or credits due Contractor after such breach a sum equal to **six thousand seven hundred and no/100ths Dollars ($6,700.00)** for each calendar day beyond the Completion Date. This deduction shall not be considered a penalty but shall be considered as delay damages. The aforementioned rate of deduction is an amount agreed to by the Parties as reasonably representing additional construction engineering costs incurred by City if Contractor fails to complete the Services by the Completion Date. However, any deduction assessed as delay damages shall not relieve Contractor from liability for any damages or costs resulting from delays to other contractors on the project or other projects caused by a failure of the assessed Contractor to complete the Services by the Completion Date. Due account shall be taken of any time extensions granted to Contractor by City. Permitting Contractor to continue work beyond the Completion Date shall not operate as a waiver on the part of City of any of its rights under the Contract nor shall it relieve Contractor from liability for any damages or costs resulting from delays to other contractors on the project or other projects caused by a failure of the assessed Contractor to complete the Services by the Completion Date.

6. Termination.

(a) *Option of City to Terminate Contract for Failure to Complete Services.* If a Party should fail to perform any of its obligations hereunder within the time and in the manner herein provided, or otherwise violates any of the terms of the Contract (the "Defaulting Party"), the other Party shall give notice to the Defaulting Party and allow the Defaulting Party ten (10) days to correct such deficiency. If the Defaulting Party does not correct such deficiency, the other Party may immediately terminate the Contract by giving written notice of such termination, stating the reason for such termination. In such event, Contractor shall be entitled to receive payment for all Services satisfactorily rendered until such termination, provided,

however, there shall be deducted from such amount the amount of damage, if any, sustained by virtue of any breach of the Contract by Contractor, including Delay Damages. If payment under the Contract is based upon a lump sum in total or by individual task, payment for Services satisfactorily rendered shall be an amount which bears the same ratio to the total fees specified in this Agreement as the Services satisfactorily rendered hereunder by Contractor to the total services otherwise required to be performed for such total fee, provided, however, that there shall be deducted from such amount the amount of damage, if any sustained by City by virtue of any breach of the Contract by Contractor. Upon termination, Contractor shall deliver copies of all Work Product, as defined in Section 19 of this Agreement, to City. If District terminates the Contract before Contractor commences any Services hereunder, City shall not be obligated to make any payment to Contractor.

(b) If Contractor should be adjudged bankrupt or if it should make a general assignment for the benefit of its creditors, or if a receiver should be appointed on account of its insolvency, or if it or any of its subcontractors should violate any of the provisions of the Contract, City may serve written notice upon it and its surety of its intention to terminate the Contract. Such notice shall contain the reasons for City's intention to terminate the Contract, and unless such violations shall cease within five (5) calendar days after serving of such notice, the Contract shall cease and terminate upon the expiration of said five (5) calendar days. In the event of any such termination, City shall immediately serve written notice thereof upon the surety and Contractor, and the surety shall have the right to take over and perform the Contract; provided however, that, if the surety does not give City written notice of its intention to take over and perform the Contract or does not commence performance thereof within thirty (30) calendar days from the date of the service of such notice, City may take over the work and prosecute the same to completion by contract or any other method it may deem advisable, for the account and at the expense of Contractor, and Contractor and its surety shall be jointly liable to City for any excess cost occasioned City thereby, and in such event City may, without liability for so doing, take possession of and utilize in completing the work, such materials, appliances, and other property belonging to Contractor as may be on the Project site and necessary thereof.

7. Liability for Breach: Neither Party waives the right to recover direct damages against the other for breach of the Contract, including any amount necessary to compensate City for all detriment proximately caused by Contractor'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 Contractor. City shall not, in any manner, be liable for special or consequential damages, including but not limited to Contractor's actual or projected lost profits had Contractor completed the Services required by the Contract. In the event of termination by either Party, copies of all finished or unfinished Work Product, as defined in Section 19 of this Agreement, shall become the property of City. Notwithstanding the foregoing, 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 the Contract or the Services performed in connection with the Contract.

8. Compensation: City shall make payments to Contractor in accordance with the provisions of Section 9 of the City Standard Specifications in legally executed and regularly issued warrants of City, drawn on the appropriate fund or funds as required by law and order of the City Council thereof. Contractor shall be administered a progress payment approximately every thirty (30) calendar days from the time work begins according to the payment schedule furnished by the City Engineer at the time work begins.

Contractor shall provide access at all reasonable times to all reports, contract records, contract documents, contract files, and personnel necessary to audit and verify Contractor's charges to City under this Contract.

Monthly progress payments in the amount of 95 percent (95%) of the value of the work will be made to Contractor based on the Contractor's estimate and the schedule of prices contained in the accepted bid. The remaining 5 percent (5%) will be retained by City as partial security for the fulfillment of the Contract except that at any time after 50 percent (50%) of the work has been completed, if the City Engineer finds that satisfactory progress is being made and the Project's critical path of work are on schedule, City may discontinue any further retention. Such discontinuance will only be made upon the written request of Contractor. City may, at any time the City Engineer finds that satisfactory progress is not being made, again institute retention of 5 percent (5%) as specified above. Payment will be made as soon as possible after the preparation of the Contractor's estimate. City shall pay the remaining 5 percent (5%) of the value of the Services completed under this Contract, if unencumbered by retentions for claims, not sooner than the expiration of thirty-five (35) calendar days from the date of recordation of the Notice of Completion, pursuant to Section 2 of this agreement, and not later than sixty (60) days from the "completion" of the Services as said term is defined in Public Contract Code section 7107(c).

No estimate or payment shall be made if, in the judgment of the City Engineer, the work is not proceeding in accordance with the provisions of the Contract, or when, in his judgment, the total value of the work done since the last estimate amounts to less than $1,000. No progress payments will be made if the time allotted for the job is thirty (30) working days or less. Payment of any progress payment, or the acceptance thereof by Contractor, shall not constitute acceptance of the work performed under this Contractor, or any portion thereof, and shall in no way reduce the liability of Contractor to replace unsatisfactory work or materials, though the unsatisfactory character of such work or materials may not have been apparent or detected at the time such payment was made.

Additionally, as a precondition to City's progress payments hereunder, Contractor shall provide to City, prior to payment, unconditional waivers and releases of stop notices pursuant to Civil Code section 8128 et seq. from each subcontractor and materials supplier. The form of said waivers and releases shall be as set forth in Civil Code section 3262(d)(2).

Pursuant to Public Contract Code section 22300 et seq., Contractor may request the right to substitute securities for any moneys withheld by City to ensure the performance required of Contractor under the Contract, or that City make payment of retentions earned directly into an escrow account established at the expense of Contractor.

9. Disputes Pertaining to Payment for Work: Should any dispute arise respecting the true value of any work performed, of any work omitted, or of any extra work which Contractor may be required to do, or respecting the size of any payment to Contractor during the performance of the Contract, such dispute shall be decided by the City Engineer, and the decision of the latter shall be final and conclusive. The Parties agree to comply with the claims resolution procedures set forth in Public Contract Code section 9204 when applicable.

(a) *Claims Processing.* Any submission of a claim by Contractor must comply with the requirements of Public Contract Code section 9204. Upon receipt of a claim pursuant to this section, City shall conduct a reasonable review of the claim and, within a period not to exceed forty-five (45) days, shall provide Contractor a written statement identifying what portion of the claim is disputed and what portion is

undisputed. Upon receipt of a claim, the Parties may, by mutual agreement, extend the time period provided in this subdivision. Contractor shall furnish reasonable documentation to support the claim. Any payment due on an undisputed portion of the claim shall be processed and made within sixty (60) days after City issues its written statement. If Contractor disputes City's written response, or if City fails to respond to a claim issued pursuant to this section within the time prescribed, Contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute.

(b) *Meet-and-Confer Conference.* Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, City shall schedule a meet-and-confer conference within thirty (30) days for settlement of the dispute. Within ten (10) business days following the conclusion of the meet-and-confer conference, if the claim or any portion of the claim remains in dispute, City shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within sixty (60) days after the City issues its written statement.

(c) *Nonbinding Mediation.* Any disputed portion of the claim, as identified by Contractor in writing, shall be submitted to nonbinding mediation, with the Parties sharing the associated costs equally. The Parties shall mutually agree to a mediator within ten (10) business days after the disputed portion of the claim has been identified in writing. If the Parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each Party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject judicial review pursuant to Section 23 of this Agreement.

Notwithstanding any claim, dispute, or other disagreement between the Parties regarding performance under the Contract, the scope of work hereunder, or any other matter arising out of or related to, in any manner, the Contract, Contractor shall proceed diligently with performance of the Services in accordance with City's written direction, pending any final determination or decision regarding any such claim, dispute, or disagreement.

10. Permits and Care of Work: Contractor shall, at Contractor's expense, obtain all necessary permits and licenses for the construction of each improvement, give all necessary notices and pay all fees and taxes required by law, except those City fees set forth in Section 1 of the Special Provisions. Contractor has examined the Project site and is familiar with its topography and condition, location of property lines, easements, building lines, and other physical factors and limitations affecting the performance of the Contract. Contractor, at Contractor's expense, shall obtain any permission necessary for any operations conducted off the property owned or controlled by City. Contractor shall be responsible for the proper care and protection of all materials delivered and work performed until completion and final acceptance.

11. 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 Section 10164 or 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.

In accordance with the provisions of Section 1773.3 of the Labor Code, City 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.

(b) *Wages & Hours of Employment*: In the performance of the Services 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 City for each workman employed in the execution of the Contract by Contractor or its subcontractor(s), for each calendar day during which any workman 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.

12. Superintendence by Contractor: Contractor shall give personal superintendence to the work on the Project or have a competent foreman or superintendent satisfactory to the City Engineer on the Project at all times during construction and performance of work under the Contract, with authority to act for Contractor.

13. Inspection and Testing by City: Contractor shall at all times maintain proper facilities and provide safe access for inspection by City to all parts of the work performed on the Project and to the shops wherein the work is in preparation. Contractor shall notify City with sufficient time in advance of the manufacture of production materials to be supplied by Contractor under the Contract in order for City to arrange for mill or factory inspection and testing of same. Any materials shipped by Contractor from factory prior to having satisfactorily passed such testing and inspection by City's representative or prior to the receipt of notice from such representative that such testing and inspection will not be required shall not be incorporated on the Project. Contractor shall also furnish to City, in triplicate, certified copies of all factory and mill test reports upon request.

14. Conformity with Law and Safety: Contractor 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 American 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 Contractor or its subcontractors must be in accordance with these laws, ordinances, codes, and regulations. Contractor'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 the Contract, Contractor shall immediately notify City's risk manager by telephone. If any accident occurs in connection with the Contract, Contractor 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 Contractor's subcontractor, if any; (c) name and address of Contractor'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 the Contract, Contractor shall immediately notify City. Contractor shall not store hazardous materials or hazardous waste within City limits without a proper permit from City.

15. Other Contracts: City may award other contracts for additional work on the Project, and Contractor shall fully cooperate with such other contractors and carefully fit Contractor's own work to that provided under other contracts as may be directed by the City Engineer. Contractor shall not commit or permit any act which will interfere with the performance of work by any other contractor.

16. Bonds: Concurrently with the execution hereof, Contractor shall furnish, on the forms provided herein as **Exhibits D and E**, respectively, corporate surety bonds to the benefit of City, issued by a surety company acceptable to City and authorized and admitted to do business in the state of California, as follows:

(a) Faithful Performance Bond. In an amount equal to at least one hundred percent (100%) of the Contract Price as security for the faithful performance of the Contract. The bond shall contain a provision that the surety thereon waives the provisions of Sections 2819 and 2845 of the Civil Code.

(b) Payment Bond. In an amount equal to at least one hundred percent (100%) of the Contract Price as security for the payment of all persons performing labor and furnishing materials in connection with the Contract. The bond shall be in accordance with the provisions of Sections 3225, 3226, and 3247 through 3252, inclusive, of the Civil Code and Section 13020 of the Unemployment Insurance Code of California. Said bond shall also contain a provision that the surety thereon waives the provisions of Sections 2819 and 2845 of the Civil Code.

The surety companies shall familiarize themselves with all provisions and conditions of the Contract. It is understood and agreed that the surety or sureties waive the right of special notification of any modification or alterations, omissions or reductions, extra or additional work, extensions of time, or any other act or acts by City or its authorized agents under the terms of this Contract and failure to so notify the surety or sureties of such changes shall in no way relieve the surety or sureties of their obligations under the Contract.

17. Indemnification:

(a) *Indemnity for Professional Liability*. When the law establishes a professional standard of care for Contractor's Services, to the fullest extent permitted by law, Contractor shall indemnify, protect,

defend, and hold harmless City and any and all of its elective and appointive boards, officers, officials, agents, employees or volunteers ("City's Agents") from and against any and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs but only to the extent Contractor or its subcontractors are responsible for such damages, liabilities and costs on a comparative basis of fault between Contractor or its subcontractors and City in the performance of professional services under the Contract. Contractor shall not be obligated to defend or indemnify City for City's own negligence or for the negligence of others.

(b) *Indemnity for other than Professional Liability.* Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, defend, and hold harmless City and any and City's Agents from and against any liability, including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel's fees and costs, court costs, interest, defense costs, and expert witness fees, where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of the Contract by Contractor or by any individual or agency for which Contractor is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of Contractor.

18. Contractor's Insurance: Concurrently with the execution hereof, Contractor shall furnish City with satisfactory proof of carriage of the insurance required under this section, and that Contractor shall give City at least thirty (30) days prior notice of the cancellation of any policy during the Term of this contract. Contractor shall not commence work under this Agreement until Contractor has obtained City's approval regarding all insurance requirements, forms, endorsements, amounts, and carrier ratings, nor shall Contractor allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor shall have been so obtained and approved. Contractor shall procure and maintain for the duration of the Contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services hereunder by Contractor, its agents, representatives, employees or subcontractors. Failure to maintain or renew coverage or to provide evidence of renewal may constitute a material breach of the Contract. Any available insurance proceeds in excess of the specified minimum limits and coverage shall be available to City. The City of Turlock shall be named as a certificate holder.

(a) *General Liability Insurance*. Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not 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 aggregate for bodily injury, personal injury, and property damage, including, without limitation, blanket contractual liability and coverage for explosion, collapse, and underground property damage hazards. The general aggregate limit shall apply separately to this Project or the general aggregate shall be doubled. Contractor's general liability policies shall be primary and not seek contribution from City's coverages and be endorsed using Insurance Services Office form CG 20 10 to provide that City and its officers, officials, employees, and agents shall be additional insureds under such policies. For construction contracts, an endorsement providing completed operations to the additional insured, ISO form CG 20 37, is also required. The policy shall contain, or be endorsed to contain, the following provisions:

(1) City, its elective and appointive boards, officers, agents, employees, and volunteers are to be covered as additional insureds with respect to liability arising out of work or

operations performed by or on behalf of Contractor, including materials, parts or equipment furnished in connection with such work or operations, which coverage shall be maintained in effect for at least three (3) years following the completion of the work specified in the Contract. General liability coverage can be provided in the form of an endorsement to Contractor's insurance (at least as broad as CG 20 10 for ongoing operations and CG 20 37 for products/completed operations for construction services), or as a separate Owners and Contractors Protective Liability policy providing both ongoing operations and completed operations coverage.

(2) For any claims related to the Project, Contractor's insurance coverage shall be primary insurance as respects City and any insurance or self-insurance maintained by City shall be excess of Contractor's insurance and shall not contribute with it.

(3) In the event of cancellation, non-renewal, or material change that reduces or restricts the insurance coverage afforded to City under the Contract, the insurer, broker/producer, or Contractor shall provide City with thirty (30) days' prior written notice of such cancellation, non-renewal, or material change.

(4) Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code.

(b) *Workers' Compensation Insurance*. Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least One Million Dollars ($1,000,000.00) each accident or disease. Contractor shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees, and volunteers.

(c) *Commercial Automobile Liability Insurance.* Contractor shall maintain automobile liability using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than Two Million Dollars ($2,000,000.00) each accident—for owned, leased, hired, non-owned, and borrowed automobiles. The policy shall provide and be endorsed that the City, its officials, officers, agents, employees, and volunteers are included or named as additional insureds. If Contractor owns no vehicles, this requirement may be met through a non-owned auto coverage or an endorsement to the CGL policy.

(d) *Builder's* Risk Insurance. {Intentionally Omitted}

(e) *Contractors Pollution Insurance*. Pollution Coverage shall be maintained on a Contractors Pollution Liability form, or other form acceptable to City, providing coverage for liability arising out of sudden, accidental, and gradual pollution and remediation. The policy limit shall be no less than Two Million Dollars ($2,000,000.00) per claim. All activities contemplated in the Contract shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the Project site to the final disposal location, including non-owned disposal sites.

(f) *Professional Liability Insurance*. Contractor shall maintain professional liability insurance that insures against professional errors and omissions that may be made in performing the Services to be rendered in connection with the Contract, in the minimum amount of Two Million Dollars ($2,000,000.00)

per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement, and Contractor agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by the Contract.

(g) *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 policies of 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.

(h) *Deductibles and Self-Insured Retentions*. Upon request of City, any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City and City's Agents; or (2) Contractor shall provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

(i) *Acceptability of Insurers*. Insurance is to be placed with insurers admitted in California with a current A.M. Best's rating of no less than A-:VII or with an insurer to which City has provided prior approval.

(j) *Verification of Coverage*. Contractor shall furnish City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this Section 18. All certificates and endorsements are to be received and approved by City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive Contractor's obligation to provide them. City reserves the right, at any time, to require complete, certified copies of all required insurance policies and endorsements.

(k) *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 effectuate this waiver of subrogation.

(l) *Subcontractors*. Contractor shall ensure all subcontractors furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

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 contractor or its subcontractors or subcontractors in connection with Services performed under the Contract ("Work Product") 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 that it is ever determined that any Work Product created by Contractor or its subcontractors or subcontractors under the Contract are not works for hire under U.S. law, Contractor hereby assigns all copyrights to such Work Product to City. With the prior written approval of the City Engineer, Contractor may retain and use copies of such Work Product for reference and as documentation of its experience and capabilities.

All Work Product shall become the property of City irrespective of where located or stored and Contractor agrees to deliver all such documents and information to City, without charge and in whatever form it exists, upon the Completion Date, as may be extended. Contractor shall have no ownership interest in such Work Product.

All Work Product of Contractor under the Contract, 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 specific in Exhibit A.

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

20. Taxes: Payment of any taxes, including California sales and use taxes, levied upon the Contract, the transaction, or the Services or goods delivered pursuant hereto, shall be the obligation of Contractor. Contractor shall cooperate with City to the full extent possible to maximize the local allocation of California sales and use tax to City. Such cooperation shall include, but not be limited to:

(a) *Use Tax Direct Payment Permits.* Contractor shall apply for, obtain, and utilize, to the maximum extent reasonable, a California Use Tax Direct Payment Permit.

(b) *Purchases of $500,000 or More.* Contractor shall require vendors and suppliers located outside California from whom Contractor makes purchases of $500,000 or more to allocate the use tax to City.

21. Independent Contractor: At all times during the Term of the Contract, Contractor shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which Contractor performs the Services required under the Contract. Contractor 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 Contractor. City shall have the right to control Contractor only insofar as the result of Contractor's Services rendered pursuant to the Contract; however, City shall not have the right to control the means by which Contractor accomplishes Services rendered pursuant to the Contract.

22. Contractor Not Agent: Except as City may specify in writing, Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Contractor shall have no authority, express or implied, pursuant to the Contract to bind City to any obligation whatsoever.

23. Arbitration of Disputes: All claims, disputes, and other matters in question between City and Contractor arising out of, or relating to, this Contract or the breach thereof, including claims of Contractor

for extra compensation of Services related to the project, shall be decided by arbitration before a single arbitrator in accordance with the provisions of Sections 1281 through 1284.2 of the 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 the Contract. 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 the Contract, matters involving defects in the Services performed by Contractor or its subcontractors, 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 competent 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 limitations.

The parties shall jointly appoint an arbitrator within fifteen (15) calendar days of the date of giving 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 attorney's 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 provided under 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.

All administrative remedies required under Section 9 of this Agreement or pursuant to Public Contract Code section 9204, or required by any other law, shall be exhausted prior to commencement of any arbitration under this Section 23.

24. Provisions Cumulative: The provisions of the Contract are cumulative, and in addition to and not in limitation of, any other rights or remedies available to City.

25. 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, Municipal Services Director** **156 S. Broadway, Suite 150** **Turlock, CA 95380-5461**
With courtesy copies to:	**City of Turlock, City Attorney's Office** **Attn: George A. Petrulakis, City Attorney** **156 S. Broadway, Suite 230** **Turlock, CA 95380-5456**
If to Contractor:	**MOUNTAIN CASCADE, INC.** **Attn: David Hicks, V.P. of Estimating/Secretary** **PO Box 5050** **Livermore, CA 94551**
If to Contractor's Sureties:	_____ _____ _____ _____

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

Fred Pezeshk, PE
City of Turlock, Roads Program Manager
156 S. Broadway, Suite 150
Turlock, California 95380-5461
Telephone: (209) 668-5520
E-mail: fpezeshk@turlock.ca.us

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

28. Antitrust Claims: Contractor or its subcontractors offer and agree to assign to City all rights, title, and interest to any causes of action under Section Four of the Clayton Act and the Cartwright Act concerning antitrust claims.

29. Use of City Project Number: Contractor 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 Contractor or its subcontractors from using their own project numbers for their own internal use.

30. No Conflict of Interest: Contractor represents that no conflict of interest will be created under state or federal law by entering into or in carrying out the Contract.

31. Confidentiality: Contractor understands and agrees that, in the performance of Services under the Contract, or in the contemplation thereof, Contractor 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"). Contractor 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 Contractor written authorization to make any such disclosure, Contractor shall do so only within the limits and to the extent of that authorization. Contractor may be directed or advised by the City Attorney on various matters relating to the performance of Services on the Project or on other matters pertaining to the Project, and in such event, Contractor agrees that it will treat all communications between itself, its employees, and its subcontracts as being communications which are within the attorney-client privilege.

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

33. 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.

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

35. 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, person, states, or firms and that all former requirements necessary or required by state or federal law in order to enter into the Contract 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.

36. Governing Law: The Contract shall be governed and construed in accordance with the laws of the state of California.

37. Severability: If the Contract in its entirety is determined by an arbitrator or a court of competent jurisdiction to be invalid or unenforceable, the Contract shall automatically terminate as of the date of final

entry of judgment. If any provision of the Contract shall be determined to be invalid and unenforceable, or if any provision of the Contract is rendered invalid or unenforceable according 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.

38. Execution and Counterparts: This Agreement may be executed simultaneously and, in several counterparts, each of which shall be deemed an original but 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 signature for the purposes of validity, enforceability, and admissibility.

39. Mandatory and Permissive: "Shall" and "will" and "agrees" are mandatory. "May" and "can" are permissive.

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

41. Attorney's Fees and Costs: Except as expressly provided for in Section 23 of this Agreement, if any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret the provisions of the Contract, 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.

42. 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 the Contract.

43. 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 Section 1 through 43 of this Agreement, Sections 1 through 43 shall prevail.

[*Signatures on Following Page*]

MOUNTAIN CASCADE, INC., a California Corporation

By: _____

_____
Print Name

Address:_____
_____
_____
Phone: _____

Date: _____

Federal Tax ID or Social Security No:

_____

DIR Registration Number:

_____

Affix Contractor's Seal Here

CITY OF TURLOCK, a municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Christopher Fisher, Municipal Services Director

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

PROPOSAL

Project No. 23-068 Package 3
Roads Program Capital Improvement Project

City of Turlock, California

DATED: 02/19/2026

To: The Honorable City Council of the City of Turlock, California:

NAME OF BIDDER: Mountain Cascade, Inc.

BUSINESS ADDRESS: 555 Exchange Court Livermore, Ca 94550

PLACE OF RESIDENCE: Livermore, Ca

Bids are to be submitted for the entire work. The amount of the bid for comparison purposes will be the total of all items. The bidder shall set forth for each unit basis item of work a unit price and a total for the item, and for each lump sum item a total for the item, all in clearly legible figures in the respective spaces provided for that purpose.

In the case of unit basis items, the amount set forth under the "Item Total" column shall be the product of the unit price bid and the estimated quantity for the item. In case of discrepancy between the unit price and the total set forth for a unit basis item, the unit price shall prevail except as provided in (a) or (b), as follows:

(a) If the amount set forth as unit price is unreadable or otherwise unclear, or is omitted, or is the same as the amount as the entry in the item total column, then the amount set forth in the item total column for the item shall prevail and shall be divided by the estimated quantity for the item and the price thus obtained shall be the unit price;

(b) (Decimal Errors) If the product of the entered unit price and the estimated quantity is exactly off by a factor of ten, one hundred, etc., or one-tenth, or one-hundredth, etc. from the entered total, the discrepancy will be resolved by using the entered unit price or item total, whichever most closely approximates percentage wise the unit price or item total in the Department's Final Estimate of cost.

PROPOSAL SUBMITTAL CHECKLIST

The bidder shall provide a complete proposal in a sealed envelope before 2:00 pm local time on February 19, 2026 at the address shown on the cover sheet of these specifications.

FAILURE TO PROVIDE ALL THE REQUIRED DOCUMENTS LISTED IN THE TABLE BELOW MAY CAUSE THE PROPOSAL TO BE CONSIDERED NON-RESPONSIVE.

Complete Proposal **Page No.**

☑ PROPOSAL AND BIDDING FORM 5-12
☑ AFFIDAVIT 13
☑ INFORMATION REQUIRED OF BIDDER 14-15
☑ BIDDER'S BOND 16-17
☑ LIST OF SUBCONTRACTORS 18
☑ IRAN CONTRACTING ACT CERTIFICATION 19

The Successful Bidder shall submit within one week after receipt of Bids, one copy of all documentary information generated in preparation of Bid prices for this Project. This material is hereinafter referred to as "Escrow Bid Documents." The Escrow Bid Documents of the Successful Bidder will be held in escrow for the duration of the contract. See Special Provisions Section "Escrow Bid Documents."

In accordance with the annexed Notice to Contractors, the undersigned, as bidder, declares that he has carefully examined the location of the proposed work, the plans, specifications and technical requirements therefore, and the proposed forms of contract and bonds mentioned or referred to in said Notice and on file in the office of the City Engineer of the City of Turlock, together with the prevailing rate of per diem wages for each craft or type of workmen needed to execute said contract; and he proposes and agrees that if this proposal is accepted, he will furnish all labor, materials, equipment, plant transportation, service, sales taxes, permit fees and other costs necessary to complete the construction in strict conformity to the plans and specifications and he will enter into a written contract with the City of Turlock in the form of contract on file in the Office of the City Engineer for such purposes, and that he will execute and/or provide all bonds and insurance certificates required by law and/or by said contract and/or mentioned in said Notice to Contractors all in accordance with and subject to all applicable laws, and that he will take in full payment therefore the following unit prices, to wit:

BIDDING FORM

City of Turlock is hereinafter called the Owner.

BIDDER: Mountain Cascade, Inc.

The work to be done and referred to herein is in City of Turlock and in Stanislaus County, State of California. It is shown on a set of Plans, entitled: **"City of Turlock Construction Plans for Roads Program Capital Improvement Project Number 23-068 Package 3"** and is to be constructed in accordance with the Project Specifications and contract documents attached hereto by reference.

In submitting this Bid, Bidder represents, as set forth in the Agreement, that:

A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents and the following Addenda, receipt of all which is hereby acknowledged.

Addendum No.	Addendum Date
1	02/11/2026
2	02/12/2026

B. Bidder has visited the Site and became familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

The undersigned, as Bidder, declares that the only persons, or parties interested in this proposal as principals are those named herein, that this proposal is made without collusion with any other person, firm or corporation; that he has carefully examined the location of the proposed work, the Plans and Specifications referred to, the referenced proposed contract, and the Bidder proposes and agrees that, if this proposal is accepted, he will contract with the Owner to provide all necessary machinery, tools, apparatus and other means of construction, and to do all the work and furnish all the materials specified in the contract in the manner and time therein prescribed, and according to the requirements as therein set forth, and that he will take in full payment therefor the following unit prices as set forth in the Bid Schedule below.

CITY OF TURLOCK

Project No. 23-068 Package 3
Roads Program Capital Improvement Project

BID SCHEDULE

Item	Description	Quantity	Unit	Unit Price	Total
	General				
1.	Mobilization	1	LS	$200000	$200000
2.	Remove and Replace Monument	8	EA	$5510.	$44080.
3.	Traffic Control	1	LS	$45000	$45000
4.	Portable Changeable Message Signs	10	EA	$4850	$48500
5.	Construction Funding Signs	10	EA	$1385	$13850
6.	Jobsite Management	1	LS	$5000	$5000
7.	Storm Water Pollution Prevention Plan (SWPPP) - Preparation and Implementation	1	LS	$13600	$13600
8.	Erosion and Dust Control BMPs	1	LS	$25000	$25000
9.	Construction Staking	1	LS	$58670	$58670
10.	Pothole Existing Utilities	1	LS	$145000	$145000
11.	Video Sewer and Storm Drain Video	1	LS	$100000	$100000
12.	Clearing and Grubbing	1	LS	$20000	$20000
13.	Roadway Excavation	785	CY	$274	$215090
14.	Cold Plane Asphalt Concrete Pavement	38,382	SY	$3.50	$134337
15.	Unsuitable Material	173	CY	$250	$43250
16.	Remove Concrete Curb & Gutter	2,587	LF	$3.50	$9054.50
17.	Remove Concrete Curb	6,548	LF	$3.00	$19644

Item	Description	Quantity	Unit	Unit Price	Total
18.	Remove Concrete Drive Over Curb & Gutter	669	LF	$ 3.50	$ 2341.50
19.	Remove Concrete Flatwork	20,516	SF	$ 3.50	$ 71806
20.	Remove & Replace Chain Link Fence	15	LF	$ 400	$ 6000
21.	HMA (Type A)	9,453	TON	$ 105	$ 992565
22.	Full depth Reclamation-Cement	34,236	SY	$ 14.25	$ 487863
23.	Cement (Full-Depth Reclamation-Cement)	555	TON	$ 204	$ 113220
24.	Mix Design (Full-Depth Reclamation-Cement)	1	LS	$ 24500	$ 24500
25.	Minor Concrete (Curb Ramp)	3,289	SF	$ 44	$ 144716
26.	Minor Concrete (Curb and Gutter)	8,951	LF	$ 60	$ 537060
27.	Minor Concrete (Curb Only)	53	LF	$ 53	$ 2809
28.	Minor Concrete (Drive Over Curb)	806	LF	$ 44	$ 35464
29.	Minor Concrete (Sidewalk)	8,032	SF	$ 12	$ 96384
30.	Minor Concrete (Driveway)	14,726	SF	$ 20	$ 294520
31.	Minor Concrete (Alley Approach)	336	SF	$ 23	$ 7728
32.	Minor Concrete (Valley Gutter)	613	SF	$ 19	$ 11647
33.	Detectable Warning Surface	412	SF	$ 45	$ 18540
34.	Remove Catch Basin	18	EA	$ 1700	$ 30600
35.	Install New Fire Hydrant Complete	1	EA	$ 11500	$ 11500
36.	Storm Drain Catch Basin	26	EA	$ 7100	$ 184600
37.	Storm Drain Manhole	11	EA	$ 9500	$ 104500
38.	18" Storm Drain Pipe	2,318	LF	$ 158	$ 366244
39.	Remove Storm Drain Pipe	228	LF	$ 79	$ 18012

Item	Description	Quantity	Unit	Unit Price	Total
40.	Adjust MH to Finished Grade	23	EA	$1600	$36800
41.	Adjust Valve to Finished Grade	25	EA	$900	$22500
42.	Relocate Water Meter	2	EA	$3600	$7200
43.	Relocate Street Light	1	EA	$20000	$20000
44.	Remove Roadside Sign	20	EA	$185	$3700
45.	Relocate Roadside Sign	1	EA	$435	$435
46.	Install Roadside Sign	46	EA	$720	$33120
47.	Thermoplastic Traffic Stripe	8,828	LF	$3	$26484
48.	Thermoplastic Pavement Marking	4,271	SF	$10	$42710
				TOTAL BID	$4895644

(F) denotes final pay item per Section 9-1.02C of the State Standard Specifications.

COMPANY'S NAME: Mountain Cascade, Inc.

BY: _____ David Hicks: V.P. of Estimating/ Secretary

ADDRESS: 555 Exchange Court
(Number) (Street)

Livermore, Ca 94550
(City) (State) (ZIP)

CONTRACTOR'S PHONE #: 925-373-8370

NOTE: CONTRACTOR WILL BE REQUIRED TO LIST THEIR LICENSE NUMBER, EXPIRATION DATE, AND APPROPRIATE STATEMENT REGARDING PERJURY AND SIGNED BY INDIVIDUAL AUTHORIZED TO DO SO. FAILURE TO INCLUDE THE ABOVE ITEMS MAY CAUSE SAID CONTRACTOR'S BID TO BE REJECTED.

A-General Engineering Contractor:

Mountain Cascade, Inc., Contractor's License # 422496, Class A
(Company's Name)

Expires 05/31/2026. DIR #: 1000005190

This information is true, is provided as per Section 7028.15 of the Business and Professions Code, and is made herein under penalty of perjury.

X _____ 02/19/2026

(Bidder's Signature) David Hicks: V.P. of Estimating/ Secretary (Date)

If the proposal is accepted and the undersigned shall fail to contract as aforesaid and fail to file with the City insurance certificates as required by said contract, within fourteen (14) days after the bidder has received notice from the City Engineer or his representative of the City of Turlock that the contract has been awarded to bidder and is ready for signature, the City of Turlock may, at its option, determine that the bidder has abandoned his contract, and thereupon this proposal and the acceptance thereof shall be null and void.

Also accompanying this proposal is an affidavit of non collusion and questionnaire to general contractors, a statement of proposed sub contractors, if any, the address of mill, shop or office of any sub contractor, and a statement of work to be performed by sub contractors.

The names and addresses of persons interested in the foregoing proposal as principals are as follows:

(**IMPORTANT NOTICE**: If bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a partnership, state true name of firm, also names of all individual co partners composing firm; if bidder or other interested person is an individual, state first and last name in full.)

Licensed in accordance with an act providing for the registration of Contractors,
License No. 422496 Expiration Date 05/31/2026.

DATED: February 19th, 2026

Address: 555 Exchange Court Livermore, Ca 94550

Phone: 925-373-8370

X _____

Signature of Bidder David Hicks: V.P. of Estimating/ Secretary

NOTE: If bidder is a corporation, the legal name of the corporation shall be set forth above together with the signature of the officers authorized to sign contracts on behalf of the corporation; if bidder is a co partnership, the true name of the firm shall be set forth above together with the signature of the partner or partners authorized to sign contracts in behalf of the co partnership; and, if bidder is an individual, his signature shall be placed above. If a signature is by an agent other than an officer of a corporation or a member of the partnership, a Power of Attorney must be on file with the City Clerk prior to opening or submitted with the bid; otherwise, the bid will be disregarded as irregular and unauthorized.

