City Council Meeting Agenda

June 9, 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)

Acting City Manager
Christopher Fisher
City Clerk
Nichole Fiez
City Attorney
Katie Lucchesi

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: Grace & Ember Spa (Economic Development)

B. Presentation: Beam Circular (Economic Development)

C. Appointment: Measure A - Local Transactions (Sales) and Use Tax Citizen's Oversight Committee

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 Minutes of the May 26, 2026 Regular City Council Meeting and the May 27, 2026 Special City Council Meeting

B. Accepting the Weekly Demands of May 8, 2026 through May 14, 2026 in the Amount of $2,033,134.45, Accounts Payable EFT March 1, 2026 through March 31, 2026 in the amount of $126,143.26, Payroll EFT January 1, 2026 through January 31, 2026 in the Amount of $2,780,479.61 and Weekly Demands of May 15, 2026 through May 21, 2026 in the Amount of $1,685.177.97.

C. Calling for the Holding of a General Municipal Election, Consolidate the Elections with Stanislaus County, and Adopting Regulations Regarding Candidate Statements (City Clerk)

D. Approving an Agreement with Atkinson, Andelson, Loya, Ruud & Romo to Provide Labor Negotiation and Labor/Employment Law Services (Human Relations)

E. Approving Agreement with Chemtrade Chemicals US LLC for the Purchase of Aluminum Sulfate for an Annual Amount Not to Exceed $160,000.00 for a Term of One (1) Year (SRWA)

F. Accepting Improvements for City Project No. 24-004 "WQC Admin Building Reroof" and Authorizing the City Engineer to File a Notice of Completion (Engineering)

G. Approving an Agreement with Urban SDK, Inc. for Roadway Traffic Data Software Services through June 30, 2030 (Engineering)

H. Adopting a List of Projects and Expenses for Fiscal Year 2026-27 Funded By SB 1: The Road Repair and Accountability Act of 2017 (Municipal Services)

I. Awarding Bid and Approving an Agreement with United Pavement Maintenance, Inc. for City Project No. 26-026 "Water Line Replacement on Lyons Avenue" in the Amount of $733,242.70 (Engineering)

J. Rescinding Resolution 2002-073 and Approving a Citywide E-mail Policy (City Manager's Office)

K. Approval of Revised Job Descriptions, New Job Descriptions, Reclassifications, and Salary Schedule Amendments Effective July 1, 2026 (Human Relations)

9. **FINAL READINGS**

A. Second and Final Reading of an Ordinance Amending the Development Agreement between the City of Turlock and the Evergreen Market dba FF Farms at 101 E. Glenwood Avenue. (Development Services)

B. Second and Final Reading of an Ordinance Amending the Development Agreement Between the City of Turlock and NHC Turlock LLC located at 3401 W Monte Vista Avenue (Development Services)

C. Second and Final Reading of an Ordinance Amending the Development Agreement Between the City of Turlock and Perfect Union located at 2500 N Golden State Boulevard (Development Services)

D. Second and Final Reading of an Ordinance Amending the Development Agreement Between the City of Turlock and Fire House Turlock, Inc. located at 1601 West Main Street (Development Services)

E. Second and Final Reading of an Ordinance Amending the Development Agreement Between the City of Turlock and Plan4Dream Investments LLC at 600 D Street (Development Services)

10. **PUBLIC HEARINGS**

A. Receive Informational Report Regarding City of Turlock Vacancies and Recruitment and Retention Efforts Pursuant to Assembly Bill 2561/Government Code Section 3502.03 (Human Relations)

11. **ACTION ITEMS**

A. Engage in discussion and provide direction to staff regarding a Cannabis Tax Ballot Measure (Finance)

B. Approving the Agreements Between the City of Turlock and Each of the Public Service Agencies Funded Through the Community Development Block Grant (CDBG) for Fiscal Year 2026-2027 (Housing)

C. Appointing an Interim City Manager and Approving Compensation (Human Relations)

D. Updates to Public Meeting Access, Participation, and Conduct Policies (City Manager's Office)

E. Discuss and adopt the City of Turlock Fiscal Year 2026-2027 General and Non-General Fund Budgets (Finance)

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

13. **CLOSED SESSION**

A. Conference with Labor Negotiator, Cal. Gov't Code §54957.6(a)
Agency Designated Representative: Mayor Amy Bublak
Unrepresented Employee: City Manager

B. Public Employee Appointment, Cal. Gov't Code §54957
Title: City Manager

C. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)
Significant exposure to litigation: (3 potential cases), including Government Claims Act Claim Nos. FR103280 and FR103903

14. **REPORTS FROM CLOSED SESSION**

15. **ADJOURNMENT**

BEAM CIRCULAR

BIOECONOMY • AGRICULTURE • MANUFACTURING

Turlock City Council

June 9, 2026

Bri Gonzalez
Senior Manager for Community Partnerships

Who is BEAM Circular?