EXHIBIT B
PAYMENT BY FORCE ACCOUNT

For work paid by force account, the City Engineer compares City's records to Contractor's daily force account work report. When the City Engineer and Contractor agree on the contents of the daily force account work reports, the City Engineer accepts the report and City pays for the work. If the records differ, City pays for the work based only on the information shown on City's records. If a subcontractor performs work at force account, work paid at force account will be accepted at an additional 2 percent (2%) markup to the total cost of that work, including markups, as reimbursement for additional administrative costs. The markups specified in labor, materials, and equipment includes compensation for all delay costs, overhead costs, and profit. If an item's unit price is adjusted for work-character changes, City excludes Contractor's cost of determining the adjustment. Payment for owner-operated labor and equipment is made at the market-priced invoice submitted.

A. Labor. Labor payment is full compensation for the cost of labor used in the direct performance of the work plus a fifteen percent (15%) markup, as set forth below, and consistent with California Labor Code section 1770 et seq. Force account labor payment consists of:

1. Employer payment to the worker for:

    1.1 Basic hourly wage
    1.2 Health and welfare
    1.3 Pension
    1.4 Vacation
    1.5 Training
    1.6 Other State and federal recognized fringe benefit payments

2. Labor surcharge percentage in *Labor Surcharge and Equipment Rental Rates* current during the work paid at force account for:

    2.1 Workers' compensation insurance
    2.2 Social security
    2.3 Medicare
    2.4 Federal unemployment insurance
    2.5 State unemployment insurance
    2.6 State training taxes

3. Subsistence and travel allowances paid to the workers

4. Employer payment to supervisors, if authorized

The fifteen percent (15%) markup consists of payment for all overhead costs related to labor but not designated as costs of labor used in the direct performance of the work including:

(a) Home office overhead
(b) Field office overhead

(c) Bond costs
(d) Profit
(e) Labor liability insurance
(f) Other fixed or administrative costs that are not costs of labor used in the direct performance of the work

B. Materials. Material payment is full compensation for materials the Contractor furnishes and uses in the work. The City Engineer determines the cost based on the material purchase price, including delivery charges, except:

1. A fifteen percent (15%) markup is added;

2. Supplier discounts are subtracted whether the Contractor takes them or not;

3. If the City Engineer believes the material purchase prices are excessive, City pays the lowest current wholesale price for a similar material quantity;

4. If Contractor procured the materials from a source Contractor wholly or partially own, the determined cost is based on the lower of the:

   4.1 Price paid by the purchaser for similar materials from that source on Contract items; and
   4.2 Current wholesale price for those materials;

5 If Contractor does not submit a material cost record within thirty (30) days of billing, the determined cost is based on the lowest wholesale price:

   5.1 During that period
   5.2 In the quantities used

C. Equipment Rental. Equipment rental payment is full compensation for:

1. Rental equipment costs, including moving rental equipment to and from the change order work site using its own power.

2. Transport equipment costs for rental equipment that cannot be transported economically using its own power. No payment is made during transport for the transported equipment.

3. Fifteen percent (15%) percent markup.

If Contractor wants to return the equipment to a location other than its original location, the payment to move the equipment must not exceed the cost of returning the equipment to its original location.

If Contractor uses the equipment for work other than work paid by force account, the transportation cost is included in the other work.

Before moving or loading the equipment, Contractor must obtain authorization for the equipment rental's original location.

The City Engineer determines rental costs:

1. Using rates in *Labor Surcharge and Equipment Rental Rates*:

    1.1. By classifying equipment using manufacturer's ratings and manufacturer-approved changes.
    1.2. Current during the work paid by force account.
    1.3. Regardless of equipment ownership but City uses the rental document rates or minimum rental cost terms if:
        1.3.1. Rented from equipment business Contractor does not own.
        1.3.2. The Labor Surcharge and Equipment Rental Rates hourly rate is $10.00 per hour or less.

2. Using rates established by the City Engineer for equipment not listed in *Labor Surcharge and Equipment Rental Rates*. Contractor may submit cost information that helps the City Engineer establish the rental rate but City uses the rental document rates or minimum rental cost terms if:
    2.1. Rented from equipment business Contractor does not own.
    2.2. The City Engineer establishes a rate of $10.00 per hour or less.

3. Using rates for transport equipment not exceeding the hourly rates charged by established haulers.

Equipment rental rates include the cost of:

1. Fuel
2. Oil
3. Lubrication
4. Supplies
5. Small tools that are not consumed by use
6. Necessary attachments
7. Repairs and maintenance
8. Depreciation
9. Storage
10. Insurance
11. Incidentals

City pays for small tools consumed by use. The City Engineer determines payment for small tools consumed by use based on Contractor-submitted invoices.

The City Engineer may authorize rates in excess of those in the *Labor Surcharge and Equipment Rental Rates* if:

1. Contractor submits a request to use rented equipment

2. Equipment is not available from Contractor’s normal sources or from one of Contractor’s subcontractors
3. Rented equipment is from an independent rental company
4. Proposed equipment rental rate is reasonable

5. The City Engineer authorizes the equipment source and the rental rate before Contractor uses the equipment

D. Equipment on the Job Site. For equipment on the job site at the time required to perform work paid by force account, the time paid is the time:

1. To move the equipment to the location of work paid by force account plus an equal amount of time to move the equipment to another location on the job site when the work paid by force account is completed

2. To load and unload equipment

3. Equipment is operated to perform work paid by force account and:
   3.1. Hourly rates are paid in 1/2-hour increments
   3.2. Daily rates are paid in 1/2-day increments

E. Equipment Not on the Job Site Required for Original-Contract Work. For equipment not on the job site at the time required to perform work paid by force account and required for original-Contract work, the time paid is the time the equipment is operated to perform work paid by force account and the time to move the equipment to a location on the job site when the work paid by force account is completed.

The minimum total time paid is:

1. 1 day if daily rates are paid
2. 8 hours if hourly rates are paid

If daily rates are recorded, equipment:

1. Idled is paid as 1/2 day
2. Operated four (4) hours or less is paid as 1/2 day
3. Operated four (4) hours or more is paid as one (1) day

If the minimum total time exceeds eight (8) hours and if hourly rates are listed, City rounds up hours operated to the nearest 1/2-hour increment and pays based on the hours shown in the following table. The table does not apply when equipment is not operated due to breakdowns, in which case rental hours are the hours the equipment was operated.

Equipment Rental Hours

Hours operated	Hours paid
0.0	4.00
0.5	4.25
1.0	4.50
1.5	4.75
2.0	5.00
2.5	5.25

3.0	5.50
3.5	5.75
4.0	6.00
4.5	6.25
5.0	6.50
5.5	6.75
6.0	7.00
6.5	7.25
7.0	7.5
7.5	7.75
≥8.0	hours used

F. Equipment Not on the Job Site Not Required for Original-Contract Work. For equipment not on the job site at the time required to perform work paid by force account and not required for original-Contract work, the time paid is the time:

1. To move the equipment to the location of work paid by force account plus an equal amount of time to return the equipment to its source when the work paid by force account is completed

2. To load and unload equipment

3. Equipment is operated to perform work paid by force account

G. Non-Owner-Operated Dump Truck Rental. Contractor shall submit the rental rate for non-owner-operated dump truck rental to City. The City Engineer shall determine the payment rate. Payment for non-owner-operated dump truck rental is for the cost of renting a dump truck, including its driver. For the purpose of markup payment only, the non-owner-operated dump truck is rental equipment and the owner is a subcontractor.

The above markups shall constitute full compensation for all home office overhead, field office overhead, bond costs, profit, labor liability insurance, and other fixed or administrative costs that are not costs specifically designated as cost or equipment rental as stated above. The total payment made as provided above shall be deemed to be the actual cost of the work and shall constitute full compensation therefor.

When extra work to be paid for on a force account basis is performed by a subcontractor, an additional markup of 2 percent (2%) will be added to the total cost of that extra work including all markups specified in this Section. The additional 2 percent (2%) markup shall reimburse Contractor for additional administrative costs, and no other additional payment will be made by reason of performance of the extra work by a subcontractor.

EXHIBIT C

WORKERS' COMPENSATION INSURANCE CERTIFICATION

Pursuant to Section 18(b) of the Agreement, Contractor certifies as follows:

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

Signed: _____ Date: _____

_____
(Typed or Printed Name)

Business Address (Street Address, City, State & Zip Code):

_____

_____

_____

Business Phone: ( ) _____

EXHIBIT D

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the **City of Turlock,** State of California, has awarded to **Mountain Cascade, Inc.**, hereinafter designated as the "Principal," a contract for **Project No. 23-068 Package 3;** and,

WHEREAS, said Principal is required under the terms of said contract to furnish a bond for the faithful performance of said contract.

NOW, THEREFORE, we the Principal, and _____ as Surety, are held and firmly bound unto the City of Turlock in the penal sum of _____ **($_____)**, lawful money of the United States for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounden Principal, or Principal's heirs, executors, administrators, successors, or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and agreements in said contract and any alteration thereof made as therein provided, on the Principal's part, to be kept and performed at the time and in the manner therein specified and in all respects according to their true intent and meaning; and shall defend, indemnify and save harmless the City of Turlock, its officers and agents as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and virtue.

And the Surety, for value received hereby stipulates and agrees that, in accordance with the Plans, Standard Specifications, Special Provisions, and other contract documents, no change, extension of time, alteration, or addition to the terms of the contract, or to the work to be performed hereunder, or to the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration of additions to the terms of the Contract to the work, or to the specifications.

The City of Turlock reserves the right to refuse use of any Contractor assigned by any surety to complete the work.

[*Signatures on Following Page*]

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their seals this _____ day of _____, 20__, the name and corporate seals of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

(Corporate Seal) **Principal** _____

By _____

Title _____

(Attach Notarial Acknowledgment)

(Corporate Seal) **Surety** _____

Address _____

Phone No.: ( )_____ Fax No.: ( ) _____

By _____
Attorneys-in-Fact

Title _____

(Attach Notarial Acknowledgment)

NOTE TO SURETY COMPANY: There must be submitted a certified copy of unrevoked resolution of authority for the attorneys-in-fact.

(Seal) **Witness** _____

Approved as to form:

_____
Risk Manager

EXHIBIT E

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the **City of Turlock**, a municipal corporation, has awarded to **Mountain Cascade, Inc.**, hereinafter designated as the "Principal", a contract for **Project No. 23-068 Package 3"**; and

WHEREAS, said Principal is required to furnish a bond in connection with said contract, to secure payment of claims of laborers, mechanics, or materialmen employed on work under said contract, as provided by law.

NOW, THEREFORE, we the undersigned Principal and Surety are held and firmly bound unto the City of Turlock in the sum of _____ **($_____),** said sum being equal to the estimated amount payable by said City of Turlock under the terms of the contract, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH that if said Principal, or Principal's heirs, executors, administrators, successors, or assigns, or subcontractors shall fail to pay for any material, provisions, provender, or other supplies, implements, or machinery used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or for amounts due under the Unemployment Insurance Code with respect to such work or labor, or for any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board from these wages of employees of the Contractor and Contractor's subcontractors pursuant to the Revenue and Taxation Code, with respect to such work and labor, the Surety or Sureties hereon will pay for the same in an amount not exceeding the sum specified in this bond, otherwise the above obligation shall be void. In case suit is brought upon this bond, said Surety will pay a reasonable attorney's fee to be fixed by the court.

This bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Section 3138 of the Civil Code of the State of California so as to give a right of action to them or their assigns in any suit brought upon this bond.

Said Surety, for value received, hereby stipulates and agrees that, in accordance with the Plans, Standard Specifications, Special Provisions, and other Contract Documents, no change, extension of time, alteration or addition to the terms of the contract, or to the work to be performed there under, or to the specifications accompanying the same, shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract, or to the work, or to the specifications.

[*Signatures on Following Page*]

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their seals this _____ day of _____, 20__, the name and corporate seals of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

(Corporate Seal) **Principal** _____

By _____

Title _____

(Attach Notarial Acknowledgment)

(Corporate Seal) **Surety** _____

Address _____

Phone No.: ( )_____ Fax No.: ( ) _____

By _____
Attorneys-in-Fact

Title _____

(Attach Notarial Acknowledgment)

NOTE TO SURETY COMPANY: There must be submitted a certified copy of unrevoked resolution of authority for the attorneys-in-fact.

(Seal) **Witness** _____

Approved as to form:

_____
Risk Manager

City Council Staff Report

March 10, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	James Governale, Management Analyst
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Motion: Approve an agreement (City Contract 2026-107) with Aqua Source, Inc. for the purchase of Accu-Tab and Acid-Rite pool treatment products, in an amount not to exceed $325,000 for a five-year term to be funded by Fund 110 (General Fund)

2. NARRATIVE:

The City's Columbia Pool requires specific pool treatment products to maintain safe and consistent water quality. The pool systems are designed to use Accu-Tab and Acid-Rite products.

The manufacturer has designated Aqua Source, Inc. as the sole authorized distributor of these products in California. As a result, the products are not available through other vendors or cooperative purchasing agreements. Purchasing from a non-authorized source would not be compatible with the City's existing equipment.

Because Aqua Source is the only authorized supplier, staff determined that this purchase qualifies as a sole source procurement. Approving this agreement allows the City to continue operating its pool facilities without disruption and provides pricing stability over the term of the agreement.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The Purchasing Division has made the determination that this item does not require a competitive procedure due to TMC 2-7-08 (b) (2) that states, bidding is not required when supplies, materials, equipment, or services can be obtained from only one (1) vendor. The agreement amount shall not exceed $325,000 over five years. Expenditures will occur as needed and will be funded by Fund 110 (account 110-61-626.44005_011 - Chemicals Pools). No budget amendment is required.

4. 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.

5. ALTERNATIVES:

A. Council could choose to not approve the Agreement. Staff does not recommend this alternative because failure to secure a supply source could disrupt pool operations and impact water quality compliance.

B. Council could approve a shorter term. Staff does not recommend this alternative because Aqua Source is a sole source and it increases administrative burden with very little operational gain.

C. Council could approve with a reduced not-to-exceed amount. Staff does not recommend this alternative because funding is currently available and reducing the contract max would likely result in an amendment at a later date.

6. ATTACHMENTS:

1. Agreement CC2026-107 with Aqua Source - Products for Pool Treatment

SUPPLIER AGREEMENT BETWEEN THE CITY OF TURLOCK
and
AQUA SOURCE, LLC
for
The Purchase of Acid-Rite and Accu-Tab Products for Pool Treatment

City Contract No. 2026-107

THIS SUPPLIER AGREEMENT (the "Agreement") is entered into by and between the CITY OF TURLOCK, a California municipal corporation ("CITY"), and AQUA SOURCE LLC, a limited liability company ("SUPPLIER"), on this 10th day of March, 2026 (the "Effective Date"). CITY and SUPPLIER may be collectively referred to herein as the "Parties" or individually as "Party." There are no other parties to this Agreement.

RECITALS

WHEREAS, CITY has a need for Acid-Rite and Accu-Tab products for pool treatment; and

WHEREAS, SUPPLIER has made a proposal to CITY to provide Acid-Rite and Accu-Tab products for pool treatment. A description that of which SUPPLIER proposes to provide is included in **Exhibit A** attached hereto and incorporated herein by reference; and

WHEREAS, CITY desires to purchase Acid-Rite and Accu-Tab products for pool treatment from SUPPLIER, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the parties hereto mutually 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 37 of this Agreement, Sections 1 through 37 shall prevail.

2. PURCHASE OF PRODUCT: SUPPLIER agrees to sell, and CITY agrees to purchase Acid-Rite and Accu-Tab products for pool treatment, as described in **Exhibit A.**

3. SAFETY REQUIREMENT: All services and products must comply with California State Division of Industrial Safety orders and O.S.H.A.

4. COMPENSATION: CITY agrees to pay SUPPLIER in accordance with **Exhibit A** as full remuneration for performing all Services and furnishing all staffing and materials called for in **Exhibit A** and for performance by SUPPLIER of all of its duties and obligations under this Agreement. SUPPLIER will be allowed to increase prices with thirty (30) days' written notice to City during the term of this Agreement, provided such increases are based on verifiable manufacturer price increases or documented increases in SUPPLIER's direct costs related to the products provided under this Agreement. In all cases, City may cancel this Agreement if a requested price increase is not acceptable. In no event shall the total amount of this Agreement exceed Three Hundred Twenty-Five Thousand and No/100^{ths} Dollars ($325,000.00). SUPPLIER agrees that compensation shall be paid in the manner and at the times set forth below:

(a) Invoices: SUPPLIER shall submit dated invoices to CITY specifying the date, location and service rendered, and the charge therefor.

(b) Payment: All payments by CITY shall be made in arrears, after satisfactory service, as determined and approved by CITY, has been provided. Payment shall be made by CITY no more than thirty (30) days from CITY's receipt of invoice.

5. TERM OF AGREEMENT: The term of this Agreement shall be five (5) years and will commence on the Effective Date and terminate on the 10th day of March, 2031 (Term), unless the Parties mutually agree in writing to terminate the Agreement earlier or extend the Term pursuant to this Agreement.

6. EXTENSION OF AGREEMENT: [Intentionally Omitted]

7. INSURANCE: SUPPLIER shall not commence work under this Agreement until SUPPLIER has obtained City's approval regarding all insurance requirements, forms, endorsements, amounts, and carrier ratings, nor shall SUPPLIER allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor shall have been so obtained and approved. SUPPLIER shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by SUPPLIER, its agents, representatives, employees or subcontractors. Failure to maintain or renew coverage or to provide evidence of renewal may constitute a material breach of contract. Any available insurance proceeds in excess of the specified minimum limits and coverage shall be available to CITY.

(a) **Commercial General Liability Insurance:** SUPPLIER shall maintain Commercial General Liability Insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not 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. The general aggregate limit shall apply separately to this Project or the general aggregate shall be doubled.

(b) **Workers' Compensation Insurance:** SUPPLIER shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least One Million Dollars ($1,000,000.00) each accident or disease. SUPPLIER shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees, and volunteers.

(c) **Commercial Automobile Liability Insurance:** SUPPLIER shall maintain Commercial Automobile Liability Insurance using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, in the amount of no less than Two Million Dollars ($2,000,000.00) each accident for owned, leased, hired, non-owned, and borrowed automobiles. The policy shall provide and be endorsed that the City, its officials, officers, agents, employees, and volunteers are included or named as additional insureds. If SUPPLIER owns no vehicles, this requirement may be met through a non-owned auto endorsement to the CGL policy.

(d) **Umbrella or Excess Policy:** SUPPLIER 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 policies of insurance. No coverage or policies maintained by the City ("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 SUPPLIER's primary and excess liability policies are exhausted.

(e) **Deductibles and Self-Insured Retentions:** Upon request of City, any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, its elective and appointive boards, officers, agents, employees, and volunteers; or (2) SUPPLIER shall provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

(f) **Other Insurance Provisions:** The commercial general liability policy shall contain, or be endorsed to contain, the following provisions:

(1) City, its elective and appointive boards, officers, agents, employees, and volunteers are to be covered as additional insureds with respect to liability arising out of work or operations performed by or on behalf of SUPPLIER, including materials, parts or equipment furnished in connection with such work or operations, which coverage shall be maintained in effect for at least three (3) years following the completion of the work specified in the contract. General liability coverage can be provided in the form of an endorsement to SUPPLIER's insurance (at least as broad as CG 20 10 for ongoing operations and CG 20 37 for products/completed operations), or as a separate Owners and Contractors Protective Liability policy providing both ongoing operations and completed operations coverage.

(2) For any claims related to this project, SUPPLIER's insurance coverage shall be primary insurance as respects City and any insurance or self-insurance maintained by City shall be excess of SUPPLIER's insurance and shall not contribute with it.

(3) In the event of cancellation, non-renewal, or material change that reduces or restricts the insurance coverage afforded to City under this Agreement, the insurer, broker/producer, or SUPPLIER shall provide City with thirty (30) days' prior written notice of such cancellation, non-renewal, or material change.

(4) Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code.

(g) **Acceptability of Insurers:** Insurance is to be placed with insurers admitted in California with a current A.M. Best's rating of no less than A-:VII or with an insurer to which the City has provided prior approval.

(h) **Verification of Coverage:** SUPPLIER shall furnish City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive SUPPLIER's obligation to provide them. City reserves the right, at any time, to require complete, certified copies of all required insurance policies and endorsements.

(i) **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 effectuate this waiver of subrogation.

(j) **Subcontractors:** SUPPLIER shall ensure all subcontractors furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

(k) **Additional Insurance Requirements:** Within five (5) days of the Effective Date, SUPPLIER 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 SUPPLIER 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. IF a carrier will not provide the required notice of cancellation, the SUPPLIER shall provide written notice to the City no later than ten (10) business days before cancellation; (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 SUPPLIER and shall be endorsed to state such; (c) name City of Turlock as a certificate holder; (d) cover products and completed operations of SUPPLIER, premises owned, occupied, or used by the SUPPLIER, or automobiles owned, leased, or hired or borrowed by the SUPPLIER; contain no special limitations on the scope of protection afforded to City; (e) 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 SUPPLIER's insurance and shall not contribute to it; (f) contain standard separation of insured provisions; and (g) 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.

8. INDEMNIFICATION: To the full extent permitted by law, SUPPLIER shall indemnify, defend, and hold harmless City and any and all of its elective and appointive boards, officers, officials, agents, employees or volunteers from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by SUPPLIER or by any individual or agency for which SUPPLIER is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of SUPPLIER.

9. INDEPENDENT CONTRACTOR RELATIONSHIP: All acts of SUPPLIER, its agents, officers, and employees and all others acting on behalf of SUPPLIER relating to the performance of this Agreement, shall be performed as independent contractors and not as agents, officers, or employees of CITY. SUPPLIER, by virtue of this Agreement, has no authority to bind or incur any obligation on behalf of CITY. SUPPLIER has no authority or responsibility to exercise any rights or power vested in the CITY. No agent, officer, or employee of the CITY is to be considered an employee of SUPPLIER. It is understood by both SUPPLIER and CITY that

this Agreement shall not under any circumstances be construed or considered to create an employer-employee relationship or a joint venture.

SUPPLIER, its agents, officers and employees are and, at all times during the terms of this Agreement, shall represent and conduct themselves as independent contractors and not as employees of CITY.

SUPPLIER shall determine the method, details and means of performing the work and Services to be provided by SUPPLIER under this Agreement. SUPPLIER shall be responsible to CITY only for the requirements and results specified in this Agreement, and, except as expressly provided in this Agreement, shall not be subjected to CITY's control with respect to the physical action or activities of the SUPPLIER in fulfillment of this Agreement. SUPPLIER has control over the manner and means of performing the Services under this Agreement. SUPPLIER is permitted to provide services to others during the same period service is provided to CITY under this Agreement. If necessary, SUPPLIER has the responsibility for employing other persons or firms to assist SUPPLIER in fulfilling the terms and obligations under this Agreement.

If in the performance of this Agreement any third persons are employed by SUPPLIER, such persons shall be entirely and exclusively under the direction, supervision, and control of SUPPLIER. All terms of employment including hours, wages, working conditions, discipline, hiring, and discharging or any other term of employment or requirement of law shall be determined by the SUPPLIER.

It is understood and agreed that as an independent contractor and not an employee of CITY neither the SUPPLIER or SUPPLIER'S assigned personnel shall have any entitlement as a CITY employee, right to act on behalf of the CITY in any capacity whatsoever as an agent, or to bind the CITY to any obligation whatsoever.

It is further understood and agreed that SUPPLIER must issue W-2 forms or other forms as required by law for income and employment tax purposes for all of SUPPLIER'S personnel.

As an independent contractor, SUPPLIER hereby indemnifies and holds CITY harmless from any and all claims that may be made against CITY based upon any contention by any third party that an employer-employee relationship exists by reason of this Agreement.

10. TERMINATION: Either Party may terminate this Agreement without cause or legal excuse by providing thirty (30) days' written notice to the other party.

11. CONFORMANCE WITH FEDERAL AND STATE LAW: All equipment, supplies and services used by SUPPLIER in the performance of this Agreement shall conform to the laws of the government of the United States and the State of California.

12. NO CONFLICT OF INTEREST. SUPPLIER represents that no conflict of

interest will be created under state or federal law by entering into or in carrying out this Agreement.

13. TIME: Time is of the essence in this Agreement for each covenant and term of a condition herein.

14. EXCUSABLE DELAYS; NOTICE TO OTHER PARTY OF DELAY. SUPPLIER 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 SUPPLIER. Force Majeure does not include: (a) Service Provider's financial inability to perform; (b) SUPPLIER's failure to obtain any necessary permits or licenses from other governmental agencies; or (c) SUPPLIER'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 SUPPLIER.

15. ENTIRE AGREEMENT AND MODIFICATION: This Agreement supersedes all previous Agreements and constitutes the entire understanding of the parties hereto. SUPPLIER shall be entitled to no other benefits than those specified herein. No changes, amendments or alterations shall be effective unless in writing and signed by both parties. SUPPLIER specifically acknowledges that in entering into and executing this Agreement, SUPPLIER relies solely upon the provisions contained in this Agreement and no others. Should any conflict exist between the terms and conditions of the Agreement and any and all exhibits attached hereto, the terms and conditions of the Agreement shall prevail.

16. AMENDMENTS: Both parties to this Agreement understand that it may become desirable or necessary during the execution of this Agreement, for CITY or SUPPLIER to modify the scope of Services provided for under this Agreement. Any material extension or change in the scope of work shall be discussed with CITY and the change and cost shall be memorialized in a written amendment to the original contract prior to the performance of the additional work.

Until an Amendment is so executed, CITY will not be responsible to pay any charges SUPPLIER may incur in performing such additional services, and SUPPLIER shall not be required to perform any such additional services.

17. 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.

18. PARTIAL INVALIDITY: If any provision in this Agreement is held by a court

of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

19. 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.

20. AUDIT: CITY's duly authorized representative shall have access at all reasonable times to all reports, contract records, contract documents, contract files, and personnel necessary to audit and verify SUPPLIER'S charges to CITY under this Agreement.

SUPPLIER agrees to retain reports, records, documents, and files related to charges under this Agreement for a period of four (4) years following the date of final payment for SUPPLIER Services. CITY's representative shall have the right to reproduce any of the aforesaid documents.

21. GOVERNING LAW: This Agreement shall be governed according to the laws of the State of California.

22. HEADINGS NOT CONTROLLING: Headings used in the Agreement are for reference purposes only and shall not be considered in construing this Agreement.

23. COMPLIANCE WITH LAWS: SUPPLIER shall insure compliance with all safety and hourly requirements for employees, in accordance with federal, state, and county safety and health regulations and laws including, but not limited to, prevailing wage laws, if applicable. SUPPLIER shall fully comply with all applicable federal, state, and local laws, ordinances, regulations and permits.

24. CITY BUSINESS LICENSE: SUPPLIER will obtain a City of Turlock business license before commencing services related to this Agreement. SUPPLIER shall maintain the business license for the term of this Agreement.

25. ASSIGNMENT: This Agreement is binding upon CITY and SUPPLIER and their successors. Except as otherwise provided herein, neither CITY nor SUPPLIER shall assign, sublet, or transfer interest in this Agreement or any part thereof without the prior written consent of the other.

26. NOTICE: Any and all notices permitted or required to be given hereunder shall be deemed duly given and effective (1) upon actual delivery, if delivery is by hand; or (2) five (5) days after delivery into the United States mail, if delivery is by postage paid, registered, or certified (return receipt requested) mail. Each such notice shall be sent to the parties at the address respectively indicated below or to any other address as the respective parties may designate from time to time:

To City:

City of Turlock
Attention: Christopher Fisher, Municipal Services Director
156 South Broadway, Suite 150
Turlock, California 95380

With courtesy copy to:

City of Turlock, City Attorney's Office
George A. Petrulakis, City Attorney
156 S. Broadway, Suite 230
Turlock, California 95380-5456

If to Supplier:

Aqua Source
PO Box 1146
Galt, California 95632

27. CITY CONTRACT ADMINISTRATOR: The City's contract administrator and contact person for this Agreement is:

Mike Murphy
Parks/Streets/Public Facilities Superintendent
144 S. Broadway
Turlock, California 95380
Telephone: (209) 668-5594
E-mail: mmurphy@turlock.ca.us

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

29. 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.

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

31. SEVERIBILITY: 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.

32. 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.

33. 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.

34. MANDATORY AND PERMISSIVE: "Shall" and "will" and "agrees" are mandatory. "May" and "can" are permissive.

35. 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.

36. 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.

37. 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.

[*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.

CITY OF TURLOCK, a California municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Christopher Fisher, Municipal Services Director

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

AQUA SOURCE LLC, a limited liability company

By: F. Ronald Ybarra

Title: President / GM

Print name: F. Ronald Ybarra

Date: 02/10/2026

AquaSource commercial pool systems

Accu-Tab Price Schedule

Effective October 1, 2025

Accu-Tablets		
Qty	**Size**	**Price per pail**
5-9	60 lb Pail	$290.00
10-23	60 lb Pail	$275.00
24-47	60 lb Pail	$252.00
48-95	60 lb Pail	$246.00
96-143	60 lb Pail	$239.00
144 +	60 lb Pail	$229.00
****** 24 Pails to 1 pallet = 1,581 lbs ******		

Acid-Rite Tablets		
Qty	**Weight**	**$ per pail**
5-9	45 lbs	$223.00
10 – 35	45 lbs	$178.00
36 – 71	45 lbs	$171.00
72 - 143	45 lbs	$167.00
144 +	45 lbs	$158.00
****** 36 Pails to 1 pallet = 1,809 lbs ******		

Freight Not Included on Orders of Less Than 10 Pails

DIR #1000014661	CSLB # 94078	Tax ID #68-0366899

City Council Staff Report

March 10, 2026

From:	Nick Showalter, Information Technology Director
Prepared by:	Nick Showalter, Information Technology Director
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Motion: Approving an agreement (City Contract 2026-0138) with RTS Solutionz, Inc dba Solutionz, in a form approved by the City Attorney, for Audio-Visual Systems Upgrades for the City Council Chambers expensed to Fund 240 Small Equipment Replacement (Information Technology)

2. NARRATIVE:

Senate Bill 707 introduces new public meeting access and technology requirements that require the City to evaluate and upgrade its existing Council Chamber systems. The existing audio-visual system in the City Council Chambers was installed in 2016 and has exceeded its service life. The current system includes aging displays and legacy equipment that is outdated and no longer supported by manufacturers. While interim repairs and adjustments have extended the system's life and functionality, the system is showing signs of inconsistent reliability and limited compatibility with modern presentation and conferencing technologies. The Information Technology Department and the City Clerk's Office have collaborated to recommend replacement technology components that will serve the Council Chamber, the livestream, and hybrid participation for public meetings. The recommended replacement technology components will allow for a modern audio-visual presentation and public address experience within the Council Chambers, a higher quality public live stream, and video conferencing capabilities that will allow for remote participation and two-way audio-video interaction consistent with the California Senate Bill 707 requirements.

The proposed agreement includes the following:

- Replacement and upgrade of the large-format presentation displays in the Council Chambers and Lobby
- Replacement and upgrade of individual dias monitors where presentations and information are viewed by Council.
- Replacement and upgrade of audio processing, amplification, and microphone systems that will allow for two-way interaction
- Replacement and upgrade of Pan-Tilt-Zoom (PTZ) cameras and control systems
- A portable audio-visual system setup for alternative locations, consistent with California Senate Bill 707 requirements
- Installation, programming, testing, and training
- One-year of integrated support services with 24/7/365 onsite and remote technical and training services

The proposed agreement will be purchased through OMNIA Partners Public Sector Contract #R250307, which was cooperatively solicited and awarded to TD SYNNEX by Region 4

Education Service Center (Texas) and is in accordance with Turlock Municipal Code Section 2-7-08(b)(5), allowing use of joint, cooperative, or leveraged purchasing plans and not requiring an additional City bid procedure. RTS Solutionz, Inc dba Solutionz is an authorized reseller and audio-visual systems integrator under OMNIA Partners Public Sector Contract #R250307.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The cost of the proposed audio-visual system upgrade is $427,730.30 and will be funded from Fund 240 Small Equipment Replacement account 240-00-000-203.51005_001 - Communications Equipment Funded By PEG Fees.

The proposed agreement includes a 12-month integrated support plan with a first-year cost of $30,322.48 that will automatically renew unless canceled 90 days in advance. This upgrade and support plan is expected to reduce the risk of emergency repair costs, minimize meeting disruptions, and extend the useful life of Council Chambers infrastructure for an estimated 7 years. For six additional years of integrated support over the term of the agreement, the estimated total is $200,000, which includes a contingency for potential support service increases.

For the audio-visual system upgrade and additional six years of integrated support, the total estimated cost is $627,730.30

The Purchasing Division has made the determination that this item does not require a competitive procedure due to TMC 2-7-08 (b) (5) that states, bidding is not required when engaged in joint, cooperative, or leveraged purchasing plans that have been solicited and awarded on a competitive basis.

4. 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.

5. ALTERNATIVES:

1. Council may elect not to approve the agreement and staff will continue operating the existing audio-visual system. This increases the risk of equipment failure during public meetings as the technology has exceeded its useful life and will allow for meetings to operate on equipment that will not reliably support remote meeting participation consistent with California Senate Bill 707 requirements. In addition, there may be possible emergency repair costs or unplanned future expenditures should the system completely fail.
2. Council may elect staff to solicit bids through a formal Request for Proposal (RFP) process rather than utilizing the OMNIA Partners Cooperatively bid contract. This would create an estimated 6-month procurement delay with potential for minimal or no cost savings and would delay California Senate Bill 707 compliance requirements prior to its effective date of July 1, 2026.

3. Council may elect a limited or phased upgrade approach. This would allow for continued reliance on an aging, unreliable, and unsupported system. This may lower the immediate cost but would increase the risk of system integration efficiency and compatibility over time as technology rapidly changes and progresses.

6. ATTACHMENTS:

1. City Contract 2026-0138 with RTS Solutionz Inc
2. Exhibit A - City of Turlock Council Chambers Proposal

SERVICE PROVIDER (PREVAILING WAGE) AGREEMENT BETWEEN THE CITY OF TURLOCK
and
RTS Solutionz Inc.
for
Audio-Visual Systems Upgrades for the City Council Chambers

City Contract No. 0138

THIS SERVICE PROVIDER AGREEMENT (the "Agreement") is entered into by and between the CITY OF TURLOCK, a California municipal corporation ("City"), and RTS Solutionz Inc., a Nevada corporation ("Service Provider"), on this 10th day of March 2026 (the "Effective Date"). City and Service Provider 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 Service Provider services to assist City with upgrading the audio-visual systems for the City Council Chambers (the "Project").