BEAM Circular is a nonprofit laying the groundwork and foundation for the *circular bioeconomy* to grow and thrive in the North San Joaquin Valley (Merced, Stanislaus, San Joaquin counties)

- **Connectors**
- **Facilitators**
- **Attracting, growing, building**

We believe that every person should have access to a good job, clean air and water, and a thriving community.

Background

Regional economic development planning identified the **bioeconomy** as a industry opportunity for our region with potential to:

- create **higher-paying jobs**
- build upon our region's **historic strengths**
- support **agricultural resilience**
- benefit the local **environment**
- attract **investment** to our region

STANISLAUS 2030

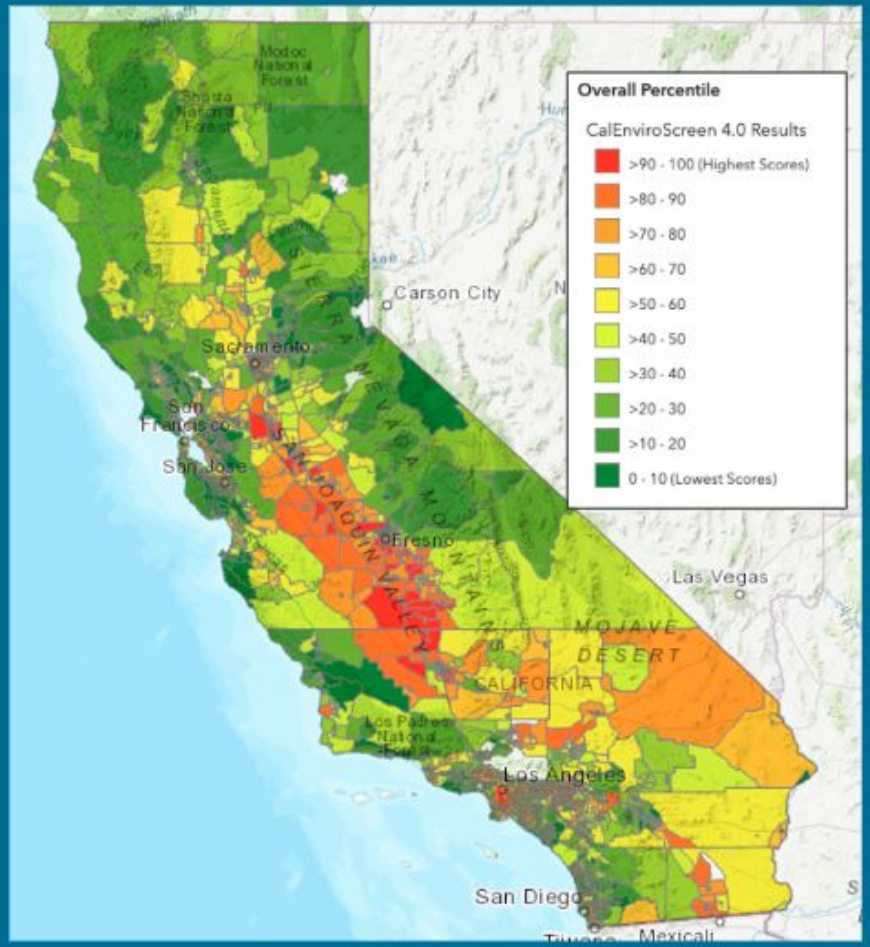
NORTH VALLEY THRIVE

BEAM CIRCULAR

BEAM Circular is a local nonprofit formed in January '23 to lead regional efforts to grow bioeconomy industry activities, with a focus on creating good jobs across San Joaquin, Merced, and Stanislaus Counties.

OVER HALF OF CHILDREN IN THE SAN JOAQUIN VALLEY GROW UP IN FAMILIES WHO STRUGGLE TO MAKE ENDS MEET.

OUR REGION HAS AMONG THE HIGHEST RATES OF CHILDHOOD ASTHMA IN THE COUNTRY DUE TO POOR AIR QUALITY.



CalEnviroScreen 4.0

Merced, San Joaquin, and Stanislaus Counties will produce **4 million tons of waste biomass** every year by 2045…

That's enough to fill a line of shipping containers stretching from Los Angeles to Portland every year!

Biomass waste creates pollution when it ends up in landfills, decomposes in open air, or is burned.

Source: Lawrence Livermore National Lab, "Getting to Neutral"

Opportunity Area: Circular Bioeconomy

Using biology to reduce waste and produce useful products

FEEDSTOCKS (BIOMASS)
agricultural residues, wood & forestry residues, municipal solid waste / green waste, food processing byproducts, wastewater sludge

CONVERSION
biological (fermentation, anaerobic digestion), chemical, thermochemical (pyrolysis, gasification)
Advancing sustainable technologies that reduce pollution/emissions

PRODUCTS
fuels, chemicals, solvents, detergents, plastics, films, fabrics, polymers, ag inputs, food additives, fragrances, alternative proteins, construction materials

California's North San Joaquin Valley is uniquely positioned for industrial biomanufacturing.

Scaling up circular bioeconomy innovations in the NSJV can unlock new economic and environmental opportunities for rural communities across the US and beyond.

NSJV
Strategic anchor region

SF Bay Area
27.9% US Venture Capital; global leadership in biotechnology talent development and innovation.

Eastern Sierras
Forested region, abundant woody biomass; investing in biomass conversion as wildfire management strategy.

Central Valley
Among the most productive ag land in the world. Produces 40% of the fruit, nuts, and fresh produce consumed in the US.

BEAM Circular Organizational Overview

Programs & Services

- Workforce Development
- Research & Innovation
- Business & Econ. Development
- Community Prosperity
- Public Policy

Anchor Projects

- Circular Bioeconomy Innovation Collaborative (CBIO)
- BEAM Circular Accelerator powered by gener8tor
- BioCircular Valley Feedstock Data Portal
- California Bioeconomy Innovation Campus