B. Service Provider has made a proposal to City to provide such Service Provider services. A description of the services Service Provider 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 Service Provider 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 Service Provider 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 52 of this Agreement, Sections 1 through 52 shall prevail

2. Term. The term of this Agreement shall be five (5) year(s) and will commence on the Effective Date and terminate on the 10th day of March, 2031 ("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 two (2) additional one (1) year terms, on the same terms and conditions, upon issuing an "Election to Extend Agreement" letter executed by the City Manager and Service Provider 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, Service Provider 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"). Service Provider 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 Service Provider's Services, the Parties shall enter into a written amendment to this Agreement to adjust the Services and the compensation to be paid to Service Provider and, if necessary, amend the Completion Schedule or Compensation Schedule. The Services, Completion Schedule, or Compensation Schedule shall not be revised unless City and Service Provider 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. Service Provider Requested Modification in Services. Service Provider shall not be compensated for work outside the Services described in this Agreement, unless, prior to the commencement of the Services:

(a) Service Provider 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 Service Provider'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 Service Provider's

proposed revisions, if any, to the Completion Schedule; and (4) set forth the Service Provider'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.

6. Compensation.

6.1. Amount, Time and Manner of Payment for Service Provider Services. City shall pay Service Provider according to the rates and timing set forth in the Compensation Schedule. On each anniversary date of the Effective Date, Service Provider 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 Service Provider'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 Service Provider shall not exceed Six Hundred Twenty Seven Thousand Seven Hundred Thirty and 30/100ths Dollars ($627,730.30) ("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 Service Provider within thirty (30) calendar days of receiving such invoice. In the event that an amount of an invoice is in dispute, City shall inform Service Provider of the amount and basis for the dispute and may withhold the amount which is in dispute until the dispute has been resolved. Undisputed invoices not paid by the due date shall incur a finance charge of 1.5% per month or the maximum allowed by law, whichever is less.

6.4. Invoices. Service Provider shall provide City with monthly invoices sufficiently evidencing Service Provider's expenses and completion of the Services. All invoices furnished to City by Service Provider shall be in a form approved by City. The payments specified shall be the only payments made to Service Provider for performance of the Services, including compensation for any Modification. Service Provider 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, provided that 1) these shall in all ways conform to the timing provisions of Exhibit A, and Article 6.3 above, and 2) in the event that City opts to pay any invoice by means of bank card, including but not limited to P-card, City agrees to accept and pay 3% bank processing fees incurred thereby.

7. Notice to Proceed. Service Provider shall not commence the performance of the Services until it has been given notice by City ("Notice to Proceed").

8. Time of Performance. Service Provider warrants that it will commence performance of the Services within ten (10) calendar day(s) 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 Service Provider. [Intentionally Omitted]

10. Time and Personnel Devoted to Services. Service Provider 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 Service Provider. Service Provider 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 Service Provider. Service Provider 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.

11.1. 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, some work performed under the Agreement is subject to compliance monitoring and enforcement by the Department of Industrial Relations ("DIR"). Some work performed by Service Provider 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 Service Provider to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the Service Provider is registered to perform public work pursuant to Section 1725.5 of the Labor Code at the time the contract is awarded. Service Provider 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.

In accordance with the provisions of Section 1773.3 of the Labor Code, City shall provide notice to DIR of the award of this Agreement 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 Service Provider, 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.

(b) Wages & Hours of Employment: In the performance of the Services under the Agreement, 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. Service Provider shall forfeit as penalty Twenty-five and no/100ths Dollars ($25.00) to be paid to City for

each workman employed in the execution of the Agreement by Service Provider or its subcontractor(s), for each calendar day during which any workman is required or permitted to labor more than eight (8) hours, in violation of provisions of Labor Code section 1810 et seq. Service Provider shall post prevailing wage rates at the Project no later than the first day Service Provider commences performance of the Services under the Agreement.

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

12.1. Qualifications. Service Provider 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. Service Provider shall also ensure that all subcontractors are similarly licensed and qualified. Service Provider and all subcontractors shall also obtain a business license from City before they commence performance of the Services. Service Provider represents and warrants to City that Service Provider shall, at Service Provider'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 Service Provider to practice Service Provider's profession at the time the Services are rendered.

12.2. Service Provider Performance. Service Provider 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 providers of the Services to be provided. Service Provider shall adhere to accepted Service Provider standards as set forth by relevant Service Provider associations and shall perform all Services required under this Agreement in a manner consistent with generally accepted Service Provider customs, procedures and standards for such Services. Service Provider agrees that, if a Service is not so performed, in addition to all of its obligations under this Agreement and at law, Service Provider 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 Service Provider, 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 Service Provider 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 Service Provider 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. Service Provider 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. Service Provider 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 Service Provider must be in accordance with these laws, ordinances, codes and regulations. Service Provider'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, Service Provider shall immediately notify City's risk manager by telephone. If any accident occurs in connection with this Agreement, Service Provider 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 Service Provider's subcontractor, if any; (c) name and address of Service Provider'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, Service Provider shall immediately notify City. Service Provider shall not store hazardous materials or hazardous waste within City limits without a proper permit from City.

14. Confidentiality. Service Provider understands and agrees that, in the performance of Services under this Agreement or in the contemplation thereof, Service Provider 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").

Service Provider 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 Service Provider written authorization to make any such disclosure, Service Provider shall do so only within the limits and to the extent of that authorization. Service Provider 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, Service Provider 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, Service Provider may disclose Confidential Information required to be disclosed under law, provided that, prior to disclosure, Service Provider 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.

15. Excusable Delays; Notice to Other Party of Delay. Service Provider 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, supply chain interruptions, freight embargoes, acts of governmental or administrative shutdown, natural disasters such as epidemics, pandemics, floods, earthquakes, landslides, fires, strikes, lockouts, and other labor disturbances or other catastrophic events, which are beyond the reasonable control of Service Provider. Force Majeure does not include: (a) Service Provider's financial inability to perform; (b) Service Provider's failure to obtain any necessary permits or licenses from other governmental agencies; or (c) Service Provider'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 Service Provider.

16. 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.

17. Suspension of Services by City. City reserves the right to suspend Service Provider's Services under this Agreement when City determines that it is necessary to do so. When possible, City shall give Service Provider notice of such suspension and Service Provider 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 Service Provider, the Service Provider shall be compensated for Services performed prior to notice of such suspension. When the Project is resumed, the Service Provider's compensation shall be equitably adjusted by City to provide for expenses incurred by the interruption of the Services. In this regard, Service Provider 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 Service Provider during the period when Services were suspended.

If the Parties are unable to agree upon the amount of extra compensation which is due to Service Provider within thirty (30) days of Service Provider resuming Services, the amount of such additional compensation, if any, that is required to appropriately compensate the Service Provider 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 Service Provider 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.

18. 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, Service Provider or technical information or data, photographs, notes, letters, emails or any original works of authorship created by Service Provider 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 Service Provider or its subcontractors, or subcontractors under this Agreement, are not works for hire under U.S. law, Service Provider hereby assigns all copyrights to such Products to City. With the prior written approval of City's point of contact for the Project, Service Provider 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 Service Provider agrees to deliver all such documents and information to City, without charge and in whatever form it exists, on the completion of the Service Provider's Services hereunder. Service Provider shall have no ownership interest in such Products.

All work product of Service Provider 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, Service Provider 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.

19. 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 Service Provider. In the event City shall give such notice of termination, Service Provider shall cease rendering Services upon receipt of said notice given as required in this Agreement. If City terminates this Agreement:

(a) Service Provider 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 Service Provider or before Service Provider commences any Services hereunder, whichever last occurs, City shall not be obligated to make any payment to Service Provider. If City terminates this Agreement after City has issued the Notice to Proceed to Service Provider and after Service Provider has commenced performance under this Agreement, City shall pay Service Provider the reasonable value of the Services (defined as being those prices included in Service Provider's original quotation) rendered by Service Provider pursuant to this Agreement prior to termination of this Agreement. City shall not in any manner be liable for Service Provider's actual or projected lost profits had Service Provider completed the Services. In the event of a dispute as to the reasonable value of the Services rendered by Service Provider 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) Notwithstanding any other provision to the contrary, in the event City opts to exercise its right to terminate for its convenience, Service Provider shall be entitled to payment at the originally quoted prices for all equipment and services provided as of the date of termination. In addition, Service Provider will use its best efforts to cancel all equipment orders and return materials received but not yet incorporated into the work to manufacturer; however, in the event that these materials are not subject to cancellation or return, City agrees to take delivery of and pay for same, and to pay all reasonable costs of demobilization, including return freight and manufacturer-imposed restocking fees, if any.

20. Assurance of Performance. If, at any time, City believes Service Provider 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 Service Provider for written assurances of performance and a plan to correct observed deficiencies in Service Provider's performance. Failure to provide written assurances subsequent to such written request, constitutes grounds to declare a breach under this Agreement.

21. 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 Service Provider 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 Service Provider'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 Service Provider.

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

22. Non-Discrimination. In its performance of the Services, Service Provider 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.

23. Arbitration of Disputes. All claims, disputes, and other matters in question between City and Service Provider arising out of or relating to this Agreement or the breach thereof, including claims of Service Provider 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 Service Provider, 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.

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

24.1 Commercial General Liability. Service Provider shall maintain Commercial General Liability Insurance with coverage at least as broad as Insurance Services Office (ISO) form CG 00 01, in an amount not 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. The general aggregate limit shall apply separately to this Project or the general aggregate shall be doubled.

24.2 Workers' Compensation Insurance and Employer's Liability. Service Provider shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least One Million Dollars ($1,000,000.00) each accident or disease. Service Provider shall submit to City, along with the Certificate of Insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees, and volunteers.

24.3 Professional Liability. Service Provider shall maintain professional liability insurance that insures against professional errors and omissions that may be made in performing 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 Service Provider'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 Service Provider shall provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claims administration and defense expenses.

24.4 Commercial Automobile Liability Insurance. Service Provider shall maintain 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 each accident for owned, leased, hired, non-owned, and borrowed automobiles. The policy shall provide and be endorsed that the City, its officials, agents, employees, and volunteers are included or named as additional insureds. If Service Provider owns no vehicles, this requirement may be met through a non-owned auto coverage or an endorsement to the CGL policy.

24.5 Umbrella or Excess Policy. Service Provider 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 policies of 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 Service Provider's primary and excess liability policies are exhausted.

24.6 Waiver of Subrogation. With the exception of professional liability, Service Provider hereby agrees to waive subrogation which any insurer of Service Provider may acquire from Service Provider 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 Service Provider, its agents, employees, independent contractors and subcontractors. Service Provider shall provide written proof of waiver of subrogation in the Certificate of Insurance. Additionally, Service Provider agrees to obtain any available endorsements that may be necessary to effectuate this waiver of subrogation.

25. Additional Insurance Requirements. Within five (5) days of the Effective Date, Service Provider 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 Service Provider 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. If carrier will not provide the required notice of cancellation, the Service Provider shall provide written notice to the City no longer than ten (10) business days before cancellation. ; (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 Service Provider and shall be endorsed to state such; (c) name City of Turlock as a certificate holder; (d) cover products and completed operations of Service Provider, premises owned, occupied, or used by the Service Provider, or automobiles owned, leased, or hired or borrowed by the Service Provider; contain no special limitations on the scope of protection afforded to City; (e) 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 Service Provider's insurance and shall not contribute to it; (f) contain standard separation of insured provisions; and (g) 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.

26. Indemnifications.

26.1 Indemnification for Professional Liability. When the law establishes a professional standard of care for any portion of the Services provided under this Agreement, to the fullest extent permitted by law. Service Provider 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 Service Provider 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 Service Provider, or any direct or indirect subcontractor, employee, contractor, representative or agent of Service Provider, or anyone that Service Provider 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 Service Provider, the Service Provider waives any and all rights of any type of express or implied indemnity against City and City's Agents.

26.2 Indemnification for Other Than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Service Provider shall indemnify, defend, and hold harmless City and any and all of its elective and appointive boards, officers, officials, agents, employees or volunteers from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider or by any individual or agency for which Service Provider is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of Service Provider.

27. 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.

28. Independent Contractor. At all times during the Term, Service Provider shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which Service Provider performs the Services required under this Agreement. Service Provider 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 Service Provider. City shall have the right to control Service Provider only insofar as the result of Service Provider's Services rendered pursuant to this Agreement; however, City shall not have the right to control the means by which Service Provider accomplishes Services rendered pursuant to this Agreement.

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

30. 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 Service Provider.

31. 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: Nick Showalter** **156 S. Broadway** **Turlock, California 95380**
With courtesy copies to:	**City of Turlock, City Attorney's Office** **Attn: George A. Petrulakis, City Attorney** **156 S. Broadway** **Turlock, California 95380-5456**
If to Service Provider:	**RTS Solutionz Inc. dba Solutionz** **Attn: Bryce Bolling, President** **16751 Knott Avenue,** **LaMirada CA 90638** **cc: Legal Review, Rebecca.Haines@solutionzinc.com**

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

Nick Showalter
Information Technology Director
156 S. Broadway
Turlock, California 95380
Telephone: (209) 669-2840
E-mail: nshowalter@turlock.ca.us

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

34. Use of City Project Number. [Intentionally Omitted]

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

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

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

42. 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.

43. 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.

44. **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 Service Provider's charges to City under this Agreement.

45. **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. Should any conflict exist between the terms and conditions of the Agreement and any and all exhibits attached hereto, the terms and conditions of the Agreement shall prevail.

46. **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.

47. **Mandatory and Permissive**. "Shall" and "will" and "agrees" are mandatory. "May" and "can" are permissive.

48. **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.

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

50. **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.

51. **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.

52. **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.

CITY OF TURLOCK, a California municipal corporation	**RTS Solutionz Inc., a Nevada corporation,**
By: _____ Gary Hampton, Interim City Manager	By:_____ Print Name:_____
	Title:_____
Date:_____	Date_____

APPROVED AS TO SUFFICIENCY:

By: _____
Nicklaus Showalter, Information Technology Director

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

SOLUTIONZ

16751 Knott Ave
La Mirada, CA 90638
Phone: 888.815.6128
Help Desk: 888.815.0322
www.solutionzinc.com

Proposal

City of Turlock - Council Chambers - Omnia#: R250307

Estimate Number: 069516
Project Number: 2509896

Prepared for:

City Of Turlock

156 S Broadway
Turlock, CA 95380-5454 US
2096685594

Prepared by:

Xavier Dixon

2/26/2026

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Solutionz.com

SOLUTIONZ

Statement of Work

City of Turlock- Council Chambers

Project # 2509896
Quote # 0048618

Project Overview

The City of Turlock has asked Solutionz, Inc. to provide a proposal for an upgrade to the existing AV system in their council chambers . Solutionz, Inc. has reviewed the user requirements and has submitted a quote for the following AV system. **All pricing for equipment, professional services, warranties and labor have all been priced under the Omnia#: R250307 contract and is in compliance with all negotiated terms and conditions.**

This proposal is valid for thirty (30) days from date of delivery of Statement of Work. This proposal includes installation of Solutionz, Inc. specified equipment and Owner Furnished Equipment (OFE). Solutionz, Inc. will provide equipment identified in the estimates, post-sale engineering support, project management, installation, testing, and orientation of the system once installed.

Solutionz, Inc. assumes all required items not in our scope of work will be completed by the owner, or owner supplied contractor, and in the specified time frame. Any delay, or changes, could increase the time frame to complete the project, and increase the installation cost.

The below Statement of Work assumes all work to be performed by a Solutionz Technician. Any additional need for outside technicians, to include but not limited to, union labor or other 3rd party licensed contractors, could increase the installation cost. Solutionz, Inc.'s normal working hours are from 8am to 5pm, local time. Solutionz, Inc. expects to start basic installs with in two (2) to five (5) weeks and integrations with in six (6) to eight (8) weeks from the order being completely processed by Solutionz, Inc. Any changes to these time frames will need to be approved prior to the start of the project and could increase the installation cost.

AV System Descriptions

City of Turlock- Council Chambers:

Solutionz will replace two OFE Sharp 90″ displays with Samsung 98″ display and Samsung 85" in the council chamber with the 85" on a swing arm mount. . In addition, nine 24″ monitors will be added to the dais for each council member. All sources can be routed to all displays/monitors including the operator's tables. Sources to include OFE airmedia, Wall input, OFE broadcast input, and OFE conferencing PC. A QSC NV AV over IP system will replace the legacy Crestron DM products.

The video conferencing system will feature an OFE Zoom dedicated computer, 4 OFE cameras will be replaced with 4 Aver 335 cameras (mounted in current locations). The OFE Crestron touch panels will be replaced with QSC touch panels (two 10″ tabletop and 1 7″ wall mounted). An inogeni CAM300 matrix switching device will allow all 4 cameras to be switched during zoom call and live stream. An Aver cam controller will replace the OFE camera controller

The audio system will replace an OFE furnished Bi-Amp DSP with a new QSC core 110 to support AEC and automation. Two OFE gooseneck microphones will be replaced with MX418D/S, nine gooseneck microphones will be added to dais for each council member. 2 OFE provided wireless Microphones/recievers, and OFE ceiling speakers. The OFE amplification system will be replaced with a new QSC amp. The wireless and wired microphones will be used to provide sound reinforcement in the room (voice lift) and audio to the remote participants. The ceiling speakers will provide audio from the council AND the remote participants. The audio will be mixed, processed, and routed using a new qsc core110.

Solutionz will deinstall and hand over the gear to City of turlock to dispose of that is not utilized in the new system

Portable system:

Solutionz will provide a decoder for an OFE display. All sources can be routed to all display. Sources to include an OFE input, and OFE conferencing PC. A QSC NV AV over IP system will be utilized for ease of uses.

The video conferencing system will feature an OFE Zoom dedicated computer, 1 Aver 335 cameras (mounted on a tripod).A QSC touch panel will be utilized for control. An Aver cam controller will be utilized for camera control.

The audio system will be a new QSC core nano to support AEC and automation. Four gooseneck microphones will be provided for public use and council members to share. Two portable speakers have been provided. A new QSC amp will drive the portable speakers . The wireless microphones will be used to provide sound reinforcement in the room (voice lift) and audio to the remote participants. The portable speakers will provide audio from the council AND the remote participants. The audio will be mixed, processed, and routed using a new qsc core nano.

Lobby Display:

Two OFE 50″ Sharp display will be replaced by Samsung 85″ wall mounted displays in the lobby. All sources can be routed to all displays/monitors including the operator's tables. Sources to include OFE airmedia, Wall input, OFE broadcast input, and OFE conferencing PC. In addition bright sign players will be used for digital signage content when not in overflow.

Agenda Display:

Solutionz will replace an OFE Sony 55″ display with a Samsung 55″ outdoor displays outside the council chambers. The display will be attached to an OFE brightsign player that will show the agenda. A cart has been provided to hold the display and a rotation plate can be used if portrait mounting is required.

System Notes:

- These AV systems require a Zoom Room license purchased and configured by the owner.
- AutoCAD .dwg floor and reflected ceiling plans will need to be provided for Solutionz to provide AV floor and

reflected ceiling plans

- IT department will be required to install Extron SW on the OFE provided PC or allow access to the PC for the installers.

Initials: _____ By initaling here, the customer confirms they have read and understand the Client Scope Overview.

Summary

Location	Equipment	Professional Services	Location Total
Equipment	$33,058.24	$0.00	$33,058.24
Council Chambers- Equipment	$147,421.58	$0.00	$147,421.58
Agenda Display- Equipment	$6,595.00	$0.00	$6,595.00
Lobby- Equipment	$13,015.13	$0.00	$13,015.13
Portable System- Equipment	$43,668.55	$0.00	$43,668.55
Professional Services	$0.00	$107,216.00	$107,216.00
Shipping/Freight	$23,391.62	$0.00	$23,391.62
Support Services	$0.00	$30,322.48	$30,322.48
Location Sub Total:			$404,688.60

Please Note: Sales tax is not included in the amounts listed on this summary page.

Bill of Materials

Equipment

Qty.	Item	Description	Unit Price	Ext. Price
1	QSC City Council Chambers Bundle 2		$33,058.24	$33,058.24
Unassigned Total				**$33,058.24**

Council Chambers- Equipment

Qty.	Item	Description	Unit Price	Ext. Price
1	AVer CL01	PTZ Camera Controller	$1,382.39	$1,382.39
4	AVer COMSVCMNT	Mount L-Type PTZ & PTC	$109.41	$437.64
4	AVer PTR335NV3		$3,643.19	$14,572.76
2	BrightSign XD1036-32GB	Series 6 XD6 Digital Player, Responsive Multi-Touch2d Webgl HTML5 Performance Level, 32GB	$761.28	$1,522.56
2	CHIEF PAC526	WALL ENC,16X16,MTI-D,PRE INST	$140.16	$280.32
2	CHIEF PDRUB	LARGE DUAL ARM W/ UNIVERSAL	$1,224.00	$2,448.00
1	CHIEF XTM1U	Micro-Adjust Tilt Wall Mount, X-Large	$498.24	$498.24
1	Crestron AMP-X300	X-Series Amplifier, 300 W	$844.80	$844.80
9	Ergotron LX Pro Desk Monitor Arm, Grommet Mount (black)	LX Pro Desk Monitor Arm, Grommet Mount (black)	$243.84	$2,194.56
1	Inogeni CAM300	Switch 1 of 4 USB/HDMI Cameras To USB 3.0	$1,723.20	$1,723.20
2	Middle Atlantic UPS-S2200R	UPS STD 2200VA	$1,500.00	$3,000.00
8	Netgear AXM763-10000S	SFP+ Transceiver, 10GBase-LRM for multimode 62.5/125m OM1 or OM2 fiber	$472.70	$3,781.60
2	Netgear GSM4248UX-100NAS	40x1G PoE++ 2,880W and 8xSFP+ Managed Switch (Americas)	$5,818.72	$11,637.44
1	Samsung PRO AV QH98FX	98" Samsung 4k 24/7 Display	$7,058.82	$7,058.82
1	Samsung PRO AV QM85C		$3,851.00	$3,851.00
9	Samsung PRO AV S24D304GAN	S30GD Business Essential Monitor, 24", IPS Panel, Tilt only Stand, 100Hz Refresh Rate	$195.00	$1,755.00
11	Shure MX418D/S	Supercardioid-18" Desktop Gooseneck Condenser Microphone, Attached 10´ XLR Cable, Logic Functions, Programmable Switch and LED Indicator, Attached Desktop Base	$365.23	$4,017.53
1	QSC City Council Chambers Bundle 1		$86,415.72	$86,415.72
Council Chambers- Equipment Total				**$147,421.58**

Agenda Display- Equipment

Qty.	Item	Description	Unit Price	Ext. Price
1	CHIEF LFE1U	Electric Height Adj Floor Support L -US	$2,524.80	$2,524.80
1	CHIEF PAC400	ROTATION ACCESSORY	$384.96	$384.96
1	Samsung OM55B	Samsung, 55in Indoor High Brightness (Semi-Outdoor) Smart Signage	$3,538.18	$3,538.18
1	Solutionz Misc-Cable		$147.06	$147.06
Agenda Display- Equipment Total				**$6,595.00**

Bill of Materials

Lobby- Equipment

Qty.	Item	Description	Unit Price	Ext. Price
2	CHIEF FHB5147	HARDWARE KIT	$19.20	$38.40
2	CHIEF LTM1U	Large Fusion® Micro-Adjustable Tilt Wall Mount	$420.48	$840.96
2	Samsung PRO AV QH75B	75" Smart Signage, UHD 4K display delivers innovation and efficiency with stunning design	$4,212.00	$8,424.00
3	Solutionz Misc-Cable		$1,237.26	$3,711.77
Lobby- Equipment Total				**$13,015.13**

Portable System- Equipment

Qty.	Item	Description	Unit Price	Ext. Price
1	AVer CL01	PTZ Camera Controller	$1,382.39	$1,382.39
1	AVer COMSVCMNT	Mount L-Type PTZ & PTC	$109.41	$109.41
1	AVer PTR335NV3		$3,643.19	$3,643.19
1	Inogeni 4K2USB3	4K HDMI TO USB 3.0 Capture Card	$456.00	$456.00
1	Middle Atlantic UPS-S2200R	UPS STD 2200VA	$1,500.00	$1,500.00
1	Pelican 1650 Protector Case	The Pelican 1650 Protector Case provides military-grade protection for a wide variety of gear, from camera equipment to camping kits. It is available with foam, without foam, padded dividers, or TrekPak dividers.	$802.00	$802.00
4	Shure MX415LP/C	15" Shock-Mounted Gooseneck, Cardioid, Less Preamplifier	$286.52	$1,146.08
4	Shure SB900C	RECHARGEABLE BATTERY	$102.36	$409.44
1	Shure SBC450-US	4-Bay Networked Docking Station for BN & GN	$906.35	$906.35
1	Shure ULXD4Q=-G57	Wireless Receiver, Quad	$6,850.00	$6,850.00
4	Shure ULXD8=-G57	Shure, Gooseneck Base Transmitter (G57 frequency)	$956.47	$3,825.88
1	Solutionz Misc-Cable		$1,331.64	$22,637.81
Portable System- Equipment Total				**$43,668.55**

Professional Services

Qty.	Item	Description	Unit Price	Ext. Price
3	Professional Services	Professional Services	$34,728.00	$104,184.00
1	Professional Services	Professional Services	$3,032.00	$3,032.00
Professional Services Total				**$107,216.00**

Shipping/Freight

Qty.	Item	Description	Unit Price	Ext. Price
1	Solutionz S&H-S		$23,391.62	$23,391.62
Shipping/Freight Total				**$23,391.62**

Drafting Creation: $7,184
CAD - As Built Drawings: $5,000
Design Engineering: $5,500
Field Engineering/Commissioning: $10,000
Rack Build, Staging, Delivery: $5,500
Programming: $12,500
Site Studies: $3,032 (Structural Drawing Review 3rd Party Engineering)
Installer: $42,700
Training: $1,500
Site Walk: $500
Project Management: $7,000
Project Coordination: $6,800

Bill of Materials

Support Services

Qty.	Item	Description	Unit Price	Ext. Price
1	SS-IS-RMM-Preferred-AR	Our Preferred Integrated Support plan provides all the support you need. Both remote and onsite support along with the reassurance of knowing your equipment failures are covered by Solutionz. Below is a description of your support which is a 12-month term that is automatically renewable unless canceled 90 days in advance. Provides 24/7/365 remote tech support and troubleshooting via email, phone or video. Remote support with end user training questions. Unlimited onsite tech support in response to trouble tickets once remote troubleshooting reveals what's needed. Prioritized scheduling of our dedicated National Field Technicians - and if needed, our PSNI Global Alliance. Expedited advance parts replacements in case of hardware failure. Programming updates to preserve the original functionality. Remote monitoring and management of equipment. Dedicated Customer Success Manager to ensure we not only meet but exceed expectations. Once your project is complete, our Support Coordinators, Technical Helpdesk and Customer Success Managers stand ready to deliver a quick response from talented people who care about you!	$30,322.48	**$30,322.48**
Support Services Total				**$30,322.48**

*Bundle QSC 1 includes: NV-21-HU , Core110F-V2,SLQSE-110-P, SLQUD-110-P,SLQBR-P,QIO-S4,QIO-RMK and also includes all amplification and signal routing.

*Bundle QSC 2 includes:NV-32-H, SLQBR-P, NV-21-HU, TSC-101-G3, TSC-710t-G3, SPA2-200, K8.2, K8 Outdoor Cover and also includes all amplification and signal routing and portable storage for system portability in emergencies.

Proposal Overview and Terms

Equipment:	$267,150.12
Professional Services	$137,538.48
Sales Tax (8.625%):	$23,041.70

Grand Total	**$427,730.30**

Grand Total Doesn't Include Optional Systems

Project Responsibilities and Exceptions

Quote Line#	Part#	Vendor Name	Price	MSRP	Market Price	Competative Bid Manufacturers
1	AVR-PTCAMCTRL	AVER INFORMATION INC.	$1,382.39	$1,439.99	$1,682.35	Crestron / Panasonic /Cisco
2	AVR-COMSVCMNT	AVER INFORMATION INC.	$114.05	$118.80	$135.00	Crestron / Panasonic /Cisco
3	AVR-PATR335V3	AVER INFORMATION INC.	$3,643.19	$3,794.99	$4,250.00	Crestron / Panasonic /Cisco
4	BTS-XD1036-32GB	BRIGHTSIGN LLC	$761.28	$793.00	$1,100.00	Scala / Nook / Dell
5	CHI-FHB5147	CHIEF MANUFACTURING	$19.20	$20.00	$35.00	Sanus / Middle Atlantic / Premier Mounts
6	CHI-LFE1U	CHIEF MANUFACTURING	$2,524.80	$2,630.00	$2,980.00	Sanus / Middle Atlantic / Premier Mounts
7	CHI-LTM1U	CHIEF MANUFACTURING	$420.48	$438.00	$485.00	Sanus / Middle Atlantic / Premier Mounts
8	CHI-PAC400	CHIEF MANUFACTURING	$384.96	$401.00	$478.00	Sanus / Middle Atlantic / Premier Mounts
9	CHI-PAC526	CHIEF MANUFACTURING	$140.16	$146.00	$189.00	Sanus / Middle Atlantic / Premier Mounts
10	CHI-PDRUB	CHIEF MANUFACTURING	$1,224.00	$1,275.00	$1,490.00	Sanus / Middle Atlantic / Premier Mounts
11	CHI-XTM1U	CHIEF MANUFACTURING	$498.24	$519.00	$550.00	Sanus / Middle Atlantic / Premier Mounts
12	CRE-AMP-X300	CRESTRON ELECTRONICS, INC.	$844.80	$880.00	$900.00	Extron / Crown / Biamp
13	ERG-45-708-293	ERGOTRON	$243.84	$254.00	$254.00	Sanus / Middle Atlantic / Premier Mounts
14	IOG-4K2USB3	INOGENI INC.	$456.00	$475.00	$500.00	RGB / Extron / Crestron
15	IOG-CAM300	INOGENI INC.	$1,723.20	$1,795.00	$1,950.00	RGB / Extron / Crestron
16	MAP-UPS-S2200R	MIDDLE ATLANTIC	$1,500.00	$2,150.00	$2,150.00	Sanus / Peerless / Premier Mounts
17	NET-AXM763-10000S	NETGEAR	$472.70	$492.40	$550.00	Cisco / Dell / TP LINK
18	NET-GSM4248UX-100NAS	NETGEAR	$6,627.29	$6,903.43	$7,500.00	Cisco / Dell / TP LINK
19	DEP-070612-200-DSI	DEPLOYABLE SYSTEMS INC	$802.00	$949.41	$950.00	Nanuk/ SKB / Apache
20	SAM-OM55B	SAMSUNG	$3,538.18	$4,308.00	$4,900.00	LG/ Planar / Sony
21	SAM-QH75C	SAMSUNG	$4,212.00	$4,700.00	$5,200.00	LG/ Planar / Sony
22	SAM-QH98C	SAMSUNG	$7,058.82	$9,600.00	$9,600.00	LG/ Planar / Sony
23	SAM-QM85C	SAMSUNG	$3,851.00	$6,300.00	$7,500.00	LG/ Planar / Sony
24	SAM-S24D304GAN	SAMSUNG	$195.00	$259.99	$300.00	LG/ Planar / Sony
25	URE-MX415LP/C	SHURE INCORPORATED	$286.52	$387.00	$450.00	Sennheiser / Audio Technica / Rode
26	URE-MX418D/S	SHURE INCORPORATED	$365.23	$526.00	$600.00	Sennheiser / Audio Technica / Rode
27	URE-SB900C	SHURE INCORPORATED	$102.36	$140.00	$200.00	Sennheiser / Audio Technica / Rode
28	URE-SBC450-US	SHURE INCORPORATED	$906.35	$1,199.00	$1,802.00	Sennheiser / Audio Technica / Rode
29	URE-ULXD4Q=-G57	SHURE INCORPORATED	$6,850.00	$9,486.00	$10,500.00	Sennheiser / Audio Technica / Rode
30	QSC City Council Chambers Bundle 2	STRATEGIC SOURCING LLC	$33,058.24	$45,689.23	$55,860.37	Crestron / Extron / AMX
31	QSC City Council Chambers Bundle 1	STRATEGIC SOURCING LLC	$86,415.72	$105,781.21	$125,689.53	Crestron / Extron / AMX
32	Labor	Solutionz	$107,216.00	$135,986.00	$167,254.00	
33	S&H	Solutionz	$23,391.00	$25,789.00	$25,789.00	
34	Support Services	Solutionz	$30,322.48	$35,322.48	$37,549.35	
			$404,688.00	489,702.03	565,758.45	
				17.36% More	28.47% More	

Payment Schedule and Agreement

Payment Schedule	Amount
Progress billing	$427,730.30

NOTICE TO CUSTOMER

By signing below or incorporating this Estimate (or referencing the Estimate number) into a contract or purchase order, the Customer acknowledges receipt of and agrees to comply with all terms outlined herein, as well as Solutionz's Terms & Conditions provided within. This Estimate, including any associated drawings, specifications, and designs, is the proprietary property of Solutionz and is intended solely for the Customer to whom it is addressed. It shall not be duplicated, shared, or used for any purpose other than evaluating this proposal. This Estimate is valid for 30 days from the date of issuance.

I certify that I am authorized to sign this agreement on behalf of the company named below.

I understand that ALL SALES ARE FINAL.

Client Signature: _____

Signer's Name: _____

Date: _____

Solutionz, Inc. Xavier Dixon 26-Feb-26

To help us better manage your account, please provide the following information:

Accounts Payable Contact:

Name: _____

Email: _____

Phone: _____

City Council Staff Report

March 10, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	Fred Pezeshk, P.E., Roads Program Manager
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Resolution: Determining the construction of City Project No. 23-052 “Mark Thomas Task Order No. 2 for Roads Program - Geer Road” is exempt from the provisions of CEQA in accordance with Section 15301 of the CEQA guidelines and authorizing staff to file the Notice of Exemption

2. NARRATIVE:

On February 10, 2026, the City Council authorized staff to proceed with advertising City Project No. 23-052 “Mark Thomas Task Order No. 2 for Roads Program - Geer Road” for construction bids upon environmental clearance, approval of right of way and utilities certifications, and obligation of federal funds.

On February 16, 2026, Caltrans issued a Categorical Exclusion (CE) for the project in accordance with National Environmental Policy Act (NEPA) requirements. Subsequently, staff submitted draft ROW and Utility certifications to Caltrans for review.

Staff has reviewed the project against the provisions of the California Environmental Quality Act (CEQA) and found that the project is exempt in accordance Section 15301(c) (Existing Facilities) of the CEQA guidelines. Therefore, staff is requesting the City Council’s determination to that effect and authorizing staff to file the Notice of Exemption.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Proposed action does not create any fiscal impacts. The award of bid will be presented to the City Council along with a breakdown of funding from multiple sources such as grant funding, Measure A, and Measure L.

4. ENVIRONMENTAL DETERMINATION:

Construction of City Project No. 23-052 “Mark Thomas Task Order No. 2 for Roads Program - Geer Road” is exempt from the provisions of CEQA in accordance with Section 15301(c) of the CEQA guidelines per the attached Resolution and Notice of Exemption.

5. ALTERNATIVES:

A. Council could reject the CEQA determination for this project. Staff does not recommend this alternative as the proposed determination is in accordance with Section 15301(c) of the CEQA guidelines per the attached Notice of Exemption and is essential to the overall environmental clearance and the obligation of federal funding for the project.