But! Biotechnologies face barriers to scale

Research & Development

Scale-Up

Manufacturing

Micro Scale
< 1 mL, HT

Bench Scale
100 mL – 20 L

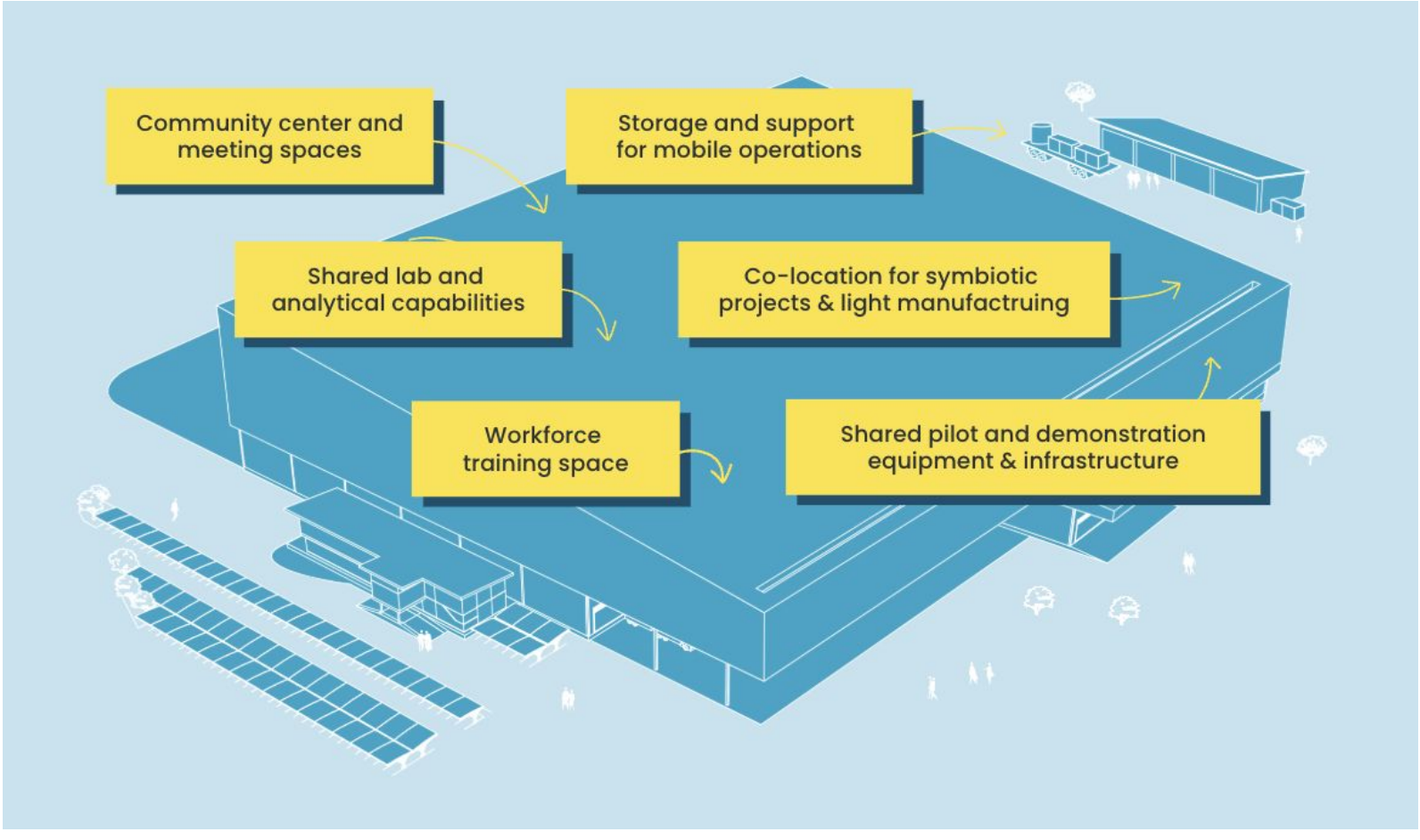
Pilot Scale
50 L – 1000 L

Demo Scale
10 m^3 – 50 m^3

Commercial Scale
100 m^3 +

BEAM focuses on bridging the "valley of death" and bringing bio-based product innovation to commercial scale manufacturing.

BEAM Circular Bioeconomy Innovation Campus



Supporting community and ecosystem partners

Community members

Educational visitor center, community space for gathering, local murals and art, outdoor space for learning, recreation, and / or conservation projects

Educators & Students

Workforce training, field trips, and career exposure opportunities for students of all ages

Policymakers & Investors

Circular bioeconomy education, technology demonstrations, meeting spaces

BEAM Circular Business Funding and Services

$1.65M
invested in businesses

22
businesses supported

$100k
non-dilutive funding

Access Capital | Build Capacity | Scale and Innovate

6 startups in first cohort

OPTIMIZED FOODS

FIT CANDY
70 CALS REAL FRUIT

TERRA ROSSA
Naturally

electro-active technologies

VERDE nanomaterials

Oleo
Sustainable Palm Oil Solutions

From Georgia to Turlock, CA!
Ecoatex is establishing an R&D site to convert almond shells into bio-based leather with support from BEAM

Local Examples

PlantaBio is committed to supporting farmers by offering natural and sustainable solutions for pest and nutrition management in both organic and conventional agriculture. Our products are designed to help farmers achieve their goals while also promoting a healthier environment.

FIT CANDY

NATURAL. HEALTHY. CANDY.

divert

Tastee Tape

MANGO MATERIALS

Supercarb

RUBY BIO

AllMade™ MATERIALS

IMPACTFUL PLASTICS. MADE FROM NUT-WASTE.

Natural and biobased plastic-alternative materials that are good for business and better for the planet.

Workforce and Education Development in Turlock

Expand and Enhance Math and Science Magnet Program

- Expanding a sustainability-focused STEM magnet program with hands-on hydroponics, gardening, and technology tools for over 900 underserved students.

CSU Wet Lab & CSU Workforce Development

- Establishing the Centre for Sustainable Biotechnology: Empowering a Green Workforce for Stan County
- Strengthening pathways to Biotechnology Careers by STEM Education and Workforce Development in Stan County.

Professional Development

- Teacher Training: Teachers are trained alongside JBEI scientists, gaining hands-on laboratory experience.
- This allows teachers to translate modern biological and biomanufacturing research into high school classrooms.

Youth Outreach Examples

Youth Ambassador Program

Inaugural cohort Stanislaus County cohort - 2 Turlock High students and 1 Pitman High student

Student Field Trips

Example: Invest in Me (Patterson) field trip to Stanford University

STEM Resource Fairs

Example: SCOE STEAM Fair and Expo

Early Bird Registration Open!

November 9-10

Modesto, CA

BEAM CIRCULAR

BIOECONOMY • AGRICULTURE • MANUFACTURING

Get in touch!

www.beamcircular.org

bri@beamcircular.org

Follow us at one of the platforms below to receive information on future events and resources.

Website

BEAMCIRCULAR.ORG

LinkedIn

BEAM Circular

Instagram

@BEAMCIRCULAR

Facebook

BEAM Circular

Sign up for the BEAM Newsletter

Measure A - Local Transactions (Sales) and Use Tax Citizen's Oversight Committee

Number of Vacancies = 2

Appoint community member to fill a term that will expire on 07/01/2029

One (1) Applicant:

- Cindy Carnes

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

MAYOR BUBLAK'S RECOMMENDED APPOINTMENT:

Appoint Cindy Carnes to the Measure A Citizen's Oversight Committee for the of the term 07/01/2026 through 07/01/2029.

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.

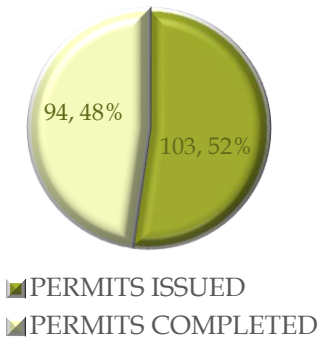
PLANNING

CITY MANAGER'S MONTHLY REPORT
MAY 2026

BUILDING DIVISION

254 BUILDING INSPECTIONS PERFORMED IN MAY

PERMIT STATS



BUILDING PERMITS APPLIED FOR

OVER THE COUNTER PROJECTS, 68

PLAN CHECK PROJECTS, 14

MINOR REVIEW PROJECTS, 8

NEW TENANT IMPROVEMENT SUBMITTALS RECEIVED FOR POSH BAGEL AND DOLLAR TREE

BARNES & NOBLE RECEIVED THEIR FINAL AND CERTIFICATE OF OCCUPANCY

PLANNING DIVISION

The Planning Division received an application (CUP 26-02) requesting a Conditional Use Permit to utilize the 8,102 Sq. Ft. Pearson Education Building and outside play area of the existing Berkley Avenue Baptist Church to establish the St. George Christian Academy located at 2813 N. Berkley Avenue (Stanislaus County APN: 072-017-008). The school plans to accept grades kindergarten through 8th the first year with approximately 17-28 students, then adding a grade every year to 12th grade for a total of approximately 250 students maximum. The proposed hours of operation are 7:30 a.m. to 4:00 p.m., Monday through Friday. Phase One will include only the first floor, 4,051 square feet, of the Pearson Education Building will be utilized the first year of the school's operation. Phase Two will include improvements, such as fire sprinklers and installation of ADA accessibility, to utilize the second floor, 4,051 square feet of the Pearson Education Building and upgrades to the outside play area, to be completed within 24 months of approval. The applicant is requesting a reduction from 132 required parking spaces to 111 parking spaces to accommodate current emergency vehicle access requirements and safety clearances. Parking lot improvements, to include striping and commercial driveway approaches, will be completed as part of this project.

COORDINATED & HOSTED 4 PREDEVELOPMENT MEETINGS

BUSINESS PERMITS APPLIED FOR

BUSINESS ADDRESS	BUSINESS TYPE	BUSINESS NAME
	HOME OCCUPATION PERMIT	ASHLEIGH VOLK FITNESS
1200 N GOLDEN STATE BLVD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	SAKE AUTO SALES
	HOME OCCUPATION PERMIT	FOSTER BOOKKEEPING SERVICES
	HOME OCCUPATION PERMIT	SLADE ELECTRIC INC.
	HOME OCCUPATION PERMIT	PROCARE CLEANING SERVICES
1697 MC CORMICK ST	ZONING CERTIFICATE/OCCUPANCY INSPECTION	NINOOS AUTO GLASS
	HOME OCCUPATION PERMIT	BAKING BY HAHA
	HOME OCCUPATION PERMIT	Ari's Velvet Bakeshop
222 S THOR ST 12	ZONING CERTIFICATE/OCCUPANCY INSPECTION	A MASSAGE BY NANCY
	HOME OCCUPATION PERMIT	La-T-Da Media LLC
2313 GEER RD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	TOGOS
250 EAST AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	TURLOCK BUILDING MATERIALS
	HOME OCCUPATION PERMIT	HANNAH WALKER STUDIO LLC
	HOME OCCUPATION PERMIT	Legacy Transport
	HOME OCCUPATION PERMIT	Py Valley AI Academy
3216 W MONTE VISTA AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	RESTAURANT
	HOME OCCUPATION PERMIT	PARKER'S PRESSURE WASHING
	HOME OCCUPATION PERMIT	Blackline Solutions
	HOME OCCUPATION PERMIT	MR AMUSEMENT GROUP
	HOME OCCUPATION PERMIT	Roselia Ortega
	HOME OCCUPATION PERMIT	SIGNATURE CHOICE REALTY
	HOME OCCUPATION PERMIT	VALLEY CERTIFIED CLEANING
	HOME OCCUPATION PERMIT	RVC DESIGN SOLUTIONS
693 E OLIVE AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	PERSONAL SERVICES
	HOME OCCUPATION PERMIT	VARGAS LAWN SERVICE
959 E MONTE VISTA AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	PRO-PT
966 W GLENWOOD AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	WICKED UTV LLC

ECONOMIC DEVELOPMENT

Monthly Report - May 2026

Celebrates

2026 National Small Business Week

May 3-9, 2026

2026 National Small Business Week in Turlock

Behind every small business in our community is a story, a family, a dream, and a commitment to serving others. From Main Street to neighborhoods across the city, these businesses create jobs, support local events and schools, and bring an amazing local feel to our city.