B. Provide staff with direction on how to proceed.

6. ATTACHMENTS:

1. Draft Resolution
2. Notice of Exemption

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF DETERMINING THE CONSTRUCTION OF CITY PROJECT NO. 23-052 "MARK THOMAS TASK ORDER NO. 2 FOR ROADS PROGRAM - GEER ROAD" IS EXEMPT FROM THE PROVISIONS OF CEQA IN ACCORDANCE WITH SECTION 15301 OF THE CEQA GUIDELINES AND AUTHORIZING STAFF TO FILE THE NOTICE OF EXEMPTION	**RESOLUTION NO. 2026-**

WHEREAS, City Project No. 23-052 "Mark Thomas Task Order No. 2 for Roads Program - Geer Road " will rehabilitate the Geer Road corridor, from N. Golden State Blvd. to Taylor Road, and will include pavement rehabilitation, installation of curb, gutter, sidewalk, and ADA-compliant curb ramps; and

WHEREAS, this project is exempt from California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) as this project involves negligible or no expansion of use of the existing facilities, and specifically no additional automobile lanes will be created by project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby determine the construction of City Project No. 23-052 "Mark Thomas Task Order No. 2 for Roads Program - Geer Road " is exempt from the provisions of CEQA in accordance with Section 15301 of the CEQA guidelines and authorizes staff to file the notice of exemption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 10th day of March, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

March 11, 2026

CITY OF TURLOCK
NOTICE OF EXEMPTION

To: Office of Planning and Research
P. O. Box 3044, Room 212
Sacramento, CA 95812-3044

County Clerk
County of Stanislaus
P. O. Box 1008
Modesto, CA 95353

From: City of Turlock
156 S. Broadway Ste 120
Turlock, CA 95380
Tel: (209) 668-5640

PROJECT TITLE: Geer Road Rehab Project

PROJECT LOCATION- SPECIFIC: The project site is approximately 2.6 miles long. Geer Road is a north–south arterial road that traverses the northern and central portion of the City. Geer Road consists of one northbound lane, one southbound lane, and one center lane from West Taylor Road to East Springer Drive. It consists of two northbound lanes, two southbound lanes, and an alternating center lane/median from East Springer Drive to North Golden State Boulevard.

PROJECT LOCATION – CITY: City of Turlock **PROJECT LOCATION – COUNTY:** Stanislaus County

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARES OF PROJECT:
The Geer Road Rehab Project (proposed project) would consist primarily of road rehabilitation, curb ramp replacement, median reconstruction, three new rectangular rapid flashing beacons (RRFB), and high-visibility striping and pavement markings along the 2.6-mile-long project site. The proposed project would install new buffered Class II bike lanes and include sidewalk gap closures that would improve Geer Road's multimodal capabilities and improve mobility for different types of users.

The purpose of the proposed project is to:

- Repair deteriorated roads on high-use streets within the City;
- Enhance safety and comfort for bicyclists and pedestrians along Geer Road;
- Update curb ramps to meet current Americans with Disabilities Act (ADA) standards;
- Install RRFBs at uncontrolled crosswalk locations to improve safety crossing at Geer Road; and
- Reconstruct medians to extend turn pocket lengths to help accommodate larger queues that are currently impacting traffic operations.

The proposed improvements would be constructed within the existing City right-of-way. Permits to enter may be needed for driveways conforms (i.e., reconstruction of the driveway to meet the grade of the private portion of the driveway). Right of Way acquisitions are not needed for the project. The Geer Road Rehab Project will not create additional automobile lanes.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Turlock

PROJECT APPROVAL DATE: March 10, 2026

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:

DETERMINATION OF EXEMPT STATUS:

☐ Ministerial [Section 21080(b); 15268]
☐ Declared Emergency [Section 21080(b)(3); 15629(a)]
☐ Emergency Project [Section 21080(b)(4); 15629(b)(c)]
☒ Categorical Exemption (State type and section number): 15301 (c) Existing Facilities
☐ Statutory Exemptions (State code number):

REASON WHY PROJECT IS EXEMPT:

The Geer Road Rehab Project (proposed project) consists primarily of road rehabilitation, curb ramp replacement, median reconstruction, three new rectangular rapid flashing beacons (RRFB), and high-visibility striping and pavement markings along the 2.6-mile-long project site. The proposed project would install new buffered Class II bike lanes and include sidewalk gap closures that would improve Geer Road's multimodal capabilities and improve mobility for different types of users. Acquisition of additional right-of-way is not needed for the project and the project will not create additional automobile lanes. Therefore, in accordance with Section 15301(c) the project is exempt from the California Environmental Quality Act (CEQA).

LEAD AGENCY

City of Turlock, Development Services
City Hall, 156 South Broadway, Suite 120
Turlock, CA 95380
Telephone: (209) 668-5640
Contact Person: Adrienne Werner

If filed by applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ yes ☐ no

Signature:_____ Date: _____ Title: Development Services Director

☐ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____

City Council Staff Report

March 10, 2026

From:	Jessie Dhami, Human Relations Director
Prepared by:	Darlene Ingersoll, Principal HR Analyst
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Resolution: Approving the revisions to the job description for Fire Captain.

2. NARRATIVE:

On December 9, 2025, City Council approved job descriptions as part of the Classification Study Final Report. It was noted in this staff report that subsequent and continuing dialogue would occur with Turlock Firefighters, Local #2434. The revised job description for the position of Fire Captain is one of the items.

The revised job description reflects clarity and industry standards including certifications and driver licenses.

The Fire Captain is represented by Turlock Firefighters, Local #2434 for labor relations purposes. Turlock Firefighters, Local #2434 does not have any objections to these changes.

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 revisions to the job description for Fire Captain.

City Council approval is required for any new and/or modified job descriptions.

3. FISCAL IMPACT / BUDGET AMENDMENT:

There is not a Fiscal Impact.

4. 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.

5. ALTERNATIVES:

1. Council may choose not to approve the revisions to the job description for Fire Captain. Staff does not recommend this option as the revisions clarify and revise to industry standards.

6. ATTACHMENTS:

1. Draft Resolution
2. Fire Captain- Job Description (revised)

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING THE REVISIONS TO THE JOB DESCRIPTION FOR FIRE CAPTAIN } **RESOLUTION NO. 2026-**

WHEREAS, on December 9, 2025, City Council approved job descriptions as part of the Classification Study Final Report. It was noted in this staff report that subsequent and continuing dialogue would occur with Turlock Firefighters, Local #2434; and

WHEREAS, the revised job description reflects clarity and industry standards including certifications and driver licenses; and

WHEREAS, the Fire Captain is represented by Turlock Firefighters, Local #2434 for labor relations purposes and Local #2434 does not have any objections to these changes; 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 Approving the revisions to the job description for Fire Captain.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 10th day of March, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

City of Turlock

FIRE CAPTAIN

DEFINITION
Under general supervision, oversees fire company activities involving fire suppression, emergency medical services, fire prevention, inspection, and investigation.

This classification is assigned to the Firefighter bargaining unit for labor relation's purposes and is subject to call back and overtime assignments.

DISTINGUISHING CHARACTERISTICS
The Fire Captain is the first-line supervisory classification within the fire service. Incumbents command an assigned fire company, supervise personnel, apparatus, station and equipment, assume incident command on emergency scenes, and perform both administrative and operational duties. This role differs from that of a Firefighter or Fire Engineer in that it has direct supervisory responsibility; it differs from Battalion Chief in that it is limited to company/shift-level command rather than full shift or division management.

SUPERVISION RECEIVED AND EXERCISED
Under the direction of a Battalion Chief, supervises personnel and activities of an assigned fire station or company.

ESSENTIAL FUNCTIONS - INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Supervises and leads assigned company personnel at the fire station and emergency scenes; ensures readiness, safety, and compliance with Department policies and procedures.
- Responds to emergency incidents and assumes Incident Command in accordance with the Incident Command System (ICS) until relieved by a higher-ranking officer.
- Directs and participates in fire suppression, rescue, ventilation, salvage, overhaul, exposure protection, and all-risk operations using modern tactics and safety practices.
- Provides and oversees emergency medical care in accordance with local EMS agency protocols; ensures readiness of medical equipment and supplies.
- Oversees inspection, maintenance, and testing of fire apparatus, tools, PPE, and facilities; coordinates repairs and ensures compliance with safety standards.
- Conducts and supervises company-level fire prevention, inspections, pre-incident planning, public education, and cause-and-origin investigations as assigned.
- Coordinates, delivers, and documents company-level training; participates in employee development, mentoring, and succession planning.
- Completes and reviews administrative and operational records, including incident reports, evaluations, training records, and Records Management System (RMS) documentation.
- Studies and applies principles of fire hazard identifications and firefighting techniques.
- Represents the Department professionally with the public, partner agencies, and City departments.
- Supervises and evaluates assigned personnel; provides coaching and performance feedback; administers progressive discipline consistent with City policy and labor agreements and recommends higher levels of discipline when appropriate.
- Performs related duties as assigned.

QUALIFICATIONS:

Knowledge of:

- Modern firefighting, rescue, and emergency-medical principles, tactics, procedures, and equipment, and the ability to apply this knowledge effectively in fire suppression, technical rescue, hazardous-materials, and all-risk incidents in accordance with department standards.
- Incident Command System (ICS) as adopted by FIRESCOPE and the State of California for multi-agency coordination and incident response.
- Building materials and construction and the principles of combustion.
- Local, state, and national codes, ordinances and laws relating to fire prevention.
- Principles and practices of leadership, supervision, training, and employee development, including coaching, evaluation, and progressive discipline in accordance with City policy and labor agreements.
- City of Turlock rules and regulations and Turlock Fire Department policies and procedures governing personnel conduct, operations, and organizational accountability.
- Records management systems (RMS), reporting standards, and data integrity practices as required by the City of Turlock and Turlock Fire Department.
- City geography, target hazards, water-supply systems, and major transportation routes, as well as wildland-urban interface risks specific to Stanislaus County.

Ability to:

- Lead and motivate employees effectively, maintain discipline, and foster a positive work environment.
- Plan, organize, coordinate, and supervise company-level operations and training, ensuring alignment with Department objectives, California State Fire Training standards, and operational readiness requirements.
- Direct and manage personnel and resources at emergency incidents using the Incident Command System (ICS)**;** make sound, timely decisions under pressure while ensuring firefighter and civilian safety.
- Interpret, apply, and enforce applicable fire codes, City rules and regulations, and Department policies and procedures to ensure consistent, lawful, and safe operations.
- Communicate effectively, both orally and in writing, in a variety of settings including emergency scenes, staff meetings, reports, and public forums.
- Represent the Department and City professionally with the public, other agencies, and partner organizations; foster interagency cooperation and community trust.
- Maintain standards of adequate physical endurance, agility, health, and vision.
- Establish and maintain cooperative, respectful, and productive relationships with subordinates, peers, supervisors, other City departments, allied agencies, and the public.

Experience and Training Guidelines

Any combination of experience and training that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Experience:

Three years of full-time firefighting experience with the City of Turlock, including at least one year as a Fire Engineer.

Training:

Equivalent to graduation from high school, and fifteen (15) units of college coursework leading to an associate degree in Fire Science or a related field at time of application.

Certificates:

- Possession of a valid Emergency Medical Technician (EMT) certificate and maintenance of such certification as a condition of continued employment.

- Possession of California State Fire Training Fire Officer (legacy) or Company Officer (current) is desirable and reflects a level of professional preparation that is advantageous for this classification.

Licenses:
Possession of a Class A California Driver License, Class B California Driver License, or a Class C California Driver License with Firefighter Endorsement, to be maintained as a condition of employment.

ADDITIONAL INFORMATION:

Physical Conditions:
Incumbents must possess the physical ability and stamina to meet fire and safety protection line duties including: Vision corrected sufficiently to drive City vehicles and apparatus and meet medical standards established by the Department of Motor Vehicles to maintain a current and valid driver's license (Class A California Driver's License, Class B California Driver's License or Class C California Driver's License with Firefighter Endorsement, read blueprints, fine print and MDT's; hear well enough to identify mechanical noises, converse on the radio, telephone, and in person over incident noise; bodily mobility to crawl in attics, maintain balance on narrow platforms, climb ladders, make rapid transitions from rest to near maximal exertion without warm-up periods; use of hands and fingers to write, drive vehicles and administer medical treatment; must be able to lift equipment and people as necessary; free from any physical, emotional or mental condition that might adversely affect the ability to exercise the duties of the position; tolerate extreme fluctuations in temperature while performing essential functions; must perform physically demanding work in hot (up to 400 F), and humid (up to 100% humidity) atmospheres while wearing firefighting equipment which significantly impairs body cooling mechanisms.

FLSA Status: Non-exempt
Bargaining Unit: Fire

Revised: March 10, 2026

Reviewed and Approved:

_____
Personnel Officer

_____
Date

City Council Staff Report

March 10, 2026

From:	Bill Morris, City Engineer
Prepared by:	Tania Hernandez, Assistant Planner
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Ordinance: Second and Final reading of an Ordinance authorizing the levy of special taxes in a community facilities district, including certain annexation territory identified as Annexation No. 1, for City of Turlock Community Facilities District No. 3 (Engineering)

2. NARRATIVE:

On January 13, 2026, City Council ("Council") adopted Resolution No. 2026-005, a resolution of intention, formally initiating Annexation No. 1 into Community Facilities District No. 3 (“CFD No. 3”). On February 24, 2026, Council conducted a public hearing for Annexation No. 1.

Following the hearing, the Council:
- Adopted the Resolution Calling a Special Election (Resolution No. 2026-021)
- After receiving voter approval to levy the special tax, adopted the Resolution Declaring Election Results (Resolution No. 2026-022)
- Introduced and held the first reading of the ordinance establishing the levy of the special tax on annexed properties

The proposed ordinance is now returning for its second reading and final adoption. The uncodified ordinance formally authorizes the levy of special taxes on taxable properties located in the annexed area which will be levied pursuant to the Rate and Method of Apportionment as approved in Resolution No. 2026-005.

Final adoption of the ordinance is the last step required to implement the voter-approved levy for the annexed properties. This action ensures that the City will have a dedicated funding source for the maintenance and operation of public improvements directly related to new development, protecting the General Fund and maintaining service levels.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Annexation No. 1 will generate $4,909.74 annually, or $306.86 per lot, as outlined in the Rate and Method of Apportionment. This amount will be subject to annual Consumer Price Index (CPI) adjustments and deposited into Fund 232, which is exclusively designated for CFD No. 3.

There will be no impact to the General Fund. No budget amendment is required.

4. 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.

5. ALTERNATIVES:

A. Council could choose not to adopt the ordinance. Staff does not recommend this because If the City Council elects not to adopt the ordinance, the voter-approved special tax for Annexation No. 1 would not be formally implemented. As noted in the staff report, final adoption is the last step required to authorize the levy of special taxes pursuant to the approved Rate and Method of Apportionment. Failure to adopt the ordinance would prevent the City from collecting the special tax and could require identification of alternative funding sources for maintenance services related to the annexed properties.

B. Council could rescind prior actions and reconsider the annexation. Staff does not recommend this option because it would effectively halt implementation of the annexation and special tax levy, but could create uncertainty for affected property owners and may require additional procedural steps under the Mello-Roos Community Facilities Act.

6. ATTACHMENTS:

1. Draft Ordinance for Annexation No. 1

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION NO. 1, FOR CITY OF TURLOCK COMMUNITY FACILITIES DISTRICT NO. 3 (MAINTENANCE SERVICES)	**}** **}** **}** **}** **}** **}**	**ORDINANCE NO. -CS**

WHEREAS, the City of Turlock has established the City of Turlock Community Facilities District No. 3 (Maintenance Services), County of Stanislaus, State of California ("CFD No. 3") for the purpose of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the City as a result of the development of said real property; and

WHEREAS, on January 13, 2026, the City Council of the City of Turlock adopted a Resolution No. 2026-005, a Resolution of Intention to annex certain territory to CFD No. 3, declaring its intent to levy a special tax on all taxable parcels within the area proposed for annexation ("Annexation Territory") 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 53339.8 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 non-residential development for which a legislative act, such as a general plan amendment, rezone, or planned development, is required which may include properties proposed to be annexed to the City of Turlock or properties located within its City limit; and

WHEREAS, on February 24, 2026, the City Council of the City of Turlock held a public hearing, adopted Resolution No. 2026-022, a Resolution of Annexation, conducted an election and received a favorable vote from the qualified electors authorizing the levy of special taxes in the Annexation Territory as authorized 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; 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 the Annexation Territory, which will be levied pursuant to the Rate and Method of Apportionment as set forth in Resolution No. 2026-005 (the "Annexation Rate and Method").

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, including the Annexation Territory, 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 Annexation Rate and Method and previously adopted rates and methods of apportionment, as applicable.

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, procedure, 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 City Manager or designee thereof, 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.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 24th day of February, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

Signed and approved this 10th day of March, 2026.

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 Council Staff Report

March 10, 2026

From:	George Petrulakis, City Attorney Adrienne Werner, Development Services Director
Prepared by:	George Petrulakis, City Attorney, Adrienne Werner, Development Services Director
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Ordinance: Second and final reading of an ordinance amending Turlock Municipal Code Title 9 (Zoning Ordinance), Chapter 9-2 (Regulations Applying to All Districts), Article 1 (Special Provisions Applying to All or Several Districts) and Article 3 (Nonconforming Structures and Uses) and amending Chapter 9-5 (Administration), Article 6 (Conditional Use Permits and Variances)

2. NARRATIVE:

The Planning Commission is recommending zoning code text amendments for approval by the City Council that were prepared by the City Attorney's Office and the Development Services Department. The amendments address several different code topics and are intended to modernize various provisions, improve internal consistency, clarify standards and procedures, and reflect the first update arising from the City's Housing Element update process.

Specifically, the attached amendment packet contains proposed amendments to various portions of Title 9 (Zoning Ordinance) of the Turlock Municipal Code, including:

1. References to "family day care home" and related provisions being repealed or amended in response to the Housing Element process since family day care homes can no longer be singled out under state law.
2. Adopting new and comprehensive nonconforming use and structure regulations in TMC Sections 9-2-301 through 9-2-305 (Nonconforming Structures And Uses), including purpose and applicability language and clearer rules addressing continuation, alteration, expansion, change, and discontinuance/abandonment of nonconforming uses.
3. Revising the Conditional Use Permit (CUP) findings framework in TMC Section 9-5-604 (Conditional use permits: Granting) by clarifying Planning Commission actions and distinguishing findings applicable to residential versus non-residential CUPs (including a reference that residential findings shall be updated as necessary upon certification/adoption of the 2031 Housing Element (6th Cycle)).
4. Revising the CUP denial provision in TMC Section 9-5-606 (Conditional use permits: Denial) to align denial with the inability to make the required findings in TMC Section 9-5-604 (Conditional use permits: Granting).
5. Adding a new discontinuance/abandonment process in TMC Section 9-5-611.5 (Conditional use permits: Discontinuance), including a noticed public hearing process and findings to support abandonment, recordation authority for termination documentation, and provisions addressing extension and tolling under specified

circumstances. Also, TMC Section 9-5-611 (Conditional use permits: Renewal and discontinuance) is adjusted to conform with the new section.

At the February 5, 2026, Planning Commission public hearing, staff presented the proposed zoning text amendments for recommendation to the City Council. The Planning Commission voted unanimously to recommend the City Council amend Title 9 as presented.

3. FISCAL IMPACT / BUDGET AMENDMENT:

This item has no fiscal impact.

4. ENVIRONMENTAL DETERMINATION:

The proposed zoning text amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to the "common sense" exemption (CEQA Guidelines section 15061(b)(3)), as it establishes regulations and standards and will not directly result in physical development or a reasonably foreseeable significant effect on the environment.

5. ALTERNATIVES:

6. ATTACHMENTS:

1. Draft Ordinance
2. Planning Commission Resolution 2026-02

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF REPEALING OR AMENDING REFERENCES TO "FAMILY DAY CARE HOME" IN TURLOCK MUNICIPAL TITLE 9; REPEALING AND REPLACING TITLE 9 CHAPTER 2 ARTICLE 3 SECTIONS 01 THROUGH 05; REGARDING NONCONFORMING STRUCTURES AND USES; AMENDING TITLE 9, CHAPTER 5 ARTICLE 6 SECTION 4 REGARDING CONDITIONAL USE PERMIT GRANTING; AMENDING TITLE 9, CHAPTER 5 ARTICLE 6 SECTION 6 REGARDING CONDITIONAL USE PERMIT DENIAL, AMENDING TITLE 9, CHAPTER 5 ARTICLE 6 SECTION 11 REGARDING CONDITIONAL USE PERMIT RENEWAL; ADDING TITLE 9 CHAPTER 5 ARTICLE 6 SECTION 11.5 REGARDING CONDITIONAL USE PERMIT <u>DISCONTINUANCE AND ABANDONMENT</u>	**}**	**ORDINANCE NO. - CS**

WHEREAS, the State of California has passed changes to California law regarding regulations for large family day care homes necessitating repeal and amendment of references to such use in Title 9 of the Turlock Municipal Code; and

WHEREAS, the current Turlock Municipal Code regarding Non-conforming structures and uses is being amended to create clearer regulations; and

WHEREAS, various sections of Title 9 Chapter 5 regarding Conditional use permits are being amended to provide additional clarity regarding administration of conditional use permits; and

NOW, THEREFORE, the City Council of the City of Turlock does ordain as follows:

SECTION 1. FINDINGS: The City Council of the City of Turlock hereby finds the public necessity, convenience and general welfare support the proposed amendments and the proposed amendments are consistent with the Turlock General Plan.

SECTION 2. REPEALING AND AMENDING: References in Title 9 to "Family Day Care home" and related provisions are hereby repealed or amended as follows:

For Section 9-2-110:

9-2-110 **Family day care home.**

(a) Small family day care home. No permit is required to operate a small family day care home and the use shall be considered an accessory use to a residence.

(b) Large family day care home. A permit shall be issued by the Development Services Director or his/her designee to operate a large family day care home upon the issuance of a minor administrative approval, as set forth in Article 3 of Chapter 9-5 TMC (Minor Administrative and Minor Discretionary Permits) upon finding that:

(1) Residency. The site is the principal residence of the operator and the day care is clearly incidental and secondary to the use of the property for residential purposes.

(2) General Plan and zoning compliance. The property complies with all applicable General Plan policies and zoning regulations established in the Turlock Municipal Code (TMC).

(3) Spacing and concentration. The property is located at least three hundred (300') feet from any other State licensed large family day care home on the same street, or a street that is aligned and connected with that street unless bisected by an arterial street or expressway.

(4) Traffic control. The family day care home would not adversely affect traffic and circulation of the neighborhood, including but not limited to blocking driveways or requiring double parking to load and unload guests.

(5) Building modifications. The residential character and appearance of the dwelling does not have to be altered in any way to accommodate the family day care use.

(6) Outdoor play areas. All outdoor play areas are clearly delineated through the use of fences, landscaping, or other materials constructed in accordance with applicable laws and regulations.

(7) Operator agrees to the following additional conditions of approval:

- **(i) Fire clearance.** Prior to commencing the use, the operator shall obtain certification by Turlock Fire Department that the facility complies with the standards established by the State Fire Marshal as set forth in Title 24 of the California Code of Regulations.
- **(ii)** The operator agrees not to erect any off- or on-premises signs for the family day care home except as set forth in Article 5 of this chapter (Signs).
- **(iii) Noise control.** The family day care home shall be operated in compliance with the City of Turlock noise regulations, Article 3 of this chapter (Noise Standards).

~~**(iv) Outdoor play areas.** The operator agrees to keep all activities related to the operation of the family day care on site at all times.~~

~~**(v) Access to inspect.** The property owner and/or operator shall allow the City to enter the property to determine compliance with the conditions of the large family day care permit during normal operating hours of the family day care home.~~

~~**(vi) Compliance with laws and regulations.** The day care operator acknowledges and agrees to comply with all applicable State, Federal and local laws and regulations. The operator shall provide evidence of compliance with State Department of Social Services requirements by providing a copy of the approved family day care license to the City prior to commencing operation of the family day care home. Upon revocation or denial of the State license, the permit issued pursuant to this section shall be automatically terminated.~~

~~**(c) Conditional use permit.** When the findings set forth in this section for the issuance of a large family day care permit cannot be made, an application for a conditional use permit may be made as set forth in Article 6 of Chapter 9-5 TMC (Conditional Use Permits and Variances), subject to the conditions of approval listed in this section and any other conditions established by the Planning Commission and/or City Council.~~

~~**(d) Use of residential garage.** Family day care operations are not permitted in the garage area of a residence, except when the garage has been properly converted to habitable space through the issuance of a building permit and the space has met all applicable laws and regulations. Prior to finalizing the building permit, the property owner shall record a restrictive use covenant stating that the converted garage shall be returned to its original state upon the cessation of the family day care use and/or the sale of the dwelling unit.~~

For definitions in Section 9-1-202 Definitions:

The following definition in Section 9-1-202 is amended as follows:

"Day care center" shall mean any child day care facility, as defined in Section **1596.76** of the California Health and Safety Code~~, other than a family day care home,~~ and includes infant centers, preschools, extended day care facilities, and school-age child care centers.

The following definition is revoked in Section 9-1-202 –

~~**"Family day care home"** shall mean a home, as defined in Section **1596.78(a)** of the California Health and Safety Code, that regularly provides care, protection, and supervision for fourteen (14) or fewer children, in the provider's own home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home~~

~~**(a) "Large family day care home"** shall mean a home, as defined in Section **1596.78(b)** of the California Health and Safety Code, that provides family day care for seven (7) to~~

~~fourteen (14) children for periods of less than twenty-four (24) hours per day, inclusive, including children under the age of ten (10) years who reside at the home, as set forth in Section **1597.465** of the California Health and Safety Code and as defined in State regulations.~~

~~**(b) "Small family day care home"** shall mean a home, as defined in Section **1596.78(c)** of the California Health and Safety Code, that provides family day care for eight (8) or fewer children for periods of less than twenty-four (24) hours per day, including children under the age of ten (10) years who reside at the home as set forth in Section **1597.44** of the California Health and Safety Code and as defined in State regulations.~~

For use classifications in Chapter 9-3 BASE DISTRICT REGULATIONS:

In the A DISTRICT (Agricultural District) Use Classifications Chart in Section 9-3-102, references to “Family day care homes” (including “Large” and “Small”) and the related columnar information are revoked.The text of footnote (1) is revoked and replaced with “Repealed.”

In the R DISTRICTS (Residential Districts) Use Classifications Chart in Section 9-3-202, references to “Family day care homes” (including “Small” and “Large”) and the related columnar information are revoked.The text of footnote (3) is revoked and replaced with “Repealed.” The text of footnote (13) is revoked and replaced with “Repealed.”

In the C-O, C-C, C-T, and C-H DISTRICTS (Commercial) Use Classifications Chart in Section 9-3-302, references to “Family day care homes” (including “Large” and “Small”) and the related columnar information are revoked.The text of footnote (1) is revoked and replaced with “Repealed.”

For use classifications in Chapter 9-4 OVERLAY DISTRICT REGULATIONS:

In the Downtown Overlay District Use Classifications Chart in Section 9-4-103, references to “Family day care home - small” and “Family day care home – large” and the related columnar information are revoked.

SECTION 3. REPEAL AND REPLACE: Title 9, Chapter 2 Article 3 Section 01 through 05 “Non-Conforming Uses” is hereby repealed and replaced as follows:

~~**§ 9-2-301. Specific purposes.**~~

~~This article limits the number and extent of nonconforming uses by limiting their enlargement, their reestablishment following abandonment, their alteration, their relocation, and their restoration. This article, while permitting the use and maintenance of nonconforming structures, limits their restoration, alteration, enlargement, or relocation upon the site in any manner that would increase the discrepancy between the standards contained in this article and the conditions existing on the subject property.~~

~~It is recognized that nonconforming uses and structures generally persist and their appearance gradually deteriorates when the standards for repair and improvement are too restrictive. It is the~~

intent of this article to provide limited but reasonable opportunity for nonconforming uses and structures that are not a public nuisance to be repaired and improved if it is in the public interest. This article also provides for the removal of nonconforming uses and structures or change to conforming uses and structures when such uses and structures are a public nuisance. (Formerly 9-2-401; 1207-CS, Rep&ReEn, 05/28/2015; 1237-CS, Amended, 12/28/2017)

§ 9-2-302. Nonconforming uses.

(a) **Defined.** A nonconforming use is a lawful use of land that does not comply with the current use regulations for its zoning district but which complied with the applicable regulations at the time the use was established. A nonconforming use includes those that operate without a structure.

(b) **Regulations.**

(1) The reestablishment of a legal nonconforming use or the substitution of a nonconforming use of another nonconforming use of the same or more restrictive classification may be made upon approval of a minor discretionary permit in accordance with Article 3 of Chapter 9-5 TMC (Minor Administrative and Minor Discretionary Permits). The new nonconforming use must have a similar or less severe impact on its surroundings in terms of noise, traffic, parking, hours of operation, and visual incompatibility. Nonconforming uses not meeting these requirements may be allowed upon approval of a conditional use permit in accordance with Article 6 of Chapter 9-5 TMC (Conditional Use Permits and Variances).

(2) The repair, maintenance, remodel, alteration, and replacement of a structure used for a nonconforming use (and/or site improvements) may be allowed so long as there is no increase in the operation or floor area devoted to the use, or change in the size or location of any structures. The structural and/or site improvements described above may be approved if it can be determined that they do not adversely affect neighboring properties, that they do not increase the degree of nonconformity, and are in the public interest.

(3) The expansion or enlargement of a structure used for a nonconforming use and/or site improvements may be allowed as follows:

(i) Structural improvements that enlarge or expand an existing structure used for a nonconforming use and/or the expansion or enlargement of the site by more than one thousand (1,000) square feet, or more than twenty-five (25%) percent of the existing structure's floor area or lot area, whichever is greater, may be allowed upon approval of a conditional use permit in accordance with Article 6 of Chapter 9-5 TMC (Conditional Use Permits and Variances).

(ii) Structural improvements that enlarge or expand an existing structure used for a nonconforming use and/or the expansion or enlargement of the site by no more than one thousand (1,000) square feet or no more than twenty-five (25%) percent of the existing structure's floor area or lot area, whichever is greater, may be allowed upon approval of a minor discretionary permit in accordance with Article 3 of Chapter 9-5 TMC (Minor Administrative and Minor Discretionary Permits).

(iii) The structural and/or site improvements described above may be approved if it

can be determined they will not adversely affect neighboring properties, and are in the public interest.

(iv) The expansion or enlargement of nonconforming residences in nonresidential zoning districts shall comply with the development standards established for the applicable residential zoning district, not the zoning district in which it is located.

§ 9-2-303. Nonconforming structures.

(a) **Defined.** A nonconforming structure is any building or structure that does not comply with one (1) or more of the regulation limitations on size, height, and location on a lot, or the applicable zoning district in which such building or structure is located (refer to TMC 9-2-520, Nonconforming signs).

(b) **Regulations.**

(1) The repair, maintenance, remodel, alteration, and replacement of a nonconforming structure where the level of nonconformity is maintained so long as there is no increase in the operation or floor area devoted to the use, or change in the size or location of any structures. The structure improvements described above may be approved if it can be determined they will not adversely affect neighboring properties, and are in the public interest.

(2) The expansion or enlargement of a nonconforming structure used may be allowed as follows:

(i) Structural improvements that enlarge or expand an existing structure by more than one thousand (1,000) square feet, or more than twenty-five (25%) percent of the existing structure's floor area or lot area, whichever is greater, may be allowed upon approval of a conditional use permit in accordance with Article 6 of Chapter 9-5 TMC (Conditional Use Permits and Variances).

(ii) Structural improvements that enlarge or expand an existing structure by no more than one thousand (1,000) square feet or no more than twenty-five (25%) percent of the existing structure's floor area or lot area, whichever is greater, may be allowed upon approval of a minor discretionary permit in accordance with Article 3 of Chapter 9-5 TMC (Minor Administrative and Minor Discretionary Permits).

(iii) The structural improvements described above may be approved if it can be determined that they do not adversely affect neighboring properties, are in the public interest, and are necessary to ensure visual compatibility with the existing structure.

(iv) The expansion or enlargement of nonconforming residences in nonresidential zoning districts shall comply with the development standards established for the applicable residential zoning district, not the zoning district in which it is located.

§ 9-2-304. Loss of nonconforming status.

A nonconforming use which ceases or a nonconforming structure that is unoccupied for a continuous period of twelve (12) months shall lose its legal nonconforming status. The premises on which the nonconforming use is located shall then be used for conforming uses and the

~~nonconforming structure shall be removed or altered to conform unless a conditional use permit is obtained in accordance with Article 6 of Chapter 9-5 TMC (Conditional Use Permits and Variances).~~

~~§ 9-2-305. Discontinuance.~~

~~(a) **Declaration of unlawful uses or structures.** It is hereby declared that nonconforming uses of land or nonconforming structures within the City of Turlock as set forth in this article that are found to be a public nuisance are detrimental to the orderly development of the City and as detrimental to the health, safety, peace, comfort, and general welfare of persons and property within the City of Turlock. It is further declared to be the policy of the City that such nonconforming uses or structures shall be eliminated as rapidly as may be done without infringing upon the constitutional rights of the owners of such nonconforming property.~~

~~(b) **Procedures to determine time for discontinuance.** A nonconforming use or structure that is determined to be a public nuisance and a serious detriment to the health, safety, peace, comfort, and general welfare of persons and property within the surrounding area may be administratively ordered to discontinue upon determination by the Development Services Director, or designee. A nonconforming use or structure shall be discontinued within the following time frame:~~

~~(1) A nonconforming use which does not involve the use of a structure shall be discontinued in five (5) years.~~

~~(2) A nonconforming use which does involve the use of a structure shall be discontinued in ten (10) years.~~

~~(3) A nonconforming structure shall be abandoned or removed in ten (10) years.~~

~~(c) **Appeals.** Should an owner of property upon which a nonconforming use has been administratively ordered discontinued disagree with such order, such owner may appeal as provided in Chapter 1-4 TMC.~~

§ 9-2-301 **Purpose and Applicability of Nonconforming Use and Structure Regulations.**

(a) Purpose.

The provisions of this Article are intended to regulate the continuation, alteration, and eventual elimination of land uses, buildings, and structures that were lawfully established but that no longer conform to the use regulations or development standards of this Code due to subsequent changes in zoning, land use regulations, or other applicable laws.

The City recognizes that nonconforming situations may arise through no fault of the property owner; however, it is the policy of the City that such nonconformities are inconsistent with the long-term planning objectives of the General Plan and this Code and should be discouraged and eliminated over time, subject to reasonable limitations consistent with state law.

(b) Distinction Between Nonconforming Uses and Nonconforming Structures.

For purposes of this Article, nonconformities are categorized as follows:

(1) *Nonconforming uses*, which involve the nature or type of activity conducted on a site or within a structure that is not permitted by the zoning district in which it is located; and

(2) *Nonconforming structures*, which involve the physical characteristics, location, or dimensions of a building or structure that do not comply with applicable development standards, regardless of whether the use conducted therein is conforming or nonconforming.

Nonconforming uses and nonconforming structures are separate and independent concepts, and the regulations applicable to each are intended to operate independently except where expressly stated otherwise in this Article.

(c) Intent Regarding Nonconforming Uses. Nonconforming uses are recognized as a temporary accommodation and not as a vested entitlement to continued operation indefinitely. It is the intent of this Article to:

(1) Allow the limited continuation of nonconforming uses under defined conditions;

(2) Prevent the expansion, intensification, enlargement, or re-establishment of nonconforming uses, except where expressly authorized by this Code;

(3) Encourage the conversion of nonconforming uses to conforming uses; and

(4) Provide for the eventual elimination of nonconforming uses through abandonment, discontinuance, amortization, redevelopment, or other lawful means.

(d) Intent Regarding Nonconforming Structures. Nonconforming structures may be permitted to remain, subject to reasonable regulation, in order to avoid unnecessary hardship or constitutional infirmity. It is the intent of this Article to:

(1) Allow ordinary repair and maintenance of nonconforming structures;

(2) Regulate the enlargement, alteration, reconstruction, or replacement of nonconforming structures in a manner that reduces nonconformity where feasible; and

(3) Avoid conferring any right to perpetuate, expand, or intensify structural nonconformity beyond that which lawfully existed.

(e) No Enlargement of Rights. Nothing in this Article shall be construed to:

(1) Authorize the establishment of any new nonconforming use or structure;

(2) Create a vested right to expand, intensify, or continue a nonconforming use or structure except as expressly allowed herein; or

(3) Limit the City's authority to enforce this Code, abate nuisances, or exercise its police

powers in a lawful manner consistent with state law.

(f) Applicability and Interpretation. This Article shall be interpreted narrowly in favor of conformity with current zoning regulations. In the event of ambiguity, the interpretation that most closely advances the reduction of nonconformity and the elimination of nonconforming uses shall be favored, to the extent consistent with state law and constitutional protections.

§ 9-2-302 **Nonconforming Uses.**

(a) Applicability. This section governs the continuation, change, enlargement, intensification, abandonment, and discontinuance of nonconforming uses whether of land or structures (or of both). The provisions of this section apply regardless of whether the structure in which the nonconforming use is located is conforming or nonconforming, except as expressly provided otherwise in this Code.

(b) Continuation of Nonconforming Uses. A nonconforming use that was lawfully established may be continued subject to the limitations of this Article; however, such continuation is permitted only to the extent necessary to avoid undue hardship and shall not be construed as authorization to expand, intensify, or perpetuate the use indefinitely.

(c) Expansion or Intensification Prohibited. Except as expressly authorized by this Code:

(1) A nonconforming use shall not be enlarged, expanded, extended, or intensified, whether by increase in area devoted to the use, hours of operation, production or activity, occupancy, or any other means that results in a greater degree of nonconformity;

(2) A nonconforming use shall not be extended to occupy land, floor area, or portions of a site or structure not lawfully devoted to such use at the time it became nonconforming; and

(3) No action shall be taken that has the effect of prolonging or enhancing the economic life or operational scale of a nonconforming use.

(d) Change or Substitution of Nonconforming Use.

(1) A nonconforming use may be changed to a conforming use, and once so changed, the nonconforming use shall not thereafter be resumed;

(2) A nonconforming use shall not be changed to another nonconforming use unless expressly authorized by this Code; and

(3) Any permitted change of use shall not increase the degree of nonconformity or create new nonconforming conditions.

(e) Abandonment or Discontinuance. A nonconforming use shall be deemed abandoned and shall lose its legal nonconforming status when the use ceases or is discontinued for a continuous period of six (6) months, regardless of intent to resume the use, or when replaced by a conforming

use.

(f) Resumption Prohibited. A nonconforming use that has been abandoned or discontinued shall not be resumed, re-established, or reinstated.

(g) Temporary Suspension. A temporary cessation of a nonconforming use directly caused by events beyond the control of the property owner shall not constitute abandonment, provided the use is resumed within a reasonable time and in no event later than twelve (12) months from the date of cessation.

(h) Effect of Demolition or Removal of Structure. If a nonconforming use is conducted within or upon a structure, and that structure is demolished or removed, the nonconforming use shall not thereafter be resumed, except where reconstruction is expressly permitted under § 9-2-306.

§ 9-2-303 **Nonconforming Structures.**

(a) Applicability. This section governs buildings and structures that were lawfully established but that do not comply with current development standards of this Code.

(b) Continuation. A nonconforming structure may be continued subject to the limitations of this Article.

(c) Repair and Maintenance. Ordinary repair, maintenance, and interior remodeling of a nonconforming structure may be performed, provided such work does not increase the degree of nonconformity. Repairs required to comply with health and safety codes shall be permitted.

(d) Enlargement or Alteration.

(1) Minor enlargement or alteration not exceeding one thousand (1,000) square feet or twenty-five percent (25%) of existing gross floor area may be approved through a minor discretionary permit;

(2) Larger enlargements or alterations may be approved only through a conditional use permit and shall reduce or not increase the degree of nonconformity to the maximum extent feasible. Such enlargements and alterations must comply with the provisions for conditional use permits in Article 6 of Chapter 9-5 of this Title.

(e) Demolition and Reconstruction. Demolition and reconstruction of nonconforming structures shall be governed by § 9-2-306.

§ 9-2-304 **Loss of Nonconforming Status.**

(a) Loss of Nonconforming Use Status. A nonconforming use shall lose its legal nonconforming status upon abandonment or discontinuance pursuant to § 9-2-302, conversion to a conforming use, replacement by another use, or demolition or removal of the structure in which it is conducted, except where reconstruction is expressly permitted under § 9-2-306.

(b) Preservation of Structural Status. Loss of nonconforming use status shall not, by itself, result in loss of nonconforming structural status.

(c) Vacancy. Vacancy or non-occupancy shall not constitute loss of nonconforming structural status.

(d) Burden of Proof. The burden of establishing the lawful existence and continuation of a nonconforming use or structure shall be upon the property owner.

§ 9-2-305 **Discontinuance and Amortization of Nonconforming Uses.**

(a) Purpose. This section provides for the lawful discontinuance of nonconforming uses following a reasonable amortization period.

(b) Applicability. This section applies only to nonconforming uses and does not apply to nonconforming structures. Nothing in this section shall be construed to require amortization as a prerequisite to the termination of a nonconforming use that has been abandoned or discontinued pursuant to §§ 9-2-302 and 9-2-304.

(c) Amortization Authority. The City may require the discontinuance of a nonconforming use after a reasonable amortization period based on consideration of the nature of the use, its impacts, investment-backed expectations, and other relevant factors.

(d) Effect. Upon expiration of the amortization period, the nonconforming use shall be discontinued and shall not be resumed.

(e) Findings. Any requirement for discontinuance of a nonconforming use pursuant to this section shall be supported by written findings demonstrating that the amortization period provided is reasonable in light of the factors considered.

SECTION 4. Amending: Title 9, Chapter 5 Article 6 Section 04 is hereby amended as follows:

§ 9-5-604 **Conditional use permits: Granting.**

(a) **Actions by Planning Commission.** All actions of the Planning Commission relating to findings and recommendations shall be in accordance with the provisions of this article. ~~The Planning Commission shall authorize the granting of the conditional use permit if it finds as follows:~~

(b) Residential Permits. The Planning Commission shall authorize the granting of the conditional use permit for a residential use if it makes all of the findings listed below, provided, however, that upon certification and adoption of the 2031 Housing Element (6th Cycle), such findings shall be amended as necessary to achieve consistency with the certified Housing Element. The findings are:

~~(a)~~(1) That the site for the proposed use is adequate in size and shape to accommodate such uses, all yards, open spaces, wall, fences, parking, loading, landscaping, and other features required by the Municipal Code, or the Planning Commission to make sure such use is compatible with the land and uses in the vicinity;

~~(a)~~(2) That the site for the proposed use is related properly to streets and highways to carry the quantity and kind of traffic generated by the proposed use;

~~(a)~~(3) That the proposed use will not adversely affect the abutting property or the permitted use thereof with the provisions of conditions; and

~~(a)~~ (4) That the site for the proposed use is in conformance with the General Plan.

(c) Non-Residential Permits. The Planning Commission shall authorize the granting of the conditional use permit for a non-residential use if it makes all of the following findings:

(1) That the site for the proposed use is adequate in size and shape to accommodate such use or uses and is otherwise physically suitable for the type and intensity of the proposed development; and is adequate to accommodate all yards, open spaces, walls, fences, parking, loading, landscaping, and other features required by the Municipal Code, or as additionally required by the Planning Commission, to ensure such use is compatible with the land and uses in the vicinity;

(2) That the proposed use will not adversely affect adjacent structures and uses or adversely affect structures or uses in the neighborhood;

(3) That the site for the proposed use is related properly to streets and highways and can carry the quantity and kind of traffic generated by the proposed use and that the proposed use will not adversely affect the circulation and flow of vehicular and pedestrian traffic in the immediate area;

(4) That the proposed site and use have adequate utilities, including without limitation, sanitation, wastewater service, water supply, drainage, and other utilities, and adequate facilities for all of these;

(5) That the proposed use will not create a demand for additional parking which cannot be met safely and efficiently on the site;

(6) That the proposed use will not be detrimental to the public health, safety, or welfare of adjacent residents, employees, businesses, properties, the neighborhood, and the community;

(7) That the proposed use will not otherwise constitute a nuisance to adjacent residents, employees, businesses, properties, the neighborhood, or the community; and

(8) That the site for the proposed use and the proposed use are in conformance with the General Plan, any Specific Plan or Master Plan, any other applicable plan adopted by the City, and this Title 9.

SECTION 5. Amending: Title 9, Chapter 5 Article 6 Section 06 is hereby amended as follows:

9-5-606 **Conditional use permits; Denial.**

If ~~because of the size or character of the use proposed on a particular site, its location, or its relationship to adjoining parcels and uses, the~~ the Planning Commission ~~is unable to~~cannot make, based on the record, the findings ~~set forth in~~required by TMC Section 9-5-~~504~~604, the Planning Commission shall ~~disapprove~~deny the conditional use permit application.

SECTION 6. Amending: Title 9, Chapter 5 Article 6 Section 11 is hereby amended as follows:

9-5-611 Conditional use permits: Renewal.

If an application for renewal is filed prior to expiration, a conditional use permit may be renewed for an additional one (1) year period. The acting agency may grant or deny an application for renewal in the same manner as set forth for the original application**. A conditional use permit that has been abandoned pursuant to Section 9-5-611.5 shall not be eligible for renewal.**

SECTION 7. ADDITION: Title 9, Chapter 5 Article 6 Section 11.5 is hereby added as follows:

9-5-611.5 **Conditional use permits: Discontinuance and Abandonment**

(a) Discontinuance of Use. Where a conditional use authorized by a valid conditional use permit has been discontinued for a continuous period of nine (9) months after the use has commenced, the conditional use permit may be subject to abandonment pursuant to this section.

(b) No Automatic Termination. Discontinuance of a conditional use shall not automatically terminate a conditional use permit. A conditional use permit shall remain valid unless and until abandonment is determined in accordance with this section.

(c) Initiation of Abandonment Review. Upon a determination by the Director that a conditional use appears to have been discontinued for the period specified in subsection (a), the Director shall provide written notice to the permit holder and the property owner of record stating that the City intends to consider whether the conditional use permit has been abandoned.

(d) Notice and Hearing. Abandonment of a conditional use permit shall be determined only after a noticed public hearing before the Planning Commission, conducted in the same manner as hearings for the original conditional use permit.

(e) Findings Required. The Planning Commission may determine that a conditional use permit has been abandoned only if it finds, based on substantial evidence in the record, that:

(1) The conditional use was lawfully commenced;

(2) The conditional use has been discontinued for a continuous period of nine (9) months; and

(3) The discontinuance was not temporary in nature and was not caused by circumstances beyond the reasonable control of the permit holder.

(f) Effect of Abandonment. Upon a determination of abandonment, the conditional use permit shall be deemed terminated and void. Any subsequent use of the property shall require a new conditional use permit or other applicable land use entitlement.

(g) Appeal. A determination of abandonment may be appealed in the same manner as other Planning Commission decisions under this title.

(h) Recordation of Termination. Upon expiration, revocation, or a final determination of abandonment of a conditional use permit, the Director is authorized to record a notice or certificate of termination of the conditional use permit with the County Recorder. The notice or certificate shall identify the permit, the property, and the basis for termination and shall be for informational purposes only. Failure to record such notice shall not affect the validity of the termination.

(i) Extension of Discontinuance Period. Prior to the expiration of the nine (9) month discontinuance period described in subsection (a), the permit holder may request a one-time extension of up to nine (9) additional months. The Planning Commission may grant such extension upon a finding that the discontinuance is temporary in nature and that reasonable efforts are being made to reestablish the approved conditional use.

(j) Tolling During Permitted Construction. The discontinuance period described in this section shall be tolled during any period in which the conditional use is unable to operate due to active construction or remodeling conducted pursuant to a valid building permit or other City approval, provided that work is proceeding with reasonable diligence.

SECTION 8. 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.

SECTION 9. ENACTMENT: Prior to the expiration of fifteen (15) days from the passage and adoption thereof, this ordinance shall be published in a newspaper of general circulation printed and published in the County of Stanislaus, State of California, together with names of the members of the City Council voting for and against the same.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 24th day of February, 2026, by the following vote:

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

Signed and approved this 10th day of March, 2026.

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

RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TURLOCK RECOMMENDING THE CITY COUNCIL APPROVE ORDINANCE AMENDMENT 2026-01(AMENDMENTS TO THE TURLOCK MUNICIPAL CODE RELATED TO FAMILY DAY CARE HOME, NONCONFORMING STRUCTURES AND USES, AND ADMINISTRATION GOVERNING PERMITS AND CERTIFICATES)

WHEREAS, repealing a section of Title 9 (Zoning Ordinance) is required to bring the Ordinance into compliance with changes in State law as they relate to regulations for Family Day Care Homes; and

WHEREAS, amendments to Title 9 (Zoning Ordinance) regarding the regulation of Nonconforming structures and uses to have clearer regulations; and

WHEREAS, amendments to Title 9 (Zoning Ordinance) regarding the administration governing permits and certificate are recommended to have clearer regulations;

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), CEQA Guidelines Section 15061(b)(3) of Title 14 of the California Code of Regulations, CEQA does not apply to a project where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment; and

WHEREAS, after public hearing held on February 5, 2026, the Planning Commission determined as follows:

1. That the pubic necessity, convenience and general welfare support the proposed amendments.
2. That the proposed amendments are consistent with the Turlock General Plan.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission does hereby:

SECTION 1. Find the proposed project "Exempt" from the provisions of the California Environmental Quality Act, pursuant to Public Resources Code Sections 21065 and CEQA Guidelines Section 15061(b)(3) of Title 14 of the California Code of Regulations.

SECTION 2. Recommend that the City Council adopt the amendments to the Turlock Municipal Code attached hereto as Attachment A.

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly adopted by the Planning Commission of the City of Turlock at a regular meeting of said Planning Commission held on the 5th day of February, 2026, by the following vote:

AYES: Tribble, Souza, Davis, Reape, Deol, Saint, Anderson

NOES: None

ABSTAINED: None

NOT PARTICIPATING: None

ABSENT: None

ATTEST: Katie Quintero
Katie Quintero,
Planning Manager & Secretary of the Planning Commission for the
City of Turlock

City Council Staff Report

March 10, 2026

From:	Anthony Sims, Economic Development Director
Prepared by:	Anthony Sims, Economic Development Director
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Resolution: Accepting the City of Turlock Economic Development Strategic Plan Update drafted by Kosmont & Associates, Inc., DBA Kosmont Companies, or referral back to staff for more work on the plan.

2. NARRATIVE:

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 & Associates, Inc., DBA Kosmont Companies was selected to develop a 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 draft Plan in 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
- Proposed Economic Development Strategies to Consider
- Internal/External Stakeholder Meetings

The purpose of 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.

The City Council must review and formally accept the Plan prior to it being posted and

released to the public. The City Council may also direct staff to make additional revisions or conduct further analysis before final adoption. Until then, the document remains a draft.

3. 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.

4. 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.

5. ALTERNATIVES:

A. City Council may choose not to Accept the City of Turlock Economic Development Strategic Plan Update.
B. City Council may choose to Accept the City of Turlock Economic Development Strategic Plan Update with revised conditions of approval.
C. City Council may refer staff for more work on the plan.

6. ATTACHMENTS:

1. Resolution Accepting COT EDSP Update
2. 2025_City_of_Turlock_Economic_Development_Strategic_Plan DRAFT _Water Marked
3. Kosmont & Associates, INC DBA Kosmont Companies - CC No. 2024-17

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ACCEPTING THE CITY OF TURLOCK ECONOMIC DEVELOPMENT STRATEGIC PLAN UPDATE DRAFTED BY KOSMONT & ASSOCIATES, INC., DBA KOSMONT COMPANIES	**RESOLUTION NO. 2026-XXX**

WHEREAS, 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; and

WHEREAS, Staff issued an informal Request for Proposals (RFP) on April 3, 2024. A panel was formed to review proposals submitted, and Kosmont & Associates, Inc., DBA Kosmont Companies was selected to develop the City of Turlock Economic Strategic Plan Update; and

WHEREAS, Kosmont & Associates, Inc., DBA 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 Development Strategic Plan Preparation, Proposed Economic Development Strategies to consider, Internal/External Stakeholder Meetings; and

WHEREAS, The purpose of the updated Economic Development Strategic Plan will identify challenges and threats to the City's economic growth; and

WHEREAS, It will also establish economic development goals, strategies, investment opportunities, and implementation actions for the City over the next several years; and

WHEREAS, 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.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby accept the City of Turlock Economic Development Strategic Plan Update that was completed by Kosmont & Associates, Inc., DBA Kosmont Companies.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 10th day of March, 2026, by the following vote:

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

ATTEST:

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

ECONOMIC DEVELOPMENT STRATEGIC PLAN
EXECUTIVE SUMMARY

Kosmont & Associates ("Kosmont") was retained by the City of Turlock ("City") for advisory services in connection with an Economic Development Strategic Plan ("EDSP"). Kosmont is pleased to present our findings in this Executive Summary of the full PowerPoint EDSP.

Kosmont believes that Economic Development is an important function for the City (and most cities) and requires a dedicated City government position / staff and resources . Real estate development/entitlement process in California is time consuming and expensive for the private sector, and anything to enhance transparency and communication between the City staff and the development community can benefit the City.

The City's economic prosperity is underpinned by several compelling factors:

- Cal State University, Stanislaus is a 100-acre campus with approximately 10,000 students and over 700 full time faculty.
- Turlock Westside Industrial Specific Plan (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.
- Commitment to workforce training evident in collaboration with Opportunity Stanislaus.
- Downtown is about 100 years old, retains many historic buildings and is a regional tourist draw with restaurants, retail and office.

In the past few years, the City has made substantial progress in addressing 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 researched opportunities for major indoor sports facility
- New planned automated permitting process

DEMOGRAPHIC OVERVIEW

Younger consumers, with their increased use of media, seek gathering places with restaurants, entertainment venues and experiential retail, rather than a collection of traditional store fronts. Another important group is the creative class of professionals (artists, designers, musicians, and programmers) who are an important force in economic development. This dynamic workforce is attracted to communities with clustered centers, which provide a sense of vitality, diversity, convenience and balanced mix of work, entertainment, services, arts and culture. Telework dynamics have drastically changed work patterns over the past few years and are poised to reshape office needs.

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Demographic Summary

- 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 38 years old.
- 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 employ ~29,000 people with a resident workforce of ~8,300 people.

MARKET OVERVIEW

To help understand the City's ability to capture a fair share of regional growth, Kosmont researched economic growth for Turlock's and 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.
- Market asking rents in the region have grown by 23% to 27% across the comparison cities, with Turlock reaching $22.12 PSF/yr., the highest in the 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%.

Office

- Office growth came from Modesto (78,000 SF). Turlock 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, 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.

SWOT ANALYSIS

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 up to 20 miles away (640,000 population in trade area).
- Low electricity rates from Turlock Irrigation District

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- Stanislaus Regional Water Authority new water system
- City is home to a major agricultural economy.
- Entrepreneurial spirit with many startup companies.
- Significant outdoor amenities, 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 may have slowed new industrial and MF development.
- Need to improve business permit processes.

Opportunities

- Downtown Turlock is a regional draw with shops, dining, and entertainment.
- Strong regional demand for single family housing.
- City has healthy financial reserves for possible investment.
- Large infill sites that can see mixed/blended-use development with District Financing.
- WISP area well 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.

RECOMMENDATIONS

Sustainable economic growth is characterized by a combination of judicious and strategic public policy with private sector investment. Kosmont suggest the following for the City:

1. Business Enhancement, Attraction & Retention ("BEAR")
2. Housing Element for Economic Development (HEED™), new housing generates demand for commercial service and retail, significant new tax revenues in excess of $1,000 per household, and it supports local jobs.
3. Establish Business Incentive Program for targeted retail / commercial / industrial
4. WISP Infrastructure Investment
5. Utilize Value Capture zoning strategies
6. Expand sports facilities
7. Downtown placemaking
8. Federal Opportunity Zones
9. Gather Performance Metrics to measure annual progress

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CITY OF TURLOCK

ECONOMIC DEVELOPMENT STRATEGIC PLAN

AUGUST 2025

2301 Rosecrans Ave., Suite 4140
El Segundo, CA 90245
TEL: 424-297-1070 | URL: www.kosmont.com

DRAFT

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CITY OF TURLOCK
ECONOMIC DEVELOPMENT STRATEGIC PLAN

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1. INTRODUCTION

CITY OF TURLOCK – EDSP

Data Sources

Interviews with Stakeholders
City of Turlock website
City of Turlock Budget and ACFR
City of Turlock General Plan
2017 Turlock EDSP
2022 Stanislaus County CEDS
2024 Housing Element Draft
Westside Industrial Specific Plan (WISP)
2022 Victus Indoor Sports Center study
3rd party data provider subscriptions:

- CoStar for real estate market info
- Placer.ai for visitor info
- ESRI for demographic info

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INTRODUCTION

Kosmont Companies ("Kosmont"), a real estate and economics advisory firm serving hundreds of local governments for over 39 years, was 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

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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.

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HISTORY

- The City grew relatively fast up until the 2008 financial crisis. Since then, there has been strong retail development throughout the City, but modest single-family and multi-family construction.
- 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 3rd 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 (2,611 acres), which has seen significant growth in recent years with new ~1 million SF Amazon warehouse and DIVERT biorecycling facility.

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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

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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

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RECENT ACHIEVEMENTS

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
  - City utilized a portion of the revenue to adopt a major Roads Program Capital Improvement Program (CIP)
- 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
- Stanislaus Regional Water Authority has completed the Regional Surface Water Supply Project to expand sources of fresh water from Tuolumne River for the City of Turlock and Ceres.

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

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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.

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2. BACKGROUND

CITY OF TURLOCK – EDSP

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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 Shopping 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

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COMMUNITY ASSETS

Kosmont has identified significant community assets that act as regional draws.

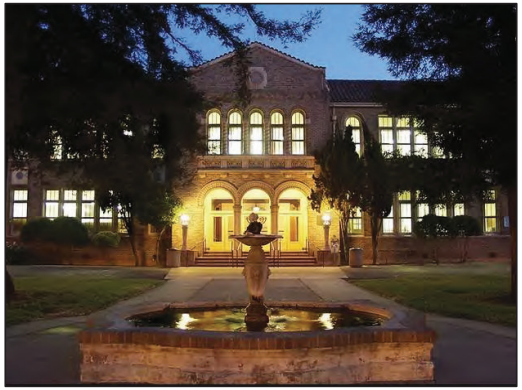
Downtown Turlock – Due to age of buildings, there are ADA and other building code issues that make reuse problematic. Downtown PBID maintains the 10-12 block area. Current budget is $215,000 annually. Property owners pay $0.36 psf of building area +$0.10 pf of land area (including the city hall space). City also contributes $40,000 per year towards maintenance. PBID sponsors 4th of July parade and many downtown 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

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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





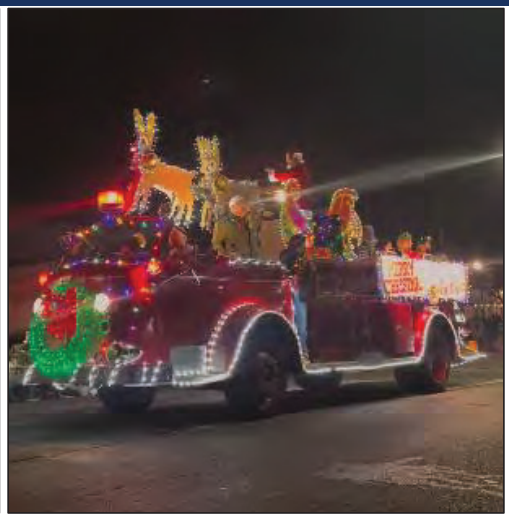
Sources: City of Turlock (cityofturlock.org) (Accessed January 2025)
Above Left: Pedretti Sports Complex
Above Right: Baseball field at Regional Sports Complex

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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, 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

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3. EXISTING CONDITIONS

CITY OF TURLOCK – EDSP

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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.

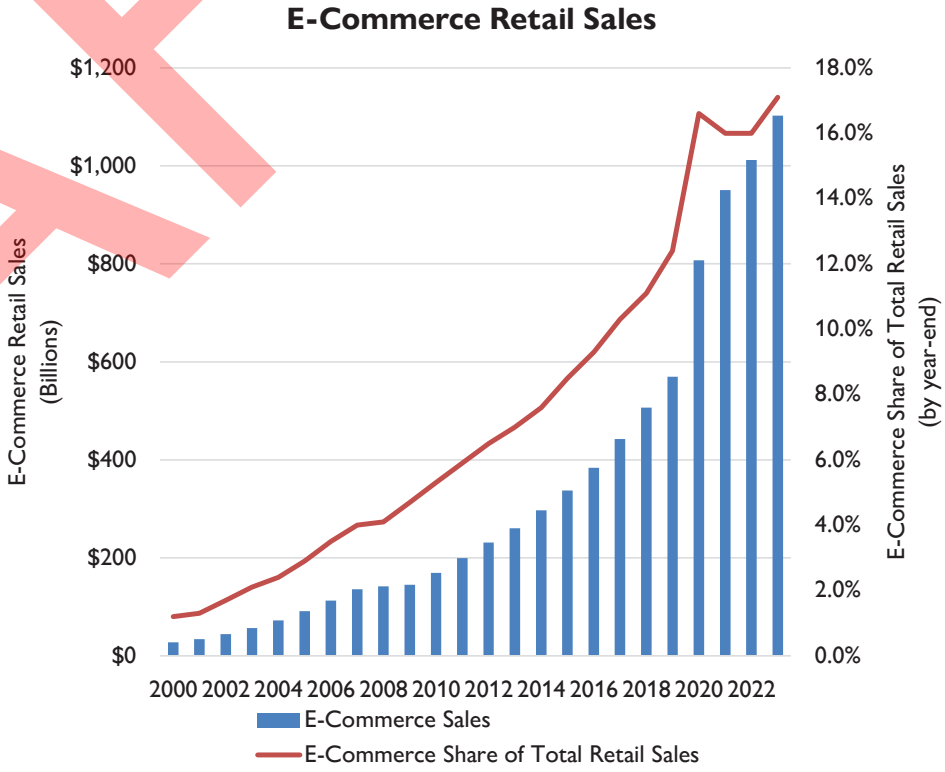
Sources: Kosmont Companies, CoStar, Coresight Research, Cowen & Company, Cushman & Wakefield, ICSC, St. Louis Federal Reserve, UBS, U.S. Census Bureau, St. Louis Federal Reserve,

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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)

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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.

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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

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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%).

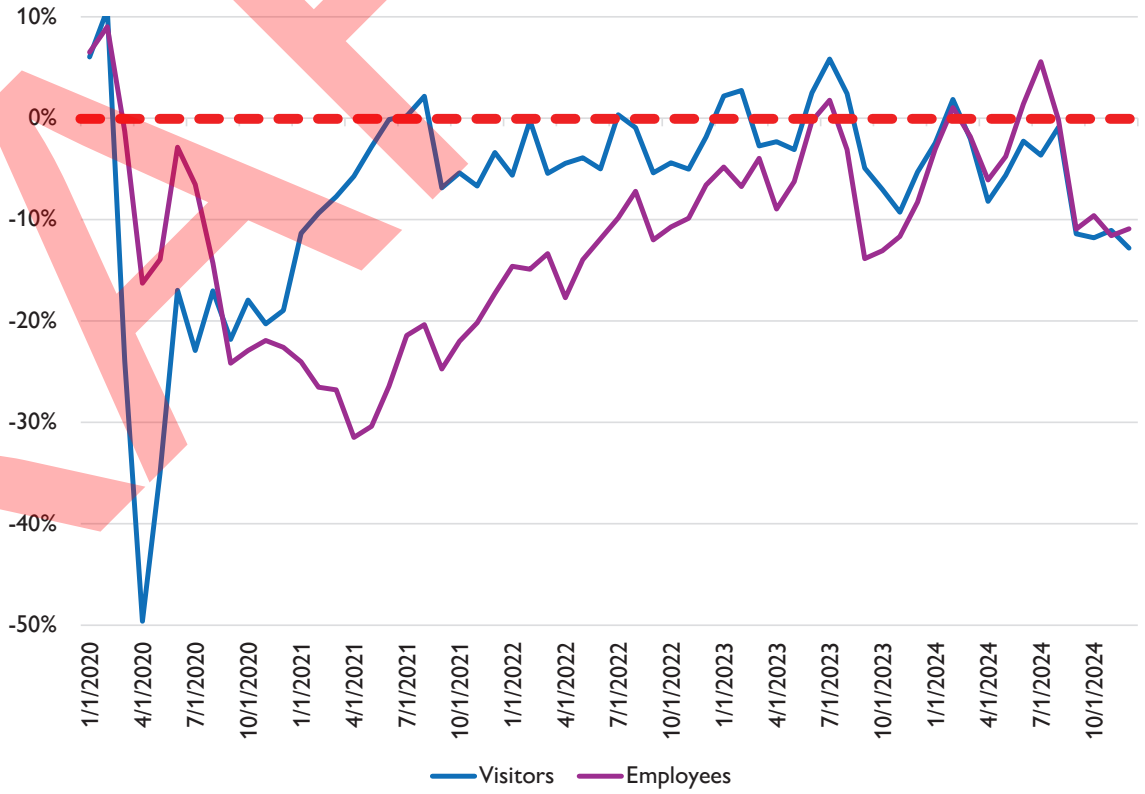
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Source: Kosmont Companies

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)

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CITY OF TURLOCK
VISITOR / EMPLOYEE FOOT-TRAFFIC OVERVIEW

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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 with major SRWA water supply improvements
- Turlock Irrigation District provides electric power below Modesto and PG&E rates
- 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 on new industrial and residential development (fees $400,000 to $1 million per acre) *
- Need to improve business permit processes
- 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.® See Section 7 – ED Tools
- WISP area ideally located to provide commercial/industrial and recreational facilities.
- Federal Opportunity Zones
- City well positioned for agricultural processing jobs
- New online permitting software can be major benefit to business attraction

* See Section 5 pages 48-50

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4. STRATEGIES

CITY OF TURLOCK – EDSP

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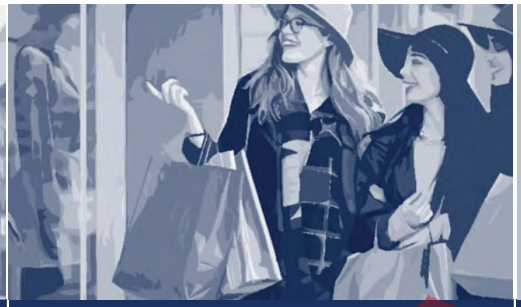
Key Market and Economic Development Trends



Housing is Not a Loss Leader, it's a Growth Driver

Housing Creation as Economic Development

- New housing can generate tax revenues and support local jobs from resident spending
- Variety of housing types is essential to attracting new businesses and developing diverse productive workforce
- Kosmont's statewide experience found that housing usually has a positive fiscal impact, especially at current property values



Retail is Not *Just* Retail Anymore

Retail Reimagination as Economic Development

- 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 is Reconfiguring Office

Office Conversions as Economic Development

- 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



Industrial / Distribution is Critical for the Economy

Industrial & Fulfillment as Economic Development

- 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

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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. Federal Opportunity Zones
9. Gather Performance Metrics to measure annual progress

Following the strategy discussion is a Roadmap – Implementation Priorities

Source: Kosmont Companies

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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 3: Pursue Healthcare providers (new and expansion).

Action Item 4: Create customized development agreements/incentive packages to facilitate major tenants.

Source: Kosmont Companies

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BUSINESS EXPANSION, ATTRACTION AND RETENTION

Action Item 5: 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 6: Standard plan check review process with a set number of days for initial submission and subsequent submittals.

Action Item 7: Consider incubator/accelerator programs for maker spaces that can help small businesses thrive.

Action Item 8: Online permitting system will improve business attraction and expansion.

Action Item 9: Consider adding business concierge or ombudsman to ED or Planning Dept to assist new business or development applications.

Action Item 10: Attend ICSC and other conferences to meet with major retailers / restaurants / hotels / developers / brokers.

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Source: Kosmont Companies

HOUSING AS ECONOMIC DEVELOPMENT
(HOUSING ELEMENT FOR ECONOMIC DEVELOPMENT HEED™)

New housing generates demand for commercial service and retail uses, significant new tax revenues, and supports wide range of local jobs. Morgan Ranch Master Plan is opportunity for new housing development.

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 (total City share of the 1% property tax is approx. 17.5% including VLF In Lieu). CFD Services Tax provides additional ~$600 per unit on new housing.

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

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BUSINESS INCENTIVE PROGRAM

The City has adopted a policy which exempts existing buildings undergoing change of use from paying CFF Fees, where there is no increase in the total square footage for the use which original fees were paid and if the use has been operating for at least three years.

Before considering any new 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

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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).

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Source: Kosmont Companies

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

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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 expand allowable uses in storefront spaces and allowing small scale manufacturing, food makers, artisans, breweries, woodworkers). Support non-profits willing to develop collaborative spaces with 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.

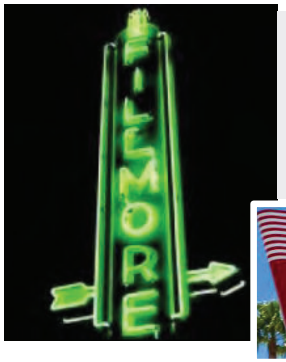
Action Item 4: Invest in physical improvements that can create sense of place and further activate the downtown area—through gateway signage and wayfinding, public art, pedestrian-oriented improvements such as plazas and outdoor spaces, water features, street improvements, micro-transit services.

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

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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.