City of Turlock – Economic Development Department

Executive Summary – May 2026 Monthly Report

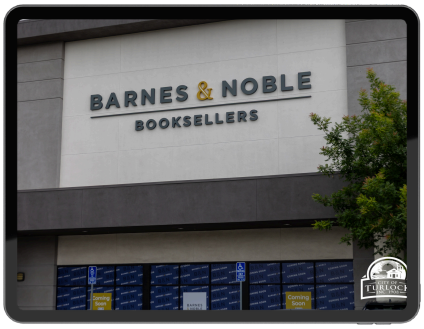
Key Highlights

- Completed 16 Business Retention & Expansion meetings and 20 Business Attraction meetings during May, bringing the fiscal year total to 260 business engagement meetings.
- Celebrated National Small Business Week by conducting local business outreach and promoting the importance of shopping local to support jobs, families, and essential City services.
- Continued supporting business growth and investment with multiple businesses preparing to open in Turlock, including Barnes & Noble, Cla-Val Company, Wicked UTV, Tequileros Taqueria, Espressito Café & Bakery, Chick-fil-A, and others.
- Represented the City of Turlock at Beam Circular's BioCatalyst: Industry & Innovation Exchange, promoting Turlock's competitive advantages while building relationships with emerging companies, entrepreneurs, investors, and industry leaders in the growing bioeconomy sector.

Summary:

Turlock continued to experience strong economic activity during May 2026, with 36 business engagement meetings completed, multiple new businesses preparing to open, continued investment in infrastructure and workforce development initiatives, and active participation in regional business attraction efforts. Staff focused on supporting existing businesses, promoting entrepreneurship, advancing business recruitment opportunities, and positioning Turlock for long-term economic growth through strategic partnerships and community investment.

TURLOCK BY THE NUMBERS



TURLOCK POPULATION
73,100

20 - MILE POPULATION RADIUS
640,000

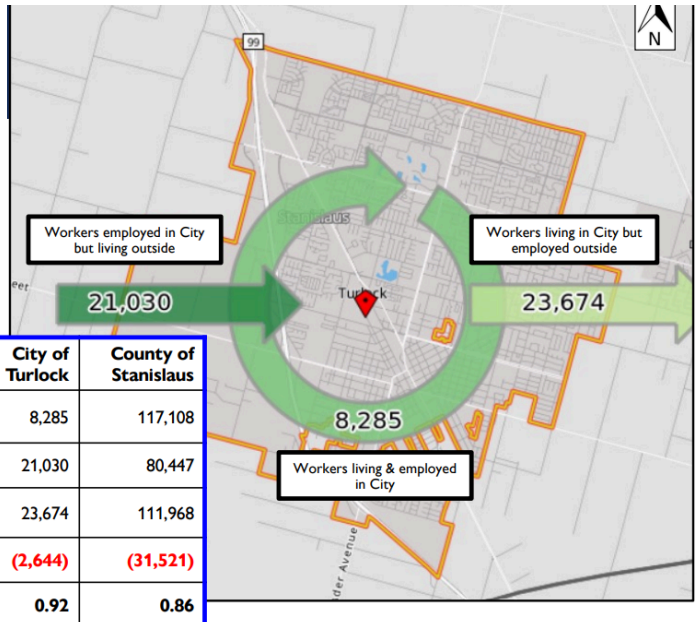
CSU STANISLAUS AVERAGE ANNUAL ENROLLMENT
8,000 - 10,000

TURLOCK LABOR FORCE
≈ 30,000

Data Sources:
ESRI, Placer.AI, CSU Stanislaus

WORKER INFLOW / OUTFLOW - CITY OF TURLOCK:

*For more information on Turlock's economic profile visit:
https://www.cityofturlock.org/doingbusinessinturlock/turlockeconomicprofile/
and
https://www.cityofturlock.org/doingbusinessinturlock/



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**

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 May 2026, City of Turlock Economic Development staff completed 16 Business Retention and Expansion meetings, as well as completed 20 Business Attraction meetings.

***2025-2026 Annual Business Retention and Expansion (BRE) & Business Attraction Meetings total:** 260 meetings*
(reporting period : 7/1/2025 - June 30/2026)

Pictured above and to the right:

- ***Opening soon: Cla Val Company - 3731 Mountain View Road, Turlock, CA***
- ***Opening on June 10, 2026: Barnes & Noble - 2693 Countryside Drive, Turlock, CA***
- ***Opening soon: Wicked UTV - 966 W. Glenwood Avenue, Turlock, CA***
- ***Opening soon: Tequileros Taqueria - 3216 Monte Vista Avenue, Turlock, CA***
- ***Congrats to Zalata Kitchen on their grand opening (2485 Geer Road, Turlock, CA)***
- ***Congrats to Pupusas Francis for opening their first location in Turlock, and receiving the $3,500 Turlock Partnership Incentive Program grant! Visit them at 507 N. Golden State Blvd. Turlock, CA.***

Business Resources

To request a meeting with our economic development team visit:

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

- Nick the Greek
- Grace & Ember Collective
- SPA REM
- Back Nine Golf Simulators
- Espressito Cafe & Bakery
- Evolve Studio
- Alabaster Coffee
- Gorilla Coatings, Inc.
- Chick-fil-A
- and more!