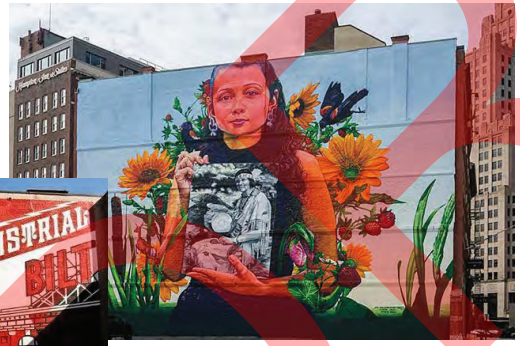




Events like the CicLAvia bike / walk fairs in Los Angeles and the Mission Inn Festival of Lights in Riverside, CA are memorable and engaging activations of public spaces.



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.

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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)



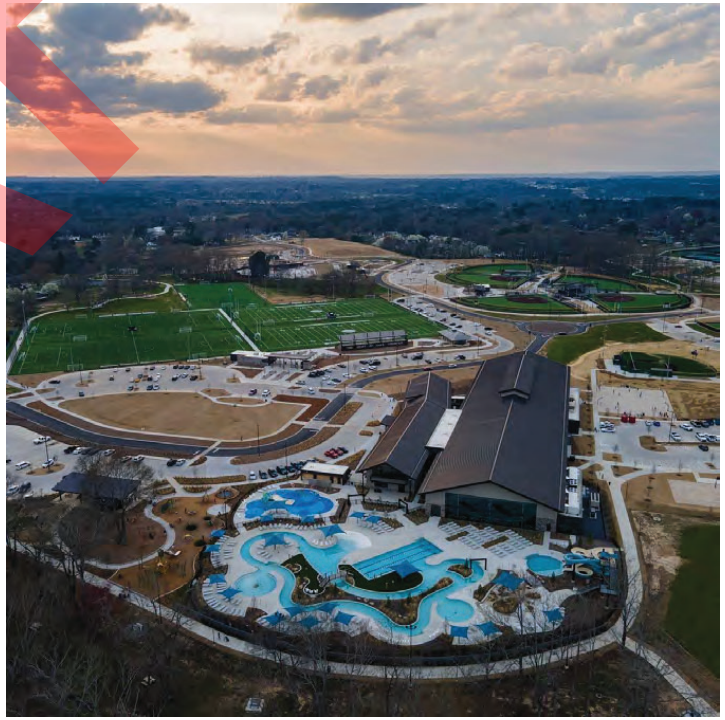


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EXAMPLE - SAND MOUNTAIN PARK & AMPHITHEATER

ALBERTVILLE, ALABAMA

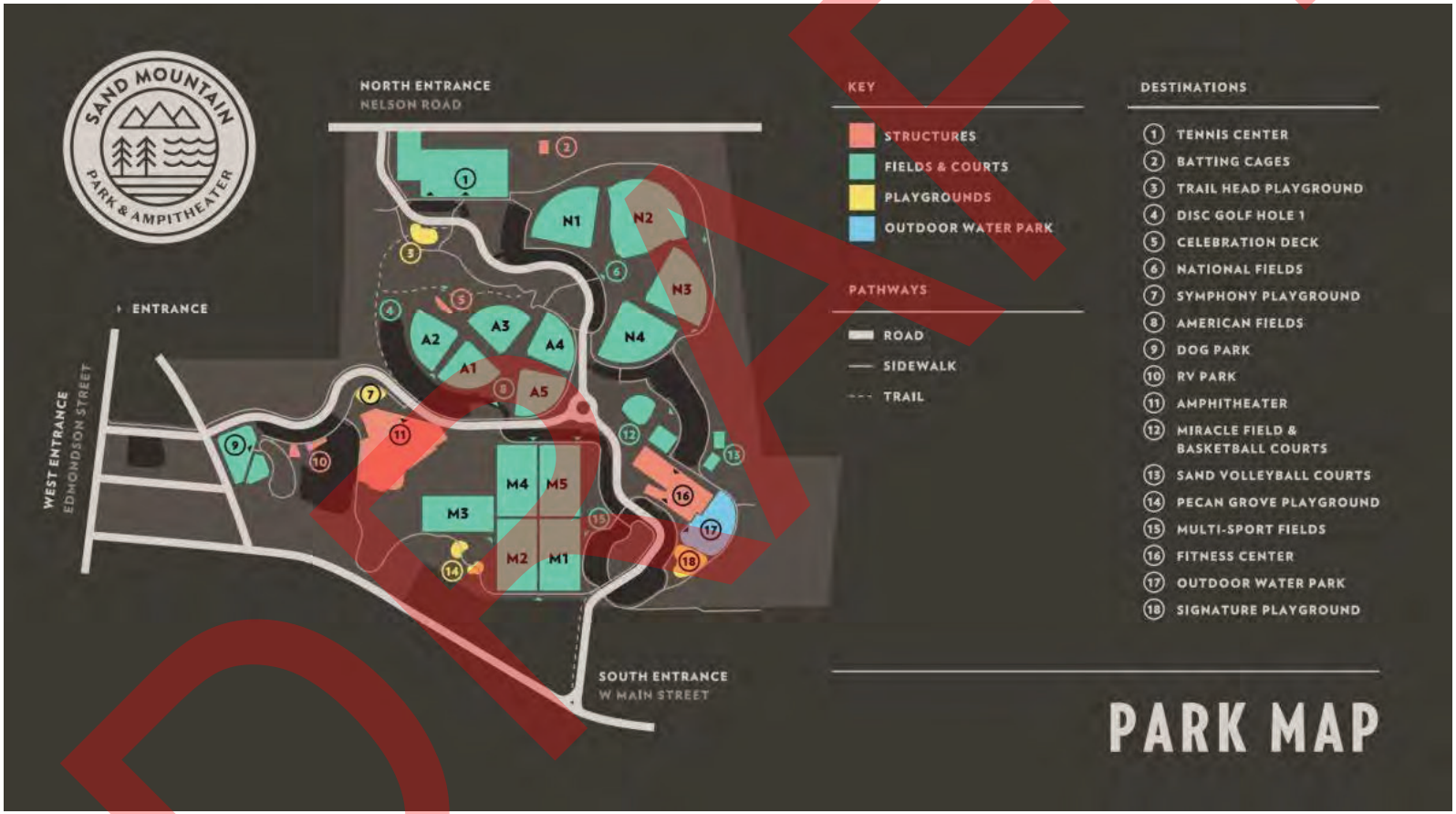
- Size: 130-acre sports, leisure, wellness & entertainment venue. Opened: 2021
- Owned by the City of Albertville
- Operated by The Sports Facilities Companies
- Outdoor Features: outdoor water park, 9 diamond turf fields, 5 multi-sport turf fields, 18-hole disc golf course, 17 slot RV park, 16 tennis courts, 5,000+ capacity amphitheater, 2 basketball courts, 2 sand volleyball courts
- Indoor Amenities: fitness center, 2 racquetball courts, 2-ane indoor track, 8-lane aquatics center, 4 hardwood courts, 25,000 sf event space, concession area



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Sand Mountain Park

Indoor & Outdoor Facilities Blueprint



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FEDERAL OPPORTUNITY ZONES

In 2017, the Federal Tax Cuts and Jobs Act was passed by Congress, establishing an Opportunity Zone ("OZ") program to encourage investment in low-income census tracts. In 2018, the CA Governor identified 879 qualified census tracts statewide to be eligible. There are two census tracts in Turlock with an estimated 837 acres of qualified area within City boundaries. 117 acres are in the WISP area and 11 acres are in Downtown. This program expires at end of 2026, but the new 2025 BBB Tax Law modified the program and extended the timeframe for OZ benefits indefinitely.

Effective 1/1/27, OZ investors in a qualified OZ Fund can defer capital gains for 5 years on other asset sales (if invested in businesses or property in OZ area) and receive a 10% basis step-up. Profits from a future OZ asset sale will be capital gains tax free.

Development of new commercial, industrial and multi-family apartments are the most prevalent OZ investments. It is important for City to identify priority sites suited for development as soon as possible in order to take advantage of the program. To attract special OZ investment funds, the area needs upfront backbone infrastructure and a simplified entitlement process to accelerate the construction timetable.

Source: Kosmont Companies

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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

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Source: Kosmont Companies

ECON DEV ROADMAP – IMPLEMENTATION PRIORITIES

While establishing priorities for economic development is the City Council's prerogative, Kosmont was asked to recommend a roadmap for implementing the various strategies discussed over the next 3 years.

6 Month Priorities could include:

- Assign responsibility to gather Performance Metrics
- Initiate Business Expansion, Attraction and Retention ("BEAR") and incentive policies

12 Month Priorities could include:

- WISP Infrastructure Financing Plan
- Provide report to Council on BEAR success and other Economic Performance Metrics
- Downtown Placemaking events

3 Year Priorities could include:

- Examine new sports facilities district
- Master plan for Federal Opportunity Zone
- Implement Value Capture Strategies

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5. REGIONAL ECON DEV COMPARISON

CITY OF TURLOCK – EDSP

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REGIONAL ECONOMIC DEVELOPMENT COMPARISON

To help understand the City's competitive position, Kosmont has done research on how Modesto and Merced, two key nearby competitive cities treat economic development, how their development impact fees and incentive policies compare with Turlock.

Turlock incentives include:

- Turlock Irrigation District has lowest electric rates in the region
- City offers reduction in CFF Development Impact Fees for new projects involving demolition of existing uses with no increase in square footage
- City provides a 10% reduction in trip generation for land uses in the Downtown Pedestrian Priority Area
- City of Turlock offers fee deferral options for Commercial and Industrial Development - deferred to occupancy
  - 4 year deferment plan
  - 5 year deferment plan
  - For more information, visit: www.turlock.ca.us/buildinginturlock/developmentimpactfees/
- City of Turlock offers fee deferral options for Residential Development:
  - Residential Fee Deferral Agreement (RFA)
  - Development Impact Fees can be deferred to close of escrow. Refer to City Council Resolution 2015-136
  - For more information, visit: www.turlock.ca.us/buildinginturlock/developmentimpactfees/

Source: Kosmont Companies

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REGIONAL ECONOMIC DEVELOPMENT COMPARISON

- No-Cost Predevelopment Meetings https://www.turlock.ca.us/buildinginturlock/predevelopmentmeetings/
- Annual City of Turlock Job Fair (50+ employers participating each year)
- City of Turlock Partnership Incentive Program:
  $1,000 business grant available to a new Turlock business not part of a franchise or corporate chain.
  https://ci.turlock.ca.us/doingbusinessinturlock/businessincentiveprogram/
- No-Cost Business Workshops: Through partnerships with business resource organizations, the City of Turlock Economic Development Department provides workshops designed to help small businesses succeed. Topics include: Marketing for Small Businesses, Accounting, Starting Your Business, Social Media Marketing for Small Businesses, E-Commerce for Small Businesses, and more!

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Source: Kosmont Companies

REGIONAL ECONOMIC DEVELOPMENT COMPARISON

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

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

Source: Kosmont Companies

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DEVELOPMENT IMPACT FEES

Most California cities charge development impact fees and special taxes to fund infrastructure and service costs associated with new development and **may** include the following categories:

- Water Supply
- Wastewater Treatment/Recycling
- Stormwater / Drainage
- Roads, Bridges and Traffic Signals
- Parks
- Other Public Facilities (Police / Fire / Library / Other)

Fees vary significantly e.g. Residential fees that vary by density per acre / avg home size / population / geographic area Commercial and industrial fees vary by type (e.g., office, neighborhood retail, regional retail, restaurant, industrial warehouse, manufacturing, business park). Fees also vary as different geographic areas have different infrastructure needs (areas with new growth have greater needs)

Alternative Financing Options for major infrastructure is often authorized by cities using Mello-Roos CFD bonds secured by special taxes or utility pledged facilities charges (PFC's) to pay debt service for upfront investment needs.

Source: Kosmont Companies

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COMMERCIAL IMPACT FEE COMPARISON

Turlock fees for new retail development are modestly higher than Merced and Modesto. Important to note that Turlock Master Plan fees are additive to the Citywide fees, while Modesto CFD fees are all inclusive for each CFD area.

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 /1	$ 4.20	NA	$ 26.00
Maximum Per Unit/SF /1	$ 28.10	NA	$ 26.00

/1 Turlock Master Plan fees not applicable unless located in Master Plan area

Disclaimer: The estimates shown above are for illustrative prototypes
Actual fees vary based on location, land use type and density

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INDUSTRIAL IMPACT FEE COMPARISON

Turlock fees for new industrial development within WISP are significantly higher than Merced and Modesto. Turlock Master Plan fees are additive to the Citywide fees, while Modesto CFD fees are all inclusive for each CFD area.

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 /1	$ 13.70	NA	$ 7.00
Maximum Per Unit/SF /1	$ 20.50	NA	$ 7.00

/1 Turlock Master Plan fees not applicable unless located in Master Plan area

Disclaimer: The estimates shown above are for illustrative prototypes
Actual fees vary based on location, land use type and density

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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. Important to note that Turlock Master Plan fees are additive to the Citywide fees, while Modesto CFD fees are all inclusive for each CFD area.

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 /1	$ 14,700	NA	$ 24,800
Maximum Per Unit/SF /1	$ 38,820	NA	$ 24,800

/1 Turlock Master Plan fees not applicable unless located in Master Plan area

Disclaimer: The estimates shown above are for illustrative prototypes
Actual fees vary based on location, land use type and density

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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

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6. OPPORTUNITY SITES EVALUATION

CITY OF TURLOCK – EDSP

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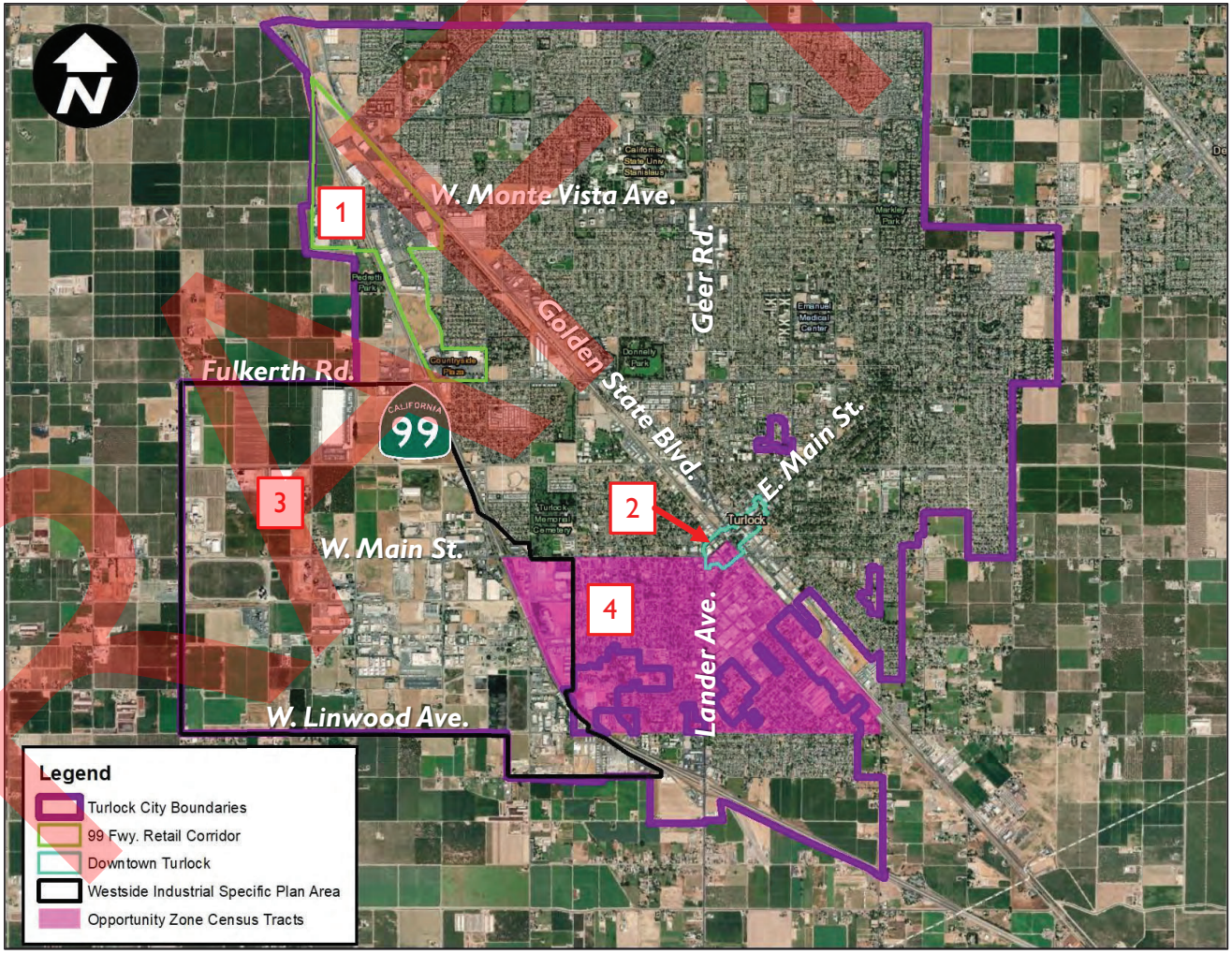
City has four major development areas with several thousand acres of privately owned land for industrial, retail, entertainment and blended-use opportunities,

They include:

1. Hwy 99 Corridor
2. Downtown Turlock
3. Westside Industrial Specific Plan
4. Federal Opportunity Zones (OZ)

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.

The 2025 Tax Law extended Federal OZ tax benefits indefinitely beginning in January 2027.



Source: ESRI Business Analyst Online (Accessed December 2024)

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HIGHWAY 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.

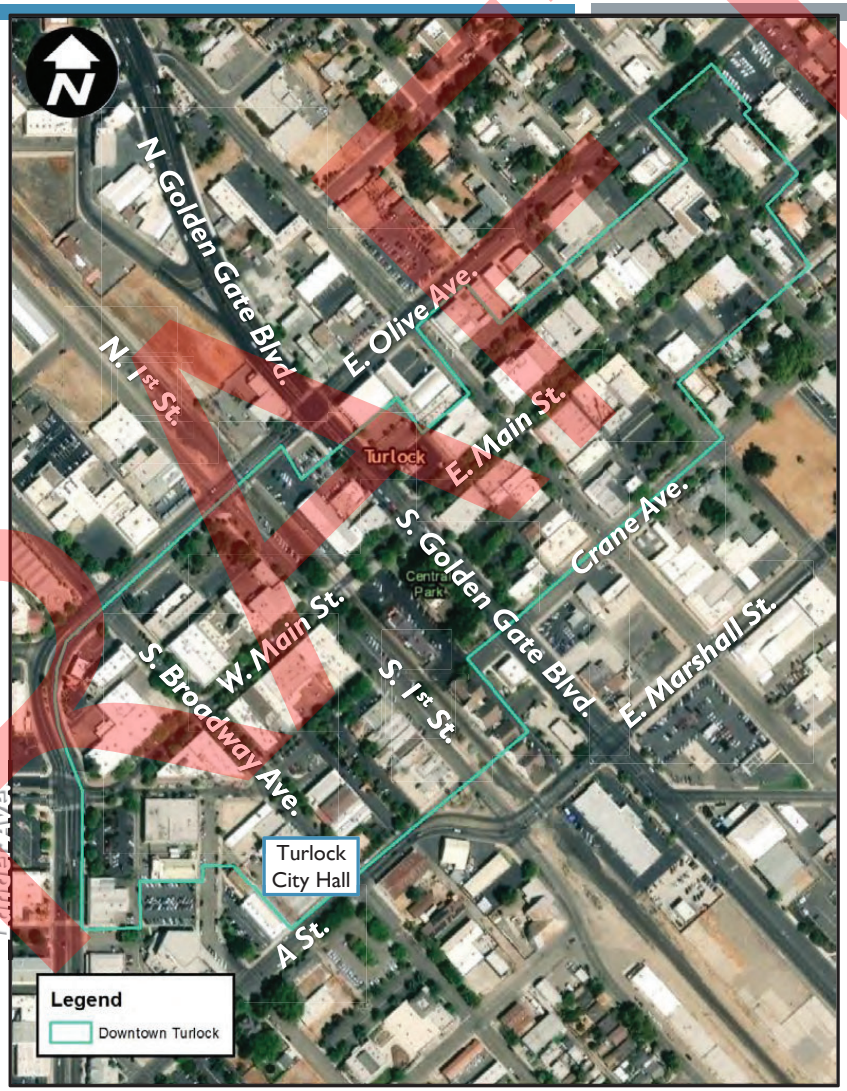


Sources: (Accessed December 2024)

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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)



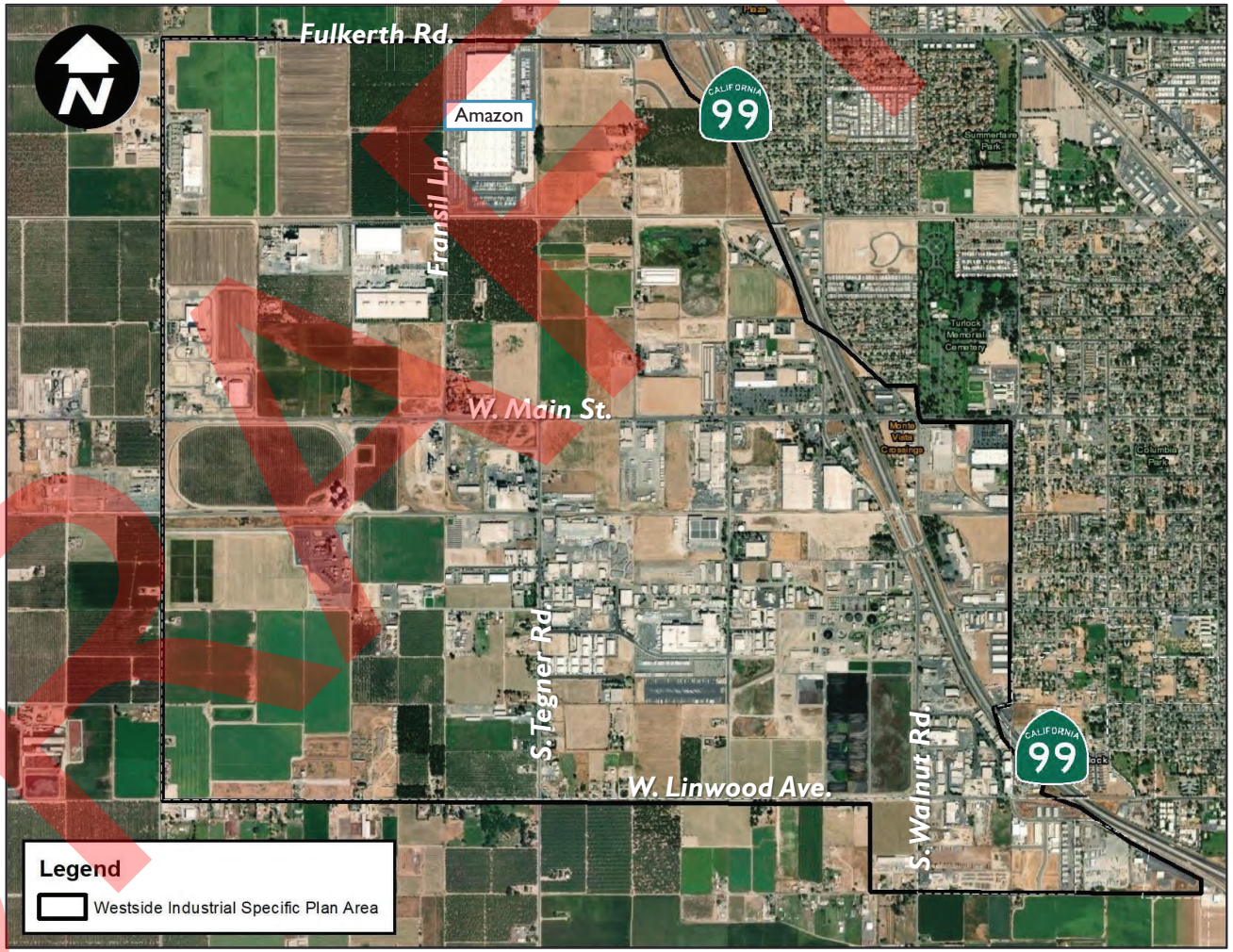
Sources: (Accessed December 2024)

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WESTSIDE INDUSTRIAL SPECIFIC PLAN

- Total area size: 2,611 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)

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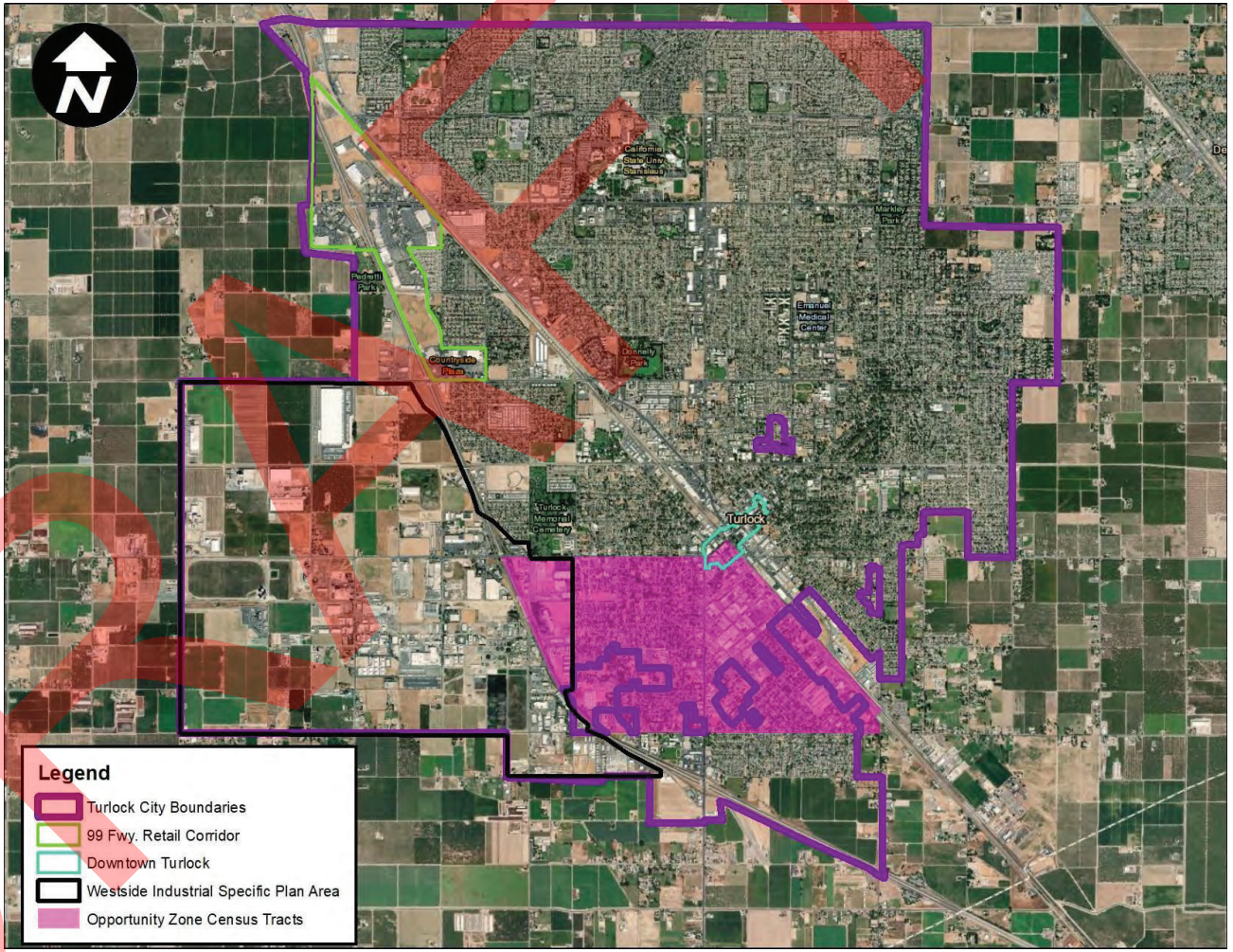
FEDERAL OPPORTUNITY ZONES – 2017 TAX ACT

Estimated total area: 837 acres (within City boundaries) 117 acres in Westside Industrial SP Area: 11 acres in Downtown

The new 2025 Tax Law has extended the timeframe for OZ benefits indefinitely.

Effective 1/1/27 OZ investors can defer capital gains for 5 years on other asset sales (if invested in businesses or property in OZ area) and receive a 10% basis step-up.

Development of new large commercial, industrial and multi-family apts are the most prevalent OZ investments.



Sources: (Accessed December 2024)

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7. ECONOMIC DEVELOPMENT TOOLS

CITY OF TURLOCK – EDSP

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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™)

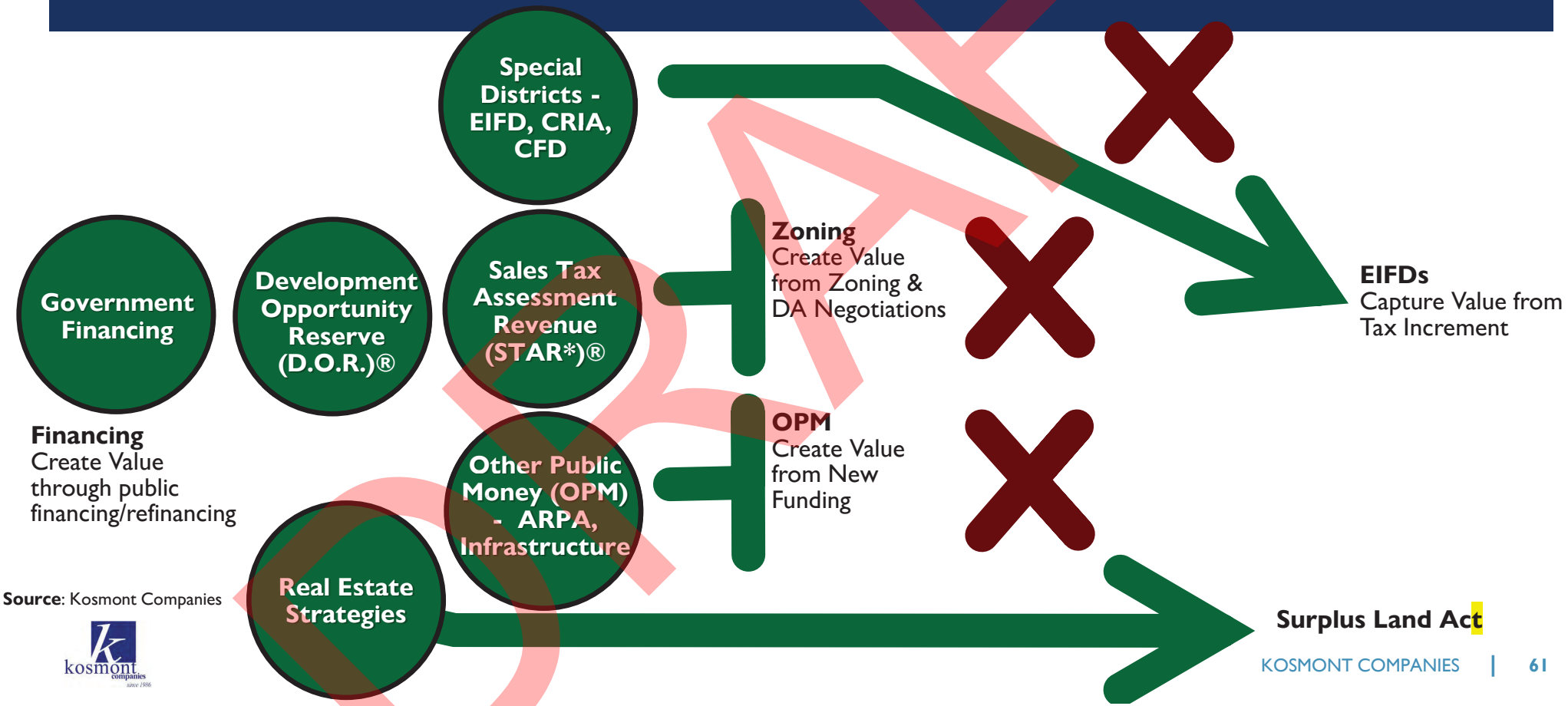
- Development Opportunity Reserve (D.O.R.)® allows cities to create a "bank" of new density in zoning / specific plans, allowing them to give the density to projects that deliver **community benefits & public amenities.**

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).

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THE ECONOMIC DEVELOPMENT PLAYBOOK



Source: Kosmont Companies

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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.

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SPECIAL DISTRICTS FOR INFRASTRUCTURE FINANCING
FUNDAMENTALS OF EIFDS

Tax Increment Financing	Tax increment from new development / assessed value increase used to fund infrastructure projects in approved project areas
Long-term Districts	Up to 45-year districts from first bond issuance; Districts provide long-term, committed revenues in targeted investment areas; Districts can be created in 12-18 months
Non-Contiguous Areas	EIFD project areas do not have to be contiguous, 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 **maintenance**
Return on Investment	Private sector investment induced by District commitment accelerates growth of net fiscal revenues, job creation, housing production, essential infrastructure improvements
Attract Additional Funds	Allows community to attract tax increment from other entities (cities, special districts), federal / state grants & loans (TOD, water, housing, parks), brownfield funding

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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. According to the Stanislaus County Auditor-Controller Office, the City gets an average of 7.6% of the baseline property tax and County receives approximately 19% of the baseline tax in the Tax Rate areas within WISP.

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*

Sources: Kosmont Companies **Notes**: Actual shares vary by tax rate area.

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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**





Sources: Kosmont Companies, City of Placentia

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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.

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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.**

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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.

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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

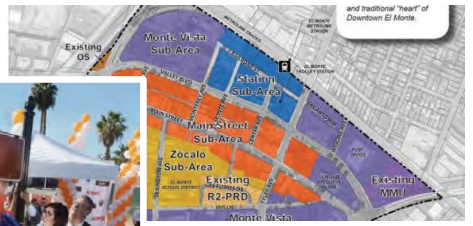






City of El Monte: *Downtown Main St.*

- **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





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

Sources: Kosmont Companies, City of Buellton, City of El Monte

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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**

Sources: Kosmont Companies, City of Jurupa Valley

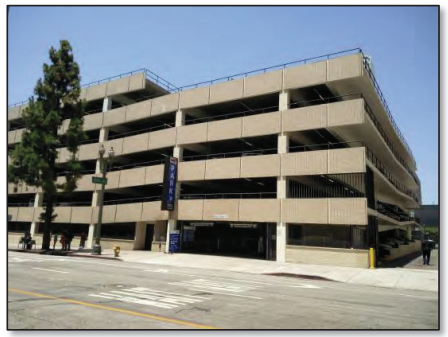
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CAPTURE VALUE WITH CITY PROPERTY

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

Sources: Kosmont Companies, California Assembly Bill 1486 (2019)

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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.