Business Retention and Expansion (BRE)

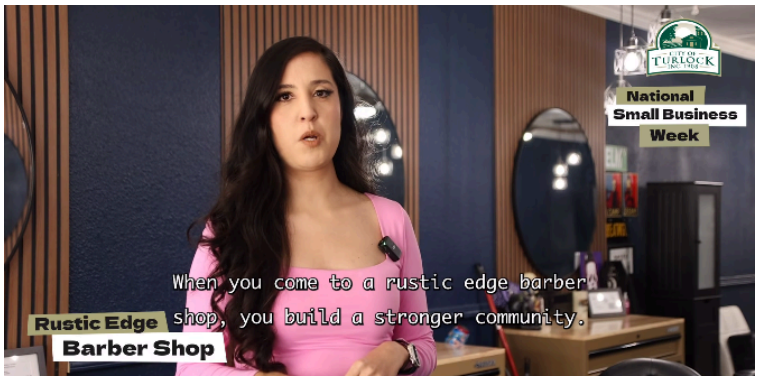
National Small Business Week - May 2026

In recognition of National Small Business Week (May 3–9, 2026), Economic Development staff conducted outreach by visiting local businesses and promoting the importance of shopping local throughout the community. Small businesses represent over 90% of all businesses in the United States and serve as a critical foundation of Turlock's local economy.

Economic Development staff regularly meet with local businesses throughout the year and understand the critical importance of supporting and shopping local. In advance of and during National Small Business Week, staff increased engagement with local businesses to collaborate on messaging and raise awareness of the importance of shopping local and supporting local families.

Supporting local businesses not only strengthens small business owners and their families, but also generates sales tax revenue that helps fund essential City services, including public safety, infrastructure improvements, and roadway projects. Local businesses play a vital role in job creation, community identity, and overall quality of life in Turlock.

Overall, National Small Business Week served as an opportunity to reinforce the importance of small businesses and the City's ongoing commitment to supporting their success.



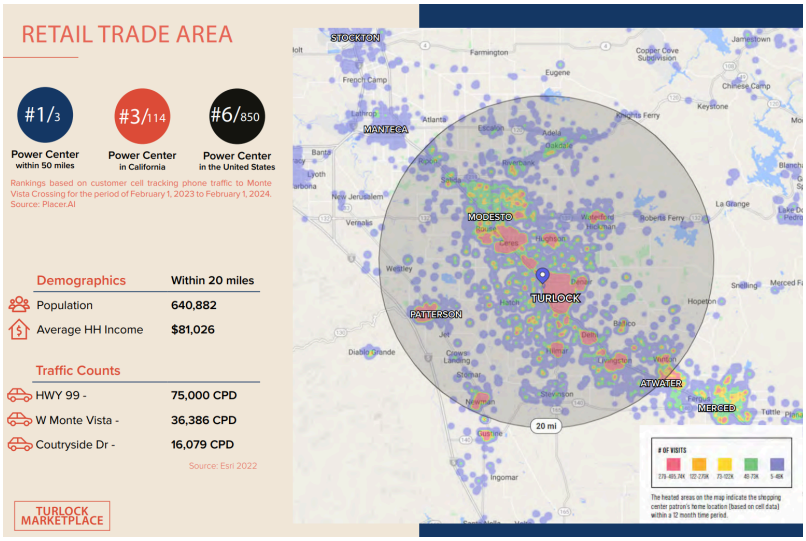
Business Attraction

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.

Turlock offers a strategic location along the Highway 99 corridor with high visibility and access to over 640,000 people within a 20-mile radius, making it an ideal place for business growth. The City supports new investment through its Development Incentive Program, including a 25% reduction in Capital Facilities Fees, along with streamlined processes like no-cost pre-development meetings.

Businesses benefit from a strong regional workforce, competitive utility rates through Turlock Irrigation District, and a diverse economy that includes retail, manufacturing, logistics, and agriculture.

Turlock is also home to major employers and a thriving retail environment, including the Monte Vista Crossings Power Center and CSU Stanislaus. With available development sites and a business-friendly approach, Turlock provides the resources and opportunities needed for businesses to start, expand, and succeed.



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

Other: _____

Infrastructure Drives Economic Development

When businesses evaluate communities for expansion and investment, they look beyond available land and buildings. They look for reliable water supplies, competitive energy costs, quality roads, recreational amenities, and long-term planning that supports sustainable growth.