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CITY OF TURLOCK
ECONOMIC DEVELOPMENT STRATEGIC PLAN

AUGUST 2025

DRAFT

kosmont companies since 1986

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

AUGUST 2025

2301 Rosecrans Ave., Suite 4140
El Segundo, CA 90245
TEL: 424-297-1070 | URL: www.kosmont.com

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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

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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

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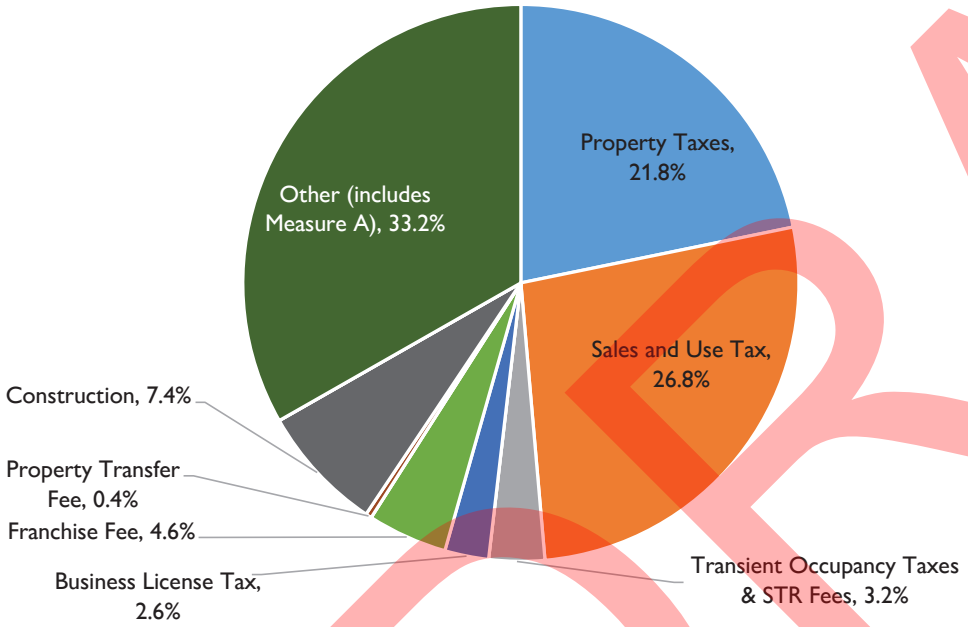
A.1 FINANCIAL OVERVIEW

- 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.

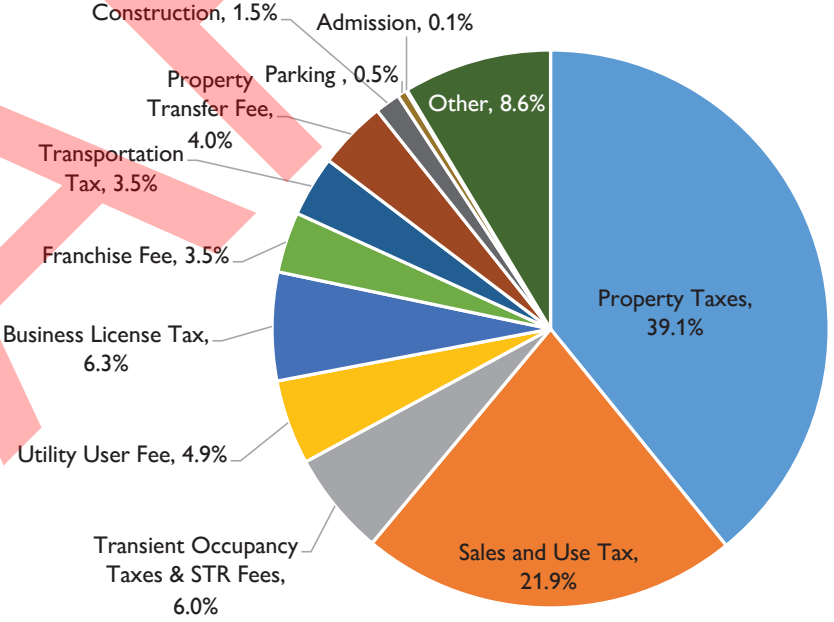
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2022 GENERAL FUND REVENUES

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.

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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%)**

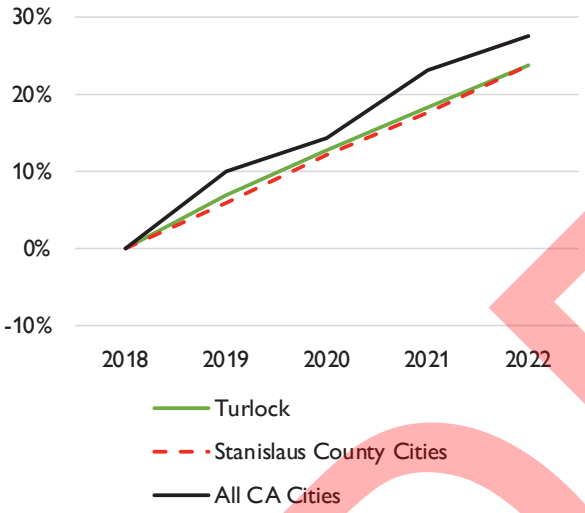
/1 Excludes Measure A sale and use tax revenue
Source: Kosmont Companies; CA DOF (Accessed Sept. 2024)
Note: Numbers in parentheses and in red indicate a negative number.

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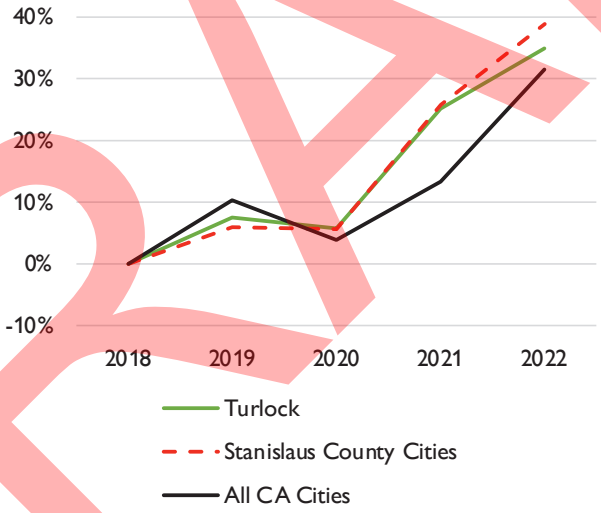
HISTORIC TAX REVENUE GROWTH (2018-2022)

CITY OF TURLOCK VS STANISLAUS COUNTY CITIES VS ALL CA CITIES

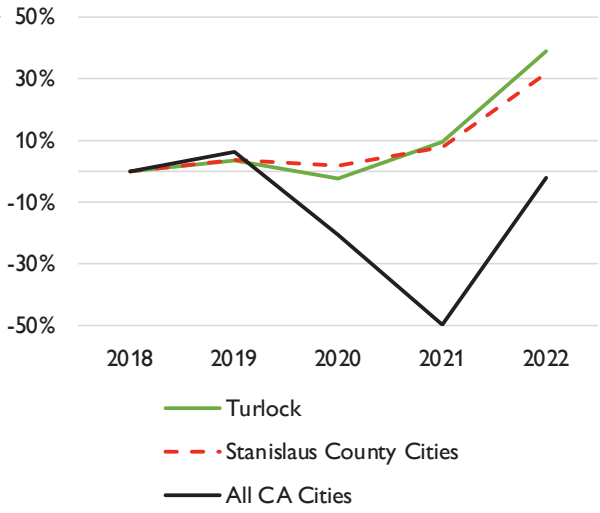
Property Tax Revenue Growth Since 2018



Sales Tax Revenue /1 Growth Since 2018



TOT Revenue Growth Since 2018

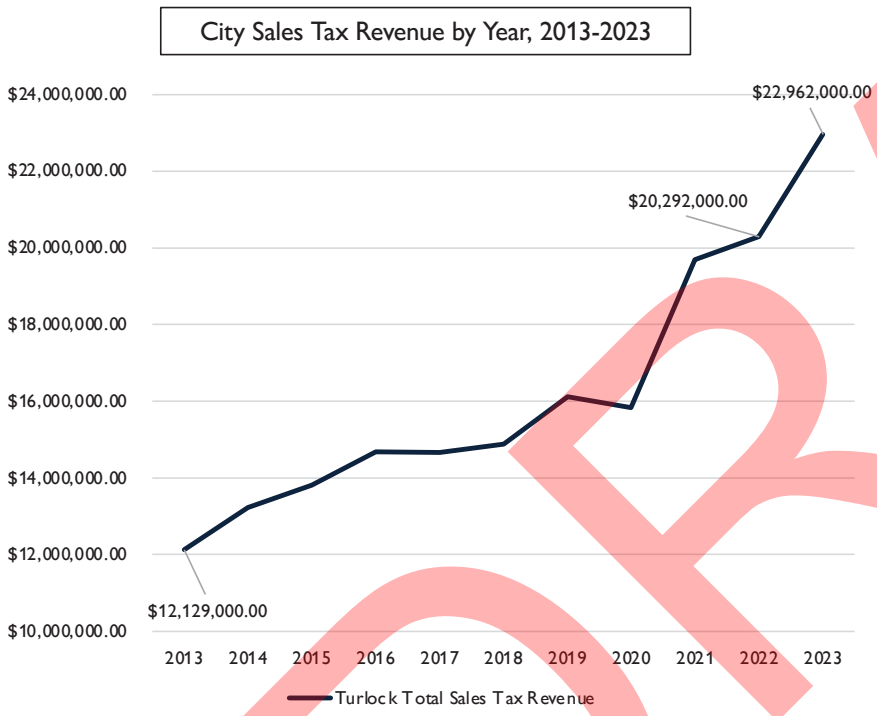


/1 Excludes Measure A sale and use tax revenue
Source: Kosmont Companies; CA DOF (Accessed Sept. 2024)

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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.

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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

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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

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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)

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POPULATION & INCOME CHANGE

2015 – 2024, CITY VS COMPARISON CITIES AND COUNTY

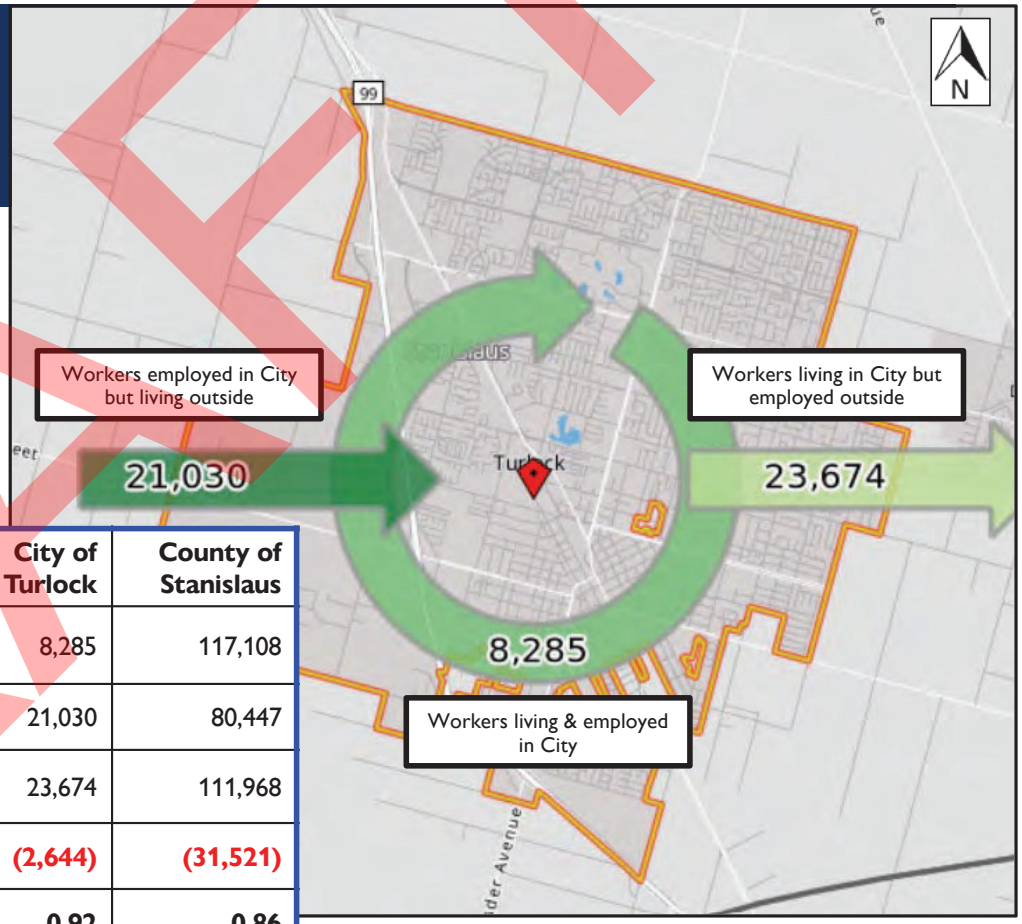
	City of Turlock			City of Merced			City of Modesto			County of Stanislaus		
	2015	2024	% Chg.	2015	2024	% Chg.	2015	2024	% Chg.	2015	2024	% Chg.
Population	70,600	73,100	3.5%	81,100	92,700	14.3%	207,500	218,900	5.5%	527,400	556,700	5.6%
Households	24,000	24,500	2.1%	25,300	29,500	16.6%	70,500	74,500	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.

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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)

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A.3 PLACER.AI VISITATION OVERVIEW

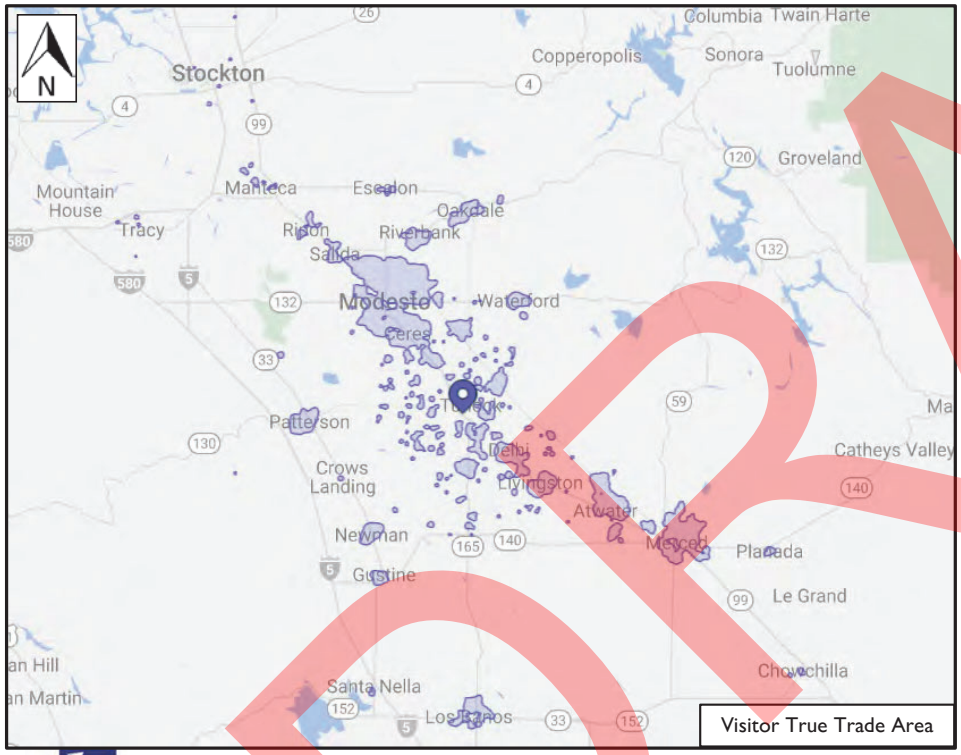
To help cities understand the shopping patterns of residents and visitation patterns of regional families, Kosmont utilized Placer.ai, which is a mobility data provider that tracks daily movement of over 30 million people in the United States via anonymized mobile app data. This information reveals visitor 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:

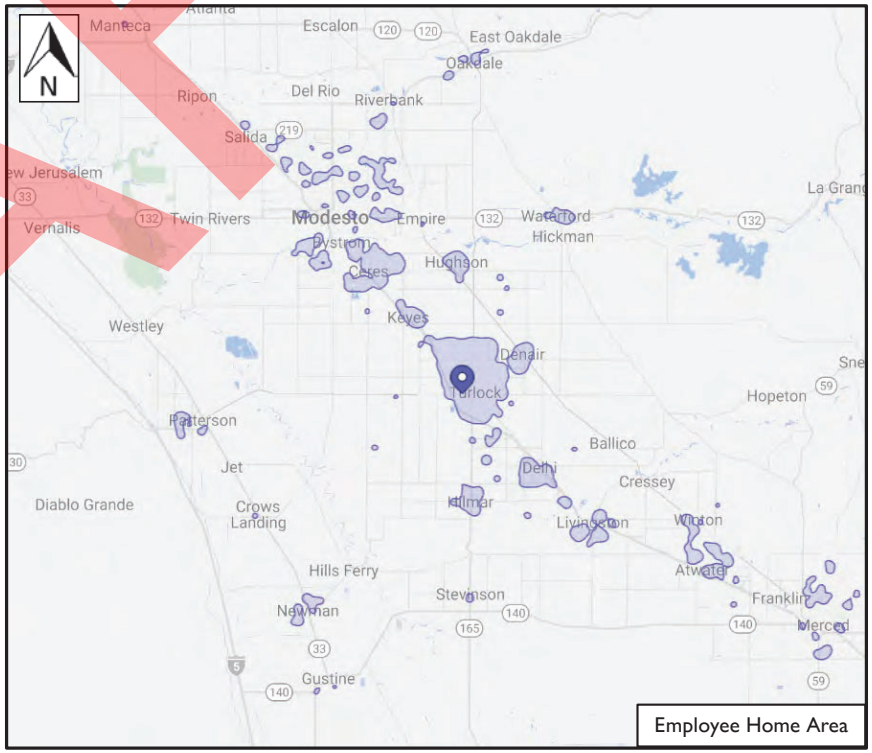
- Visitor, Resident, and Inbound Commuter Demographics and Visitation Trends
- Overnight Visitors
- Shopping Center Performance
- Trade Areas
- Traffic Counts / Travel Patterns

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.

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TRADE AREA COVERAGE: 1/1/2024 TO 12/31/2024
EMPLOYEES AND VISITORS TO TURLOCK





Source: Placer.ai (Accessed January 2025); **Notes**: Considers a minimum of 1 visit by visitors to the City of Turlock over the last year. True trade area reflects where 70% of visitors and employees to the City of Turlock come from.

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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.

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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%

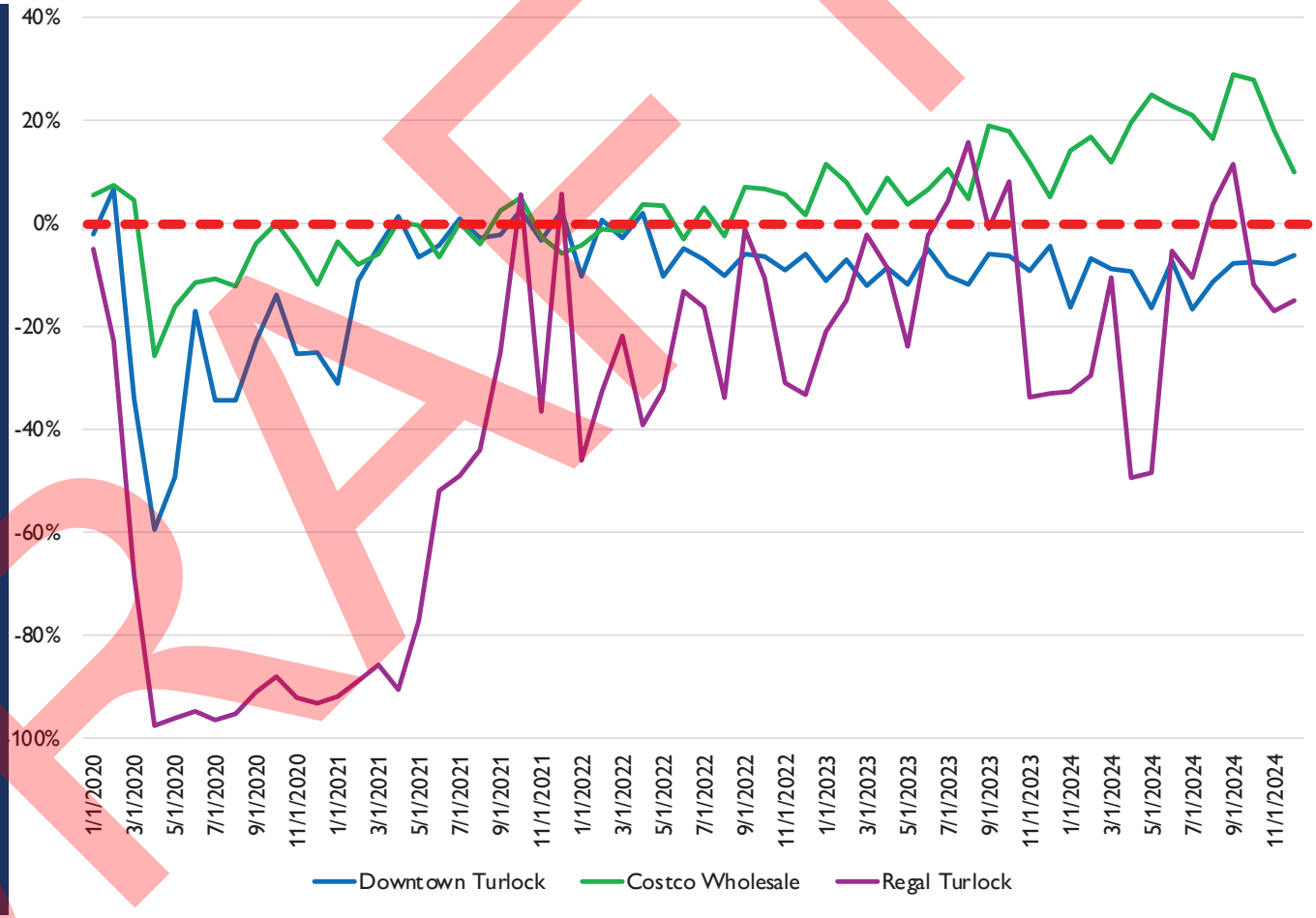
Location	City	Dist. (miles)	%
Entertainment (Theatres / Music)			
Regal Cinemas Turlock	Turlock	1.2	14%
Galaxy Theatres Riverbank IMAX	Riverbank	16.6	5%
Brenden Theatres Modesto	Modesto	12.2	2%
Regal Cinemas Modesto	Modesto	15.2	2%
State Theatre of Modesto	Modesto	12.2	1%
Super Stores			
Walmart	Turlock	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.

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TURLOCK

VISITS TO COSTCO, REGAL CINEMAS, AND DOWNTOWN TURLOCK (1/1/24 TO 12/31/24)



Source: Placer.ai (Accessed January 2025)

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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)

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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 iwould 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)

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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	Cannibali-zation (%)	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.

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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.

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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



Source: Placer.ai (Accessed January 2025)

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.

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RETAIL MARKET HISTORY
CITY VS. COMPARABLE CITIES AND STANISLAUS COUNTY (YEAR-END 2017)

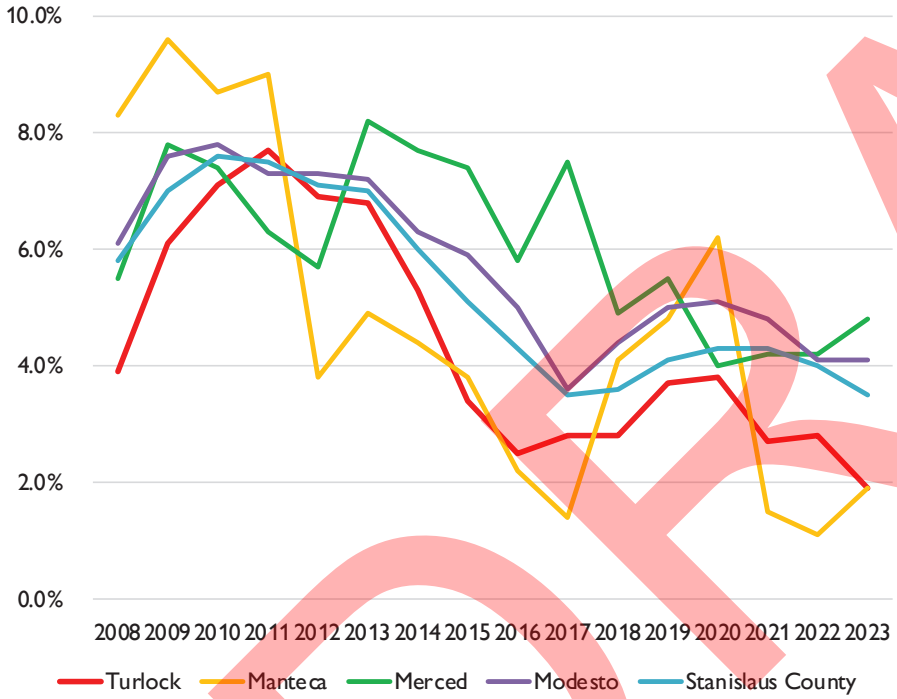
	Year-End 2017				
	Turlock	**Manteca**	**Merced**	**Modesto**	**Stanislaus County**
Market Asking Rent $PSF	$18.05	$19.88	$15.35	$16.45	$16.87
Vacancy Rate	2.8%	1.4%	7.5%	3.6%	3.5%
Vacant SF	154,458	55,949	436,309	554,314	923,452
Net Absorption	45,690	29,377	(86,160)	234,076	300,706
Inventory					
Existing 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.

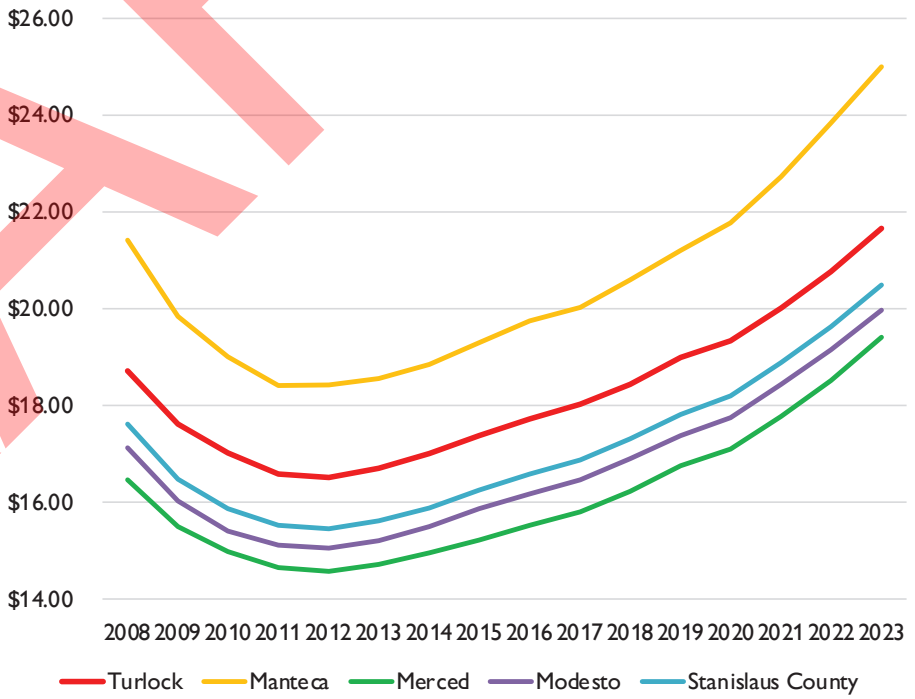
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RETAIL MARKET TRENDS
2008 - 2023

Vacancy Rates



Market Asking Rent $PSF



Source: CoStar (Accessed November 2024)

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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.

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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.

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OFFICE MARKET HISTORY
COMPARABLE CITIES AND STANISLAUS COUNTY (YEAR-END 2017)

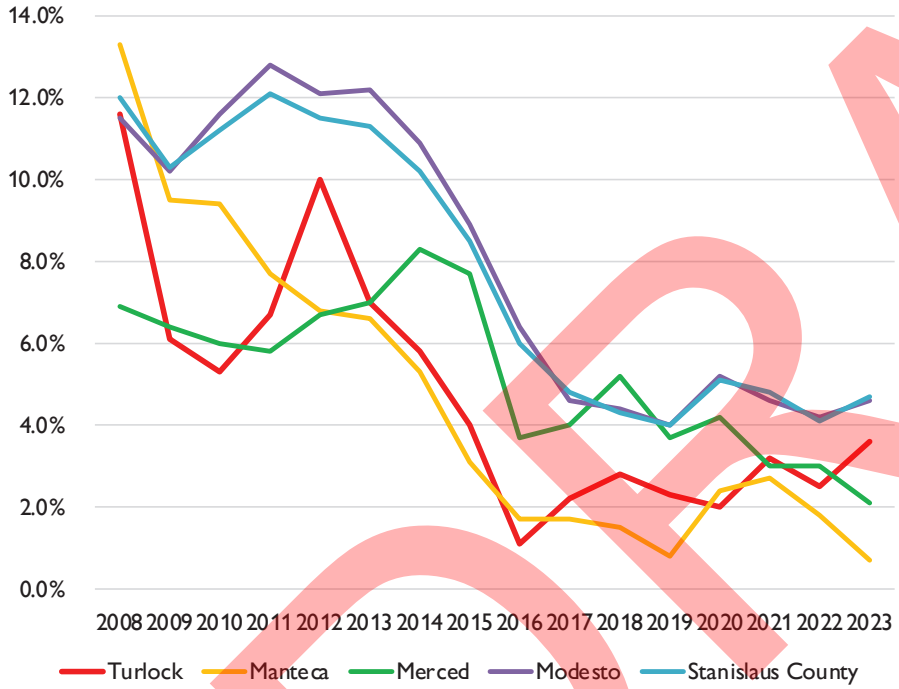
	Year-End 2017				
	Turlock	**Manteca**	**Merced**	**Modesto**	**Stanislaus County**
Market Asking Rent $PSF	$18.65	$20.20	$18.39	$18.43	$18.43
Vacancy Rate	2.2%	1.7%	4.0%	4.6%	4.8%
Vacant SF	28,718	15,214	105,920	314,611	438,429
Net Absorption	(10,031)	26	(17,924)	123,627	114,395
Inventory					
Existing 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.

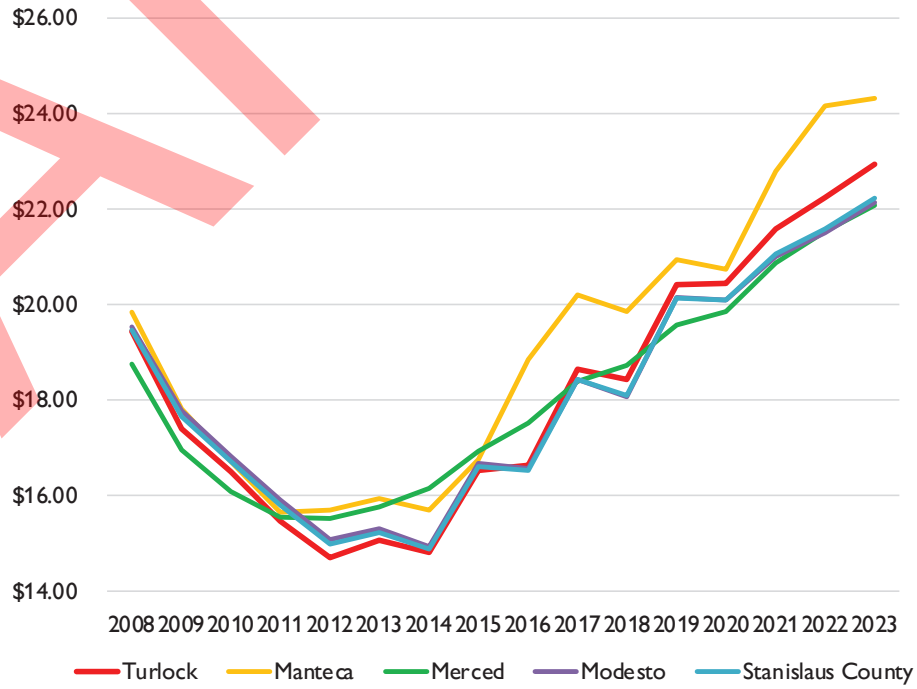
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OFFICE MARKET HISTORY
2008 - 2023

Vacancy Rates



Market Asking Rent $PSF



Source: CoStar (Accessed November 2024)

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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.

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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.

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INDUSTRIAL/FLEX MARKET OVERVIEW
COMPARABLE CITIES AND STANISLAUS COUNTY (YEAR-END 2017)

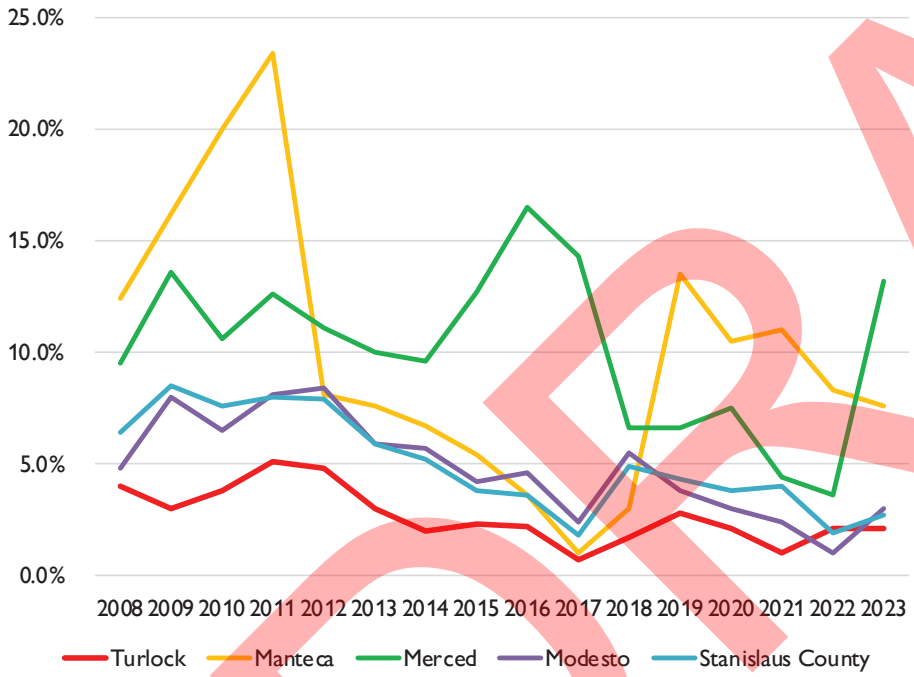
	Year-End 2017				
	Turlock	**Manteca**	**Merced**	**Modesto**	**Stanislaus County**
Market Asking Rent $PSF	$7.40	$6.82	$5.00	$5.76	$6.16
Vacancy Rate	0.7%	1.0%	14.3%	2.4%	1.8%
Vacant SF	59,861	51,797	876,943	856,876	1,021,549
Net Absorption	175,142	121,403	146,109	750,418	1,127,276
Inventory					
Existing 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.