That's why the City of Turlock continues investing in infrastructure that benefits both residents and businesses while positioning our community for future success.

Water Reliability

The Stanislaus Regional Water Authority (SRWA) project helps diversify Turlock's water portfolio and strengthen long-term water reliability for residential, commercial, and industrial growth. Reliable water infrastructure is often a key consideration for manufacturers, technology companies, healthcare providers, and other major employers evaluating expansion opportunities.

Competitive Utility Rates

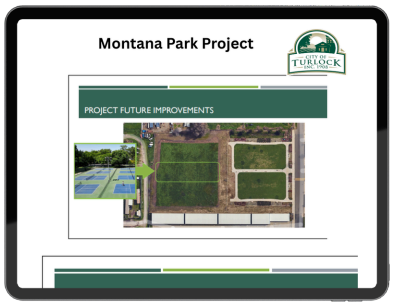
Through Turlock Irrigation District (TID), businesses and residents benefit from some of the most competitive electricity rates in California, helping reduce operating costs and supporting long-term economic competitiveness.

Roads & Transportation

Ongoing roadway improvements throughout the city help improve safety, mobility, connectivity, and access for residents, visitors, and businesses while supporting future development opportunities.

Parks & Quality of Life

Investments in parks, recreation facilities, community amenities, and public spaces help attract workforce talent, support families, and create the quality of life employers increasingly seek when choosing where to invest.



Strong infrastructure is more than concrete, pipes, and power lines, it's the foundation that supports economic growth, job creation, housing, recreation, and a high quality of life for generations to come.

Why Turlock?

- Reliable water infrastructure
- Competitive energy costs
- Strategic Highway 99 location
- Strong workforce pipeline
- Continued investment in roads, parks, and community amenities

Business Attraction

Housing growth and economic development go hand in hand.

A current residential project in Turlock will bring approximately 114 new housing units to our community, and those rooftops matter. The video showcases residential projects located at 1601 W. Monte Vista Avenue and 3201 Four Seasons Drive in Turlock, CA.

In economic development, housing unit counts are one of the key metrics companies evaluate when deciding where to invest, expand, and create jobs. Retailers and entertainment concepts like Trader Joe's and Topgolf often analyze household density, population growth, and consumer spending patterns within specific trade areas before selecting locations.

It's not just retail, advanced manufacturers, technology companies, medical offices, and other employers also look closely at housing availability and community growth when determining where to locate and recruit talent.
More housing means more families living, shopping, dining, and investing in our local economy. Increased consumer activity helps generate sales tax revenue that can support future investments in roads, infrastructure, parks, public safety, and other quality-of-life improvements throughout our community.

Strategic growth helps position Turlock for long-term economic success, future amenities, expanded job opportunities, and continued private investment. Projects like this help lay the foundation for future economic growth and a stronger community for generations to come.

Business Attraction

Turlock Partnership Incentive Program

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

Recent Check Presentations:
1. Javier Padilla, CPA
2. Turlock Music Academy
3. Kabob Place & Grill
4. AFS Financial Services
5. Pupusas Francis

Upcoming Check Presentations:
- Grace & Ember Collective
- Wicked UTV
- Spa REM
- Gorilla Coatings, Inc.

Business Attraction

BioCatalyst: Industry & Innovation Exchange

The City of Turlock attended the BioCatalyst: Industry & Innovation Exchange hosted by BEAM Circular to engage with entrepreneurs, startup companies, investors, researchers, and industry leaders working within the circular bioeconomy, advanced manufacturing, sustainable materials, and biomanufacturing sectors.

Participation in events such as this provides valuable opportunities to build relationships, stay informed on emerging industry trends, and identify potential business attraction, workforce development, and investment opportunities that may benefit Turlock in the future. The event also served as a platform to promote Turlock's competitive advantages, including its strategic Central Valley location, skilled workforce, California State University, Stanislaus, available industrial development opportunities, and business-friendly environment.

As California's bioeconomy sector continues to grow, maintaining visibility within these networks helps position Turlock as a community that is engaged, innovative, and prepared to support future business investment, job creation, and economic development opportunities.

About BEAM Circular:
BEAM Circular is a nonprofit organization that brings together industry, education, government, and community partners to advance the circular bioeconomy through innovation, workforce development, entrepreneurship, and sustainable economic growth throughout California's Central Valley.

Website: https://www.beamcircular.org/

Why Turlock?

Strategic Location. Skilled Workforce. Growing Economy.
Located along Highway 99 in the heart of California's Central Valley, Turlock offers businesses access to a growing consumer market, a skilled workforce, strong infrastructure, and an exceptional quality of life.

By the Numbers
- Population: 73,000+
- Regional Population: 640,000+ within 20 miles
- Workforce: 30,000+
- Stanislaus