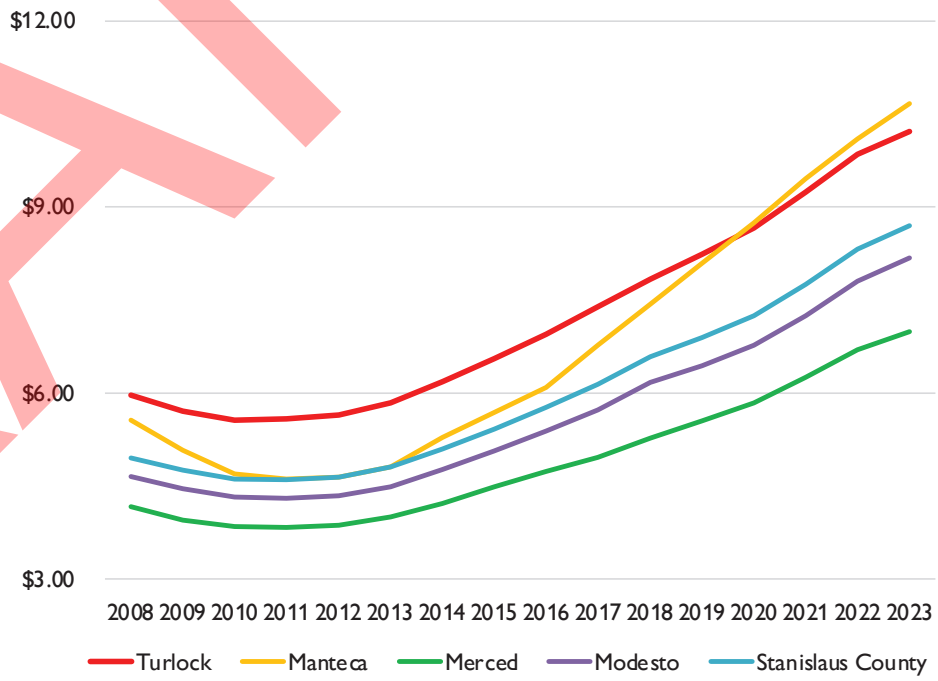
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INDUSTRIAL/FLEX MARKET HISTORY
2008 - 2023

Vacancy Rates



Market Asking Rent $PSF



Source: CoStar (Accessed November 2024)

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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.

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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.

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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.

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MULTIFAMILY RESIDENTIAL MARKET TRENDS
2008 – 2023

CITY OF TURLOCK					
Year	Inventory Units	Vacant Units	Vacant %	Absorp. Units	Asking Rent PSF
2023	4,442	127	2.9%	(19)	$1.61
2022	4,442	107	2.4%	22	$1.57
2021	4,406	92	2.1%	(22)	$1.54
2020	4,406	71	1.6%	49	$1.39
2019	4,406	121	2.7%	(23)	$1.30
2018	4,406	97	2.2%	12	$1.22
2017	4,406	108	2.5%	(7)	$1.15
2016	4,406	100	2.3%	64	$1.08
2015	4,406	165	3.7%	40	$1.00
2014	4,406	204	4.6%	78	$0.95
2013	4,406	283	6.4%	79	$0.94
2012	4,326	282	6.5%	58	$0.92
2011	4,326	340	7.9%	-	$0.90
2010	4,326	340	7.9%	65	$0.88
2009	4,326	405	9.4%	109	$0.87
2008	4,115	303	7.4%	(59)	$0.96

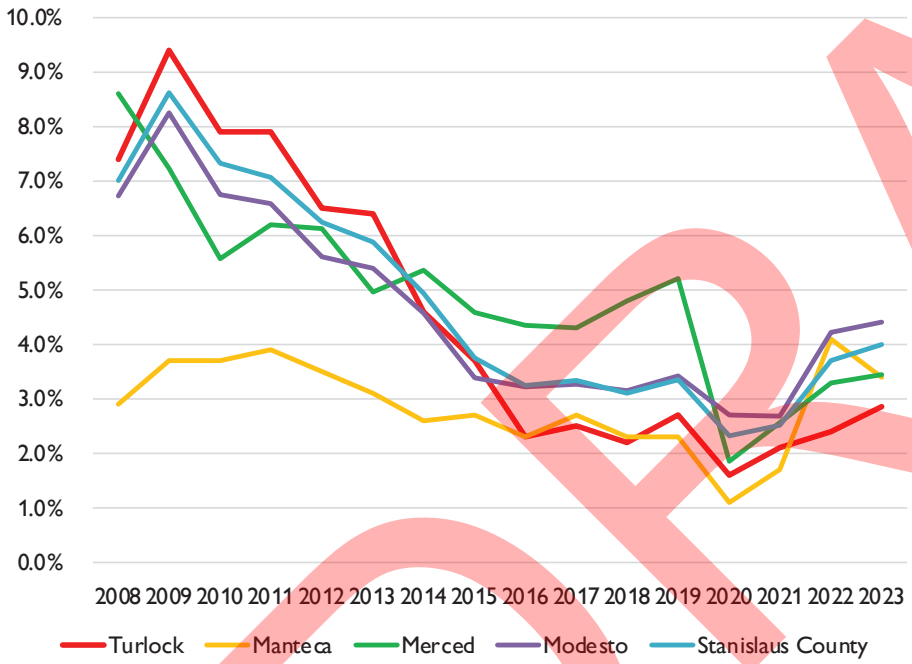
STANISLAUS COUNTY					
Year	Inventory Units	Vacant Units	Vacant %	Absorp. Units	Asking Rent PSF
2023	20,441	818	4.0%	236	$1.85
2022	20,132	745	3.7%	(134)	$1.82
2021	20,024	503	2.5%	(38)	$1.76
2020	20,024	465	2.3%	432	$1.60
2019	19,790	664	3.4%	(50)	$1.51
2018	19,790	614	3.1%	47	$1.44
2017	19,790	661	3.3%	51	$1.38
2016	19,718	640	3.2%	146	$1.30
2015	19,669	738	3.8%	233	$1.21
2014	19,669	971	4.9%	327	$1.11
2013	19,519	1,147	5.9%	196	$1.07
2012	19,387	1,211	6.2%	205	$1.05
2011	19,337	1,367	7.1%	113	$1.03
2010	19,269	1,412	7.3%	311	$1.02
2009	19,204	1,656	8.6%	128	$1.02
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.

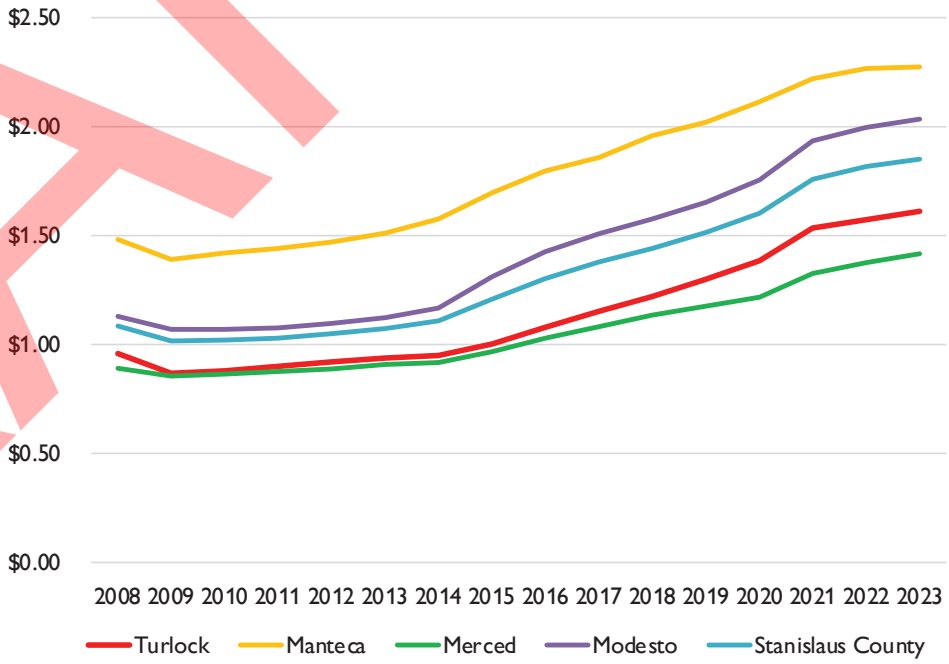
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MULTIFAMILY RESIDENTIAL MARKET HISTORY
2008 – 2023

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.

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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.

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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.

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MULTIFAMILY RESIDENTIAL MARKET TRENDS
2008 – 2023 (CLASS A/B)

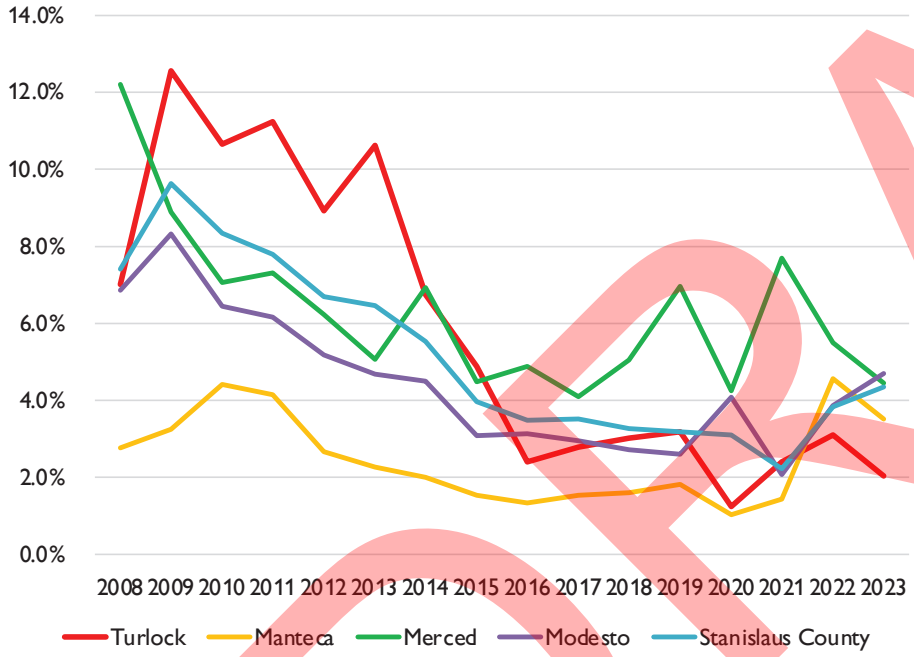
CITY OF TURLOCK						STANISLAUS COUNTY					
Year	Inventory Units	Vacant Units	Vacant %	Absorp. Units	Asking Rent PSF	Year	Inventory Units	Vacant Units	Vacant %	Absorp. Units	Asking Rent PSF
2023	1,326	27	2.0%	14	$1.51	2023	7,306	318	4.4%	226	$1.93
2022	1,326	41	3.1%	26	$1.57	2022	7,032	270	3.8%	(7)	$1.93
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.

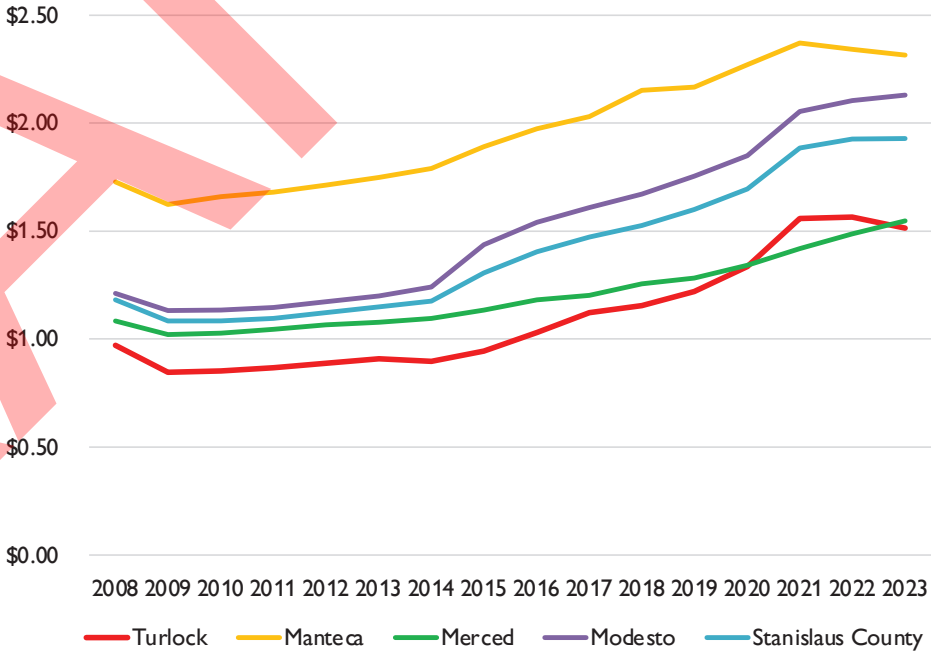
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MULTIFAMILY RESIDENTIAL MARKET HISTORY
2008 – 2023 (CLASS A/B)

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.

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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.

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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

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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

Sources: CoStar; Smith Travel Research (Accessed November 2024)

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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.

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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.

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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.

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AGREEMENT BETWEEN THE CITY OF TURLOCK
and
KOSMONT & ASSOCIATES, INC., DBA KOSMONT COMPANIES
for
ECONOMIC DEVELOPMENT STRATEGIC PLAN UPDATE

City Contract No. 2024-178

THIS PROFESSIONAL SERVICES AGREEMENT (the "Agreement") is entered into by and between the CITY OF TURLOCK, a California municipal corporation ("City"), and Kosmont & Associates, Inc., Kosmont Companies, a California corporation ("Professional"), on this 27th day of August 2024 (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 Economic Development Strategic Plan Update (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 Section 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 27th day of August, 2025 ("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-year (1) 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 Seventy-Seven Thousand Four Hundred Seventy Dollars and No/100ths ($77,470.00), 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 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 Contractor 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 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-:VIII and will provide City with written proof of said insurance. Professional shall maintain coverage as follows:

25.1. General Liability. Professional 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).

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. Errors and Omissions Liability. Professional shall carry errors and omissions liability insurance in the amount of no less than Two Million Dollars ($2,000,000.00) per claim 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 in the amount of Two Million Dollars ($2,000,000.00) or greater per occurrence for owned, leased, hired, and 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 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 Professional's primary and excess liability policies are exhausted.

25.6. Waiver of Subrogation. With the exception of errors and omissions liability insurance, 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 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 agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation.

26. Additional Insurance Requirements. Within five (5) days of the Effective Date, Professional shall provide City with certificates of insurance for all of the policies required under this Agreement ("Certificates"), excluding the required workers' compensation insurance. Such Certificates shall be kept current for the Term of the Agreement and Professional shall be responsible for providing updated copies and notifying City if a policy is cancelled, suspended, reduced, or voided. 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; (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) be 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, 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: Anthony Sims, Economic Development Director – Communications Officer
156 S. Broadway, Suite 230
Turlock, CA 95380

With courtesy copies to:	**Petrulakis Law & Advocacy, APC** **Attn: George A. Petrulakis, City Attorney** **P.O. Box 92** **Modesto, California 95353**
If to Professional:	**Kosmont & Associates, Inc., DBA, Kosmont Companies** **Attn: Larry Kosmont** **1601 N. Sepulveda Blvd., #382** **Manhattan Beach, CA 90266**

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

City of Turlock
Attn: Anthony Sims, Economic Development Director –
Communications 156 S. Broadway, Suite 230
Turlock, California 95380
Telephone: (209) 668-6031
E-mail: ASims@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. 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.

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

Kosmont & Associates, Inc., dba Kosmont Companies, a California corporation

By: _____

Print Name: Larry J Kosmont

Title: Chairman & CEO

Date August 20, 2024

CITY

City of Turlock, a California municipal corporation

By: _____
Reagan M. Wilson, City Manager

Date: 8/27/24

APPROVED AS TO SUFFICIENCY:

By: _____
Anthony Sims, Economic Development Director – Communications Officer

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Julie Christel, City Clerk

City Council Staff Report

March 10, 2026

From:	Isaac Moreno, Finance Director
Prepared by:	Isaac Moreno, Finance Director
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Resolution: Adopting reduced Capital Facilities Fees from Commercial, Retail, and Industrial development projects and appropriating Five Hundred Thousand ($500,000) from unrestricted reserves in Fund 120 (Tourism)

2. NARRATIVE:

Within the City of Turlock Draft Economic Development Strategic Plan summary, recommendations were provided to create sustainable economic growth. Recommendation #3 states, “establish business incentive program for targeted retail/commercial/industrial businesses." This report further goes on to give examples of incentives which include fee waivers/deferrals in targeted areas. Although fee deferrals are already being utilized by the city, waivers are not.

In an attempt to start discussions on implementation of the strategy, staff is proposing a reduction of Capital Facilities Fees (CFF) by 25% within the following categories:

- Commercial/Retail < 100,000 sq. ft.
- Commercial/Retail ≥ 100,000 sq. ft.
- Gas Station
- Hotel/Motel
- Office
- Medical Office
- Hospital
- Institutional/Assembly
- Industrial <25,000 sq. ft.
- Industrial ≥25,000 sq. ft.
- Warehouse

The proposed new fee amounts are attached as Exhibit A and descriptions of these categories can be found in Exhibit B. All current calculation and escalation factors will remain in effect. Due to increases in sales tax and/or property tax from new businesses, the 25% reduction is estimated to be returned to the city within 3 to 5 years.

CFF’s are a form of impact fees that are collected to construct public facilities. Therefore, staff is requesting an appropriation of Five Hundred Thousand ($500,000) from unrestricted reserves in Fund 120 “Tourism”. These funds will offset the fees waived at permit issuance to ensure the CFF program is not impacted. Also, the use of these reserves will not impact any current city programs or services. Fund 120 "Tourism" was identified because of its

funding source of Transient Occupancy Tax (TOT). Currently, TOT is used to fund services in the General Fund, but it is also used for economic development, community events and activities grants, special events, and city park operations. These factors are all core elements to creating sustainable economic growth.

To monitor and provide oversight of the program, the Finance Department will report the balance of funds available in its monthly department report. In addition, once 75% of the allocated funds have been utilized, the Finance Department will come back to Council for discussions about continuing, changing or stopping the program. At any point in time, this program could be stopped with Council action by rescinding the resolution and adjusting the rates back to their full amount.

3. FISCAL IMPACT / BUDGET AMENDMENT:

An appropriation of Five Hundred Thousand ($500,000) from unrestricted reserves in Fund 120 “Tourism” to expense account number 120-10-120.47367 “Economic Development Expenses” is being requested to start this program. During the Fiscal Year 2026-2027 budget review, staff will discuss the success of this program and available funds.

4. 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.

5. ALTERNATIVES:

Alternative 1: Categories identified above could be eliminated or expanded based on Exhibit B.
Alternative 2: Identify an alternative funding source.
Alternative 3: Direct staff to develop a different Business Incentive program identified in the City of Turlock Draft Economic Development Strategic Plan.

6. ATTACHMENTS:

1. Draft Business Incentive Program Resolution
2. CFF Reduction Table Exhibit A
3. CFF Category Table Exhibit B

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ADOPTING REDUCED CAPITAL FACILITIES FEES FOR COMMERCIAL, RETAIL, AND INDUSTRIAL DEVELOPMENT PROJECTS AND APPROPRIATING FIVE HUNDRED THOUSAND ($500,000) FROM UNRESTRICTED RESERVE IN FUND 120 (TOURISM)	**RESOLUTION NO. 2026-XXX**

WHEREAS, the Turlock Municipal Code Chapter 8-11 imposes upon all development projects within the City of Turlock ("City") the requirement to pay a Capital Facility Fee ("Capital Facilities Fee") to defray all or a portion of the cost of public facilities related to the development project and allows the City Council to establish the amounts of the Capital Facilities Fee by resolution; and

WHEREAS, Section 8-11-03 of the Turlock Municipal Code defines "development" or "development project" as construction, alteration, or addition of any building, structure, or area, or a change of use of any existing building, structure, or area, or any portion thereof; and

WHEREAS, on November 12, 2013, at a regular City Council Meeting, the City Council, in Resolution No. 2013-202, adopted the Capital Facilities Fee Nexus Study ("Nexus Study") and established Capital Facilities Fees in compliance with the Mitigation Fee Act (Government Code § 66000 et seq.) and all applicable state and federal laws; and

WHEREAS, Theme #3 of the Turlock General Plan, seeks to attract new businesses to create well-paying jobs and maintain a good jobs/housing balance, recognizing that population and economic growth are intertwined, and that new industries boost revenue, competitiveness, new residents, and opportunities for existing ones; and

WHEREAS, a lower economic burden on construction of commercial, retail, and industrial projects in the City will strengthen the commercial environment, attract unique retail and industrial businesses that promote tourism and job creation, and create new jobs to bolster the community and economy; and

WHEREAS, more commercial, retail, and industrial development in the City can provide residents with more jobs and more local shopping, dining, recreation and entertainment opportunities; and

WHEREAS, City desires to reduce Capital Facilities Fees below the maximum fee amounts, as justified by the Nexus Study and increased annually by ENR, for commercial, retail, and industrial development projects to further the policies, goals, and programs referenced herein; and

WHEREAS, these reduced fees will apply directly and automatically to eligible projects without a need for application or discretionary approval; and

WHEREAS, to ensure that the City has the funds to construct the public facilities needed to serve new development, the City desires to appropriate from unrestricted reserves in Fund 120 "Tourism" to expense account number 120-10-120.47367 "Economic Development Expenses", for the current fiscal year, for potential transfer to the Capital Facilities Fee Fund, in an amount equal to the revenue lost from the adoption of reduced Capital Facilities Fees for commercial, retail, and industrial projects; and

WHEREAS, this Capital Facilities Fees reduction is temporary in nature and will be reviewed annually to confirm that it continues to serve the City's interests and that sufficient financial means exist to fund associated infrastructure needs; and

WHEREAS, the Nexus Study justifying the current fee amounts and Resolution No. 2013-202, which adopted the current fee amounts, remain fully valid and unaffected by the City's adoption of the reduced Capital Facilities Fees, and as such, the City Council may restore the Capital Facilities Fees to their fully justified amounts without conducting a new Nexus Study or adhering to the processes and procedures required for adopting or increasing fees.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Turlock, California,

Section 1. Findings. The above recitals are true and correct, and incorporated herein, by reference, and each is relied upon independently by the City Council for its adoption of this Resolution.

Section 2. Environmental Findings. This action is not subject to the provisions of the California Environmental Quality Act (CEQA) because this action is not a project within the meaning of the CEQA Guidelines Section 15378 and 15061(b)(3) as it has no potential for physical effects on the environment because it adopts reduced Capital Facilities Fees for certain development but does not commit the City to any specific project, and said fees and/or charges are applicable to future development projects and/or activities, each of which future projects and/or activities will be fully evaluated in full compliance with CEQA when sufficient physical details regarding said projects and/or activities are available to permit meaningful CEQA review (see CEQA Guidelines, Section 15004(b)(1)).

Section 3. Adoption of Reduced Fees. The City Council hereby adopts the reduced Capital Facilities Fees for commercial, retail, and industrial projects in the amounts and according to the schedules as set forth in **Exhibit A** attached to this resolution and incorporated herein. All other Capital Facilities Fees will remain unchanged. The fees set forth in Exhibit A shall be incorporated into the City's Master Fee Schedule.

Section 4. Appropriation of Funds. The sum of Five Hundred Thousand ($500,000) is hereby appropriated from unrestricted reserves to Fund 120 "Tourism" to expense account number 120-10-120.47367 "Economic Development Expenses" to be allocated for Fiscal Year 2025-2026 to ensure that the infrastructure funded by Capital Facilities Fees continues to have adequate financing. At the end of the fiscal year, the Finance

Director shall determine the amount of revenue lost to the Capital Facilities Fee Fund as a result of the City Council's adoption of this Resolution and transfer that amount to the Capital Facilities Fee Fund. If the amount of lost revenue exceeds the annual amount for Fiscal Year 2025-2026, then the full amount appropriated shall be transferred.

Section 5. Annual Review. The City Council hereby directs the Finance Director to conduct an annual review of the reduced Capital Facilities Fees adopted by this Resolution to determine: (i) whether it remains desirable for the City's development objectives to impose reduced Capital Facilities Fees for retail and industrial projects; (ii) whether the City possesses sufficient financial resources to adequately fund its expanding infrastructure needs; and (iii) whether additional General Fund appropriations are necessary.

Section 6. Reservation of Rights. The City reserves the right to increase the Capital Facilities Fees to the maximum justified by the Nexus Study and adopted by Resolution No. 2013-202, as automatically increased pursuant to Turlock Municipal Code section 8-11-05(c)(1), at any time and for any reason.

Section 7. Effective Date. This resolution is effective immediately upon 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 10th day of March, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

CAPITAL FACILITY DEVELOPMENT FEES

Transportation, Police, General Government, & Fire

Exhibit A

(Vested Rights After November 12th, 2013 or Vested Rights expired Before November 12th, 2013)

Dates Effective	From	27-Jan-26	To	31-Mar-26

CAPITAL FACILITY DEVELOPMENT FEES[1]

Land Use	Authority	Basis	Original		Effective as of 01-Jan-2026		Reduction	New Rate	When Due
			Charge	ENR Index	ENR Index	Charge	25%		
RESIDENTIAL									
Single Family Residential[2]	**Res. 13-202**	**Per Unit**							
Downtown/PPA			$10,298.97	820.85	1225.28	$15,373.24		No Change	Building Permit
Master Plan Areas			$12,567.03	820.85	1225.28	$18,758.76		No Change	Building Permit
City Infill			$11,233.18	820.85	1225.28	$16,767.73		No Change	Building Permit
Multifamily Residential[2]	**Res. 13-202**	**Per Unit**							
Downtown/PPA			$7,410.85	820.85	1225.28	$11,062.15		No Change	Building Permit
Master Plan Areas			$9,061.94	820.85	1225.28	$13,526.73		No Change	Building Permit
City Infill			$8,062.84	820.85	1225.28	$12,035.37		No Change	Building Permit
Senior Assisted Living	**Res. 13-202**	**Per Unit**							
Downtown/PPA			$2,939.62	820.85	1225.28	$4,387.96		No Change	Building Permit
Master Plan Areas			$3,593.67	820.85	1225.28	$5,364.26		No Change	Building Permit
City Infill			$3,201.24	820.85	1225.28	$4,778.48		No Change	Building Permit
2nd Unit/Accessory Unit	**Res. 13-202**	**Per Unit**							
Downtown/PPA			$5,722.68	820.85	1225.28	$8,542.22		No Change	Building Permit
Master Plan Areas			$6,931.90	820.85	1225.28	$10,347.22		No Change	Building Permit
City Infill			$6,293.30	820.85	1225.28	$9,393.99		No Change	Building Permit
Mobile Home Dwelling	**Res. 13-202**	**Per Bed**							
Downtown/PPA			$5,456.94	820.85	1225.28	$8,145.56		No Change	Building Permit
Master Plan Areas			$6,664.10	820.85	1225.28	$9,947.48		No Change	Building Permit
City Infill			$5,946.19	820.85	1225.28	$8,875.86		No Change	Building Permit
NON RESIDENTIAL[3]									
Commercial/Retail < 100,000 sq. ft.		**Per 1,000 sq. ft.**							
Downtown/PPA			$11,091.04	820.85	1225.28	$16,555.56	($4,138.89)	$12,416.67	Building Permit
Master Plan Areas			$13,366.31	820.85	1225.28	$19,951.85	($4,987.96)	$14,963.89	Building Permit
City Infill			$12,269.36	820.85	1225.28	$18,314.43	($4,578.61)	$13,735.82	Building Permit
Commercial/Retail ≥ 100,000 sq. ft.		**Per 1,000 sq. ft.**							
Downtown/PPA			$11,044.69	820.85	1225.28	$16,486.37	($4,121.59)	$12,364.78	Building Permit
Master Plan Areas			$13,304.51	820.85	1225.28	$19,859.60	($4,964.90)	$14,894.70	Building Permit
City Infill			$12,223.01	820.85	1225.28	$18,245.25	($4,561.31)	$13,683.94	Building Permit
Gas Station		**Per VFP[4]**							
Downtown/PPA			$6,791.82	820.85	1225.28	$10,138.13	($2,534.53)	$7,603.60	Building Permit
Master Plan Areas			$8,202.92	820.85	1225.28	$12,244.47	($3,061.12)	$9,183.35	Building Permit
City Infill			$7,498.40	820.85	1225.28	$11,192.84	($2,798.21)	$8,394.63	Building Permit
Hotel/Motel		**Per Room**							
Downtown/PPA			$3,631.78	820.85	1225.28	$5,421.15	($1,355.29)	$4,065.86	Building Permit
Master Plan Areas			$4,383.68	820.85	1225.28	$6,543.50	($1,635.88)	$4,907.62	Building Permit
City Infill			$4,010.82	820.85	1225.28	$5,986.94	($1,496.74)	$4,490.20	Building Permit
Office		**Per 1,000 sq. ft.**							
Downtown/PPA			$5,811.26	820.85	1225.28	$8,674.45	($2,168.61)	$6,505.84	Building Permit
Master Plan Areas			$7,062.71	820.85	1225.28	$10,542.48	($2,635.62)	$7,906.86	Building Permit
City Infill			$6,375.70	820.85	1225.28	$9,516.99	($2,379.25)	$7,137.74	Building Permit

Exhibit A

CAPITAL FACILITY DEVELOPMENT FEES

Transportation, Police, General Government, & Fire

(Vested Rights After November 12th, 2013 or Vested Rights expired Before November 12th, 2013)

Dates Effective	From	27-Jan-26	To	31-Mar-26

CAPITAL FACILITY DEVELOPMENT FEES[1]

Land Use	Authority	Basis	Original		Effective as of 01-Jan-2026		Reduction	New Rate	When Due
			Charge	ENR Index	ENR Index	Charge	25%		
Medical Office		**Per 1,000 sq. ft.**							
Downtown/PPA			$9,512.05	820.85	1225.28	$14,198.60	($3,549.65)	$10,648.95	Building Permit
Master Plan Areas			$11,488.62	820.85	1225.28	$17,149.02	($4,287.26)	$12,861.76	Building Permit
City Infill			$10,498.79	820.85	1225.28	$15,671.51	($3,917.88)	$11,753.63	Building Permit
Hospital		**Per 1,000 sq. ft.**							
Downtown/PPA			$3,800.70	820.85	1225.28	$5,673.29	($1,418.32)	$4,254.97	Building Permit
Master Plan Areas			$4,626.76	820.85	1225.28	$6,906.35	($1,726.59)	$5,179.76	Building Permit
City Infill			$4,162.23	820.85	1225.28	$6,212.95	($1,553.24)	$4,659.71	Building Permit
Institutional/Assembly		**Per 1,000 sq. ft.**							
Downtown/PPA			$2,532.77	820.85	1225.28	$3,780.66	($945.17)	$2,835.49	Building Permit
Master Plan Areas			$3,074.55	820.85	1225.28	$4,589.37	($1,147.34)	$3,442.03	Building Permit
City Infill			$2,782.03	820.85	1225.28	$4,152.73	($1,038.18)	$3,114.55	Building Permit
Industrial <25,000 sq. ft.		**Per 1,000 sq. ft.**							
Downtown/PPA			$1,855.03	820.85	1225.28	$2,769.00	($692.25)	$2,076.75	Building Permit
Master Plan Areas			$2,271.15	820.85	1225.28	$3,390.14	($847.54)	$2,542.60	Building Permit
City Infill			$2,019.83	820.85	1225.28	$3,014.99	($753.75)	$2,261.24	Building Permit
Industrial ≥25,000 sq. ft.		**Per 1,000 sq. ft.**							
Downtown/PPA			$1,444.06	820.85	1225.28	$2,155.54	($538.89)	$1,616.65	Building Permit
Master Plan Areas			$1,760.27	820.85	1225.28	$2,627.55	($656.89)	$1,970.66	Building Permit
City Infill			$1,581.05	820.85	1225.28	$2,360.03	($590.01)	$1,770.02	Building Permit
Warehouse		**Per 1,000 sq. ft.**							
Downtown/PPA			$1,346.21	820.85	1225.28	$2,009.48	($502.37)	$1,507.11	Building Permit
Master Plan Areas			$1,632.55	820.85	1225.28	$2,436.90	($609.23)	$1,827.67	Building Permit
City Infill			$1,479.08	820.85	1225.28	$2,207.82	($551.96)	$1,655.86	Building Permit

This fee is to pay for the construction of Public Facilities and to purchase capital items to allow for the city services to stay at the existing standards due to growth.

Notes:

[1] Fees vary by area of the City. Fees include 3% administration charge.

[2] An age-restricted senior housing discount of 50% will be applied to the transportation component of the fee with legal documentation (e.g., deed restriction).

[3] If retail of commercial project includes a drive-through, a fee premium of 25% will be added to the transportation component of the fee.

[4] Vehicle fueling position

Table 4
Examples of Potential Specific Uses by Land Use Category
City of Turlock Capital Facilities Fee Update Study; EPS #18491

Land Use Categories	Unit	Potential Specific Uses [1]
Residential		
Single Family Residential (SFR) [2]	per D.U.	Detached single-family residences and duplexes. Does not include 2nd Unit/Accessory Units or Mobile Home Dwelling Units
Multifamily Residential (MFR) [2]	per D.U.	Attached multifamily residences of three units or more
Senior Assisted Living/ Nursing Facilities	per bed	Assisted senior living, nursing homes, rehabilitation centers
2nd Unit/ Accessory Unit	per D.U.	Habitable 2nd Unit/Accessory Unit on a shared lot with a single-family residence
Mobile Home Park	per unit	Mobile home
Commercial/Retail [3]		
Retail: < 100,000 sq.ft.	per 1,000 sq.ft.	Retail stores, restaurants, convenience stores, banks, auto service/repair, beauty salons, spas, laundromats
Retail: ≥ 100,000 sq.ft.	per 1,000 sq.ft.	Big box retail
Gas Station	per VFP	Gas stations and associated on-site retail
Hotel/ Motel	per room	Hotels, motels, inns, bed & breakfasts, hostels
Commercial/Other [3]		
Office	per 1,000 sq.ft.	Professional and business offices
Medical Office	per 1,000 sq.ft.	Medical offices
Hospital	per 1,000 sq.ft.	Hospitals, out-patient clinics, diagnostic labs
Institutional/ Assembly	per 1,000 sq.ft.	Places of worship, private schools/colleges, daycare facilities, private cemeteries, lodges/fraternal organizations, movie theaters, theaters, arenas, conference/convention centers
Industrial		
Industrial < 25,000 sq.ft.	per 1,000 sq.ft.	Space may include multi-purpose uses including minimal assembly, independent contractor office/service (e.g., plumber)
Industrial > 25,000 sq.ft.	per 1,000 sq.ft.	Large assembly plant, manufacturing, processing, recycling
Warehouse	per 1,000 sq.ft.	Warehousing, distribution, and mini-storage

[1] The City Engineer, or his/her designee, shall be responsible for determining the development type to be assigned to each development project. The City Engineer shall assign such categories as consistently as possible with the definition of such categories established on this table. See Section 8-11-06 of the fee ordinance.
[2] An age-restricted senior housing discount of 50% will be applied to the transportation component of the fee with legal documentation (e.g., deed restriction).
[3] If retail or commercial project includes a drive-through, a fee premium of 25% will be added to the transportation component of the fee.

Sources: City of Turlock; Economic & Planning Systems, Inc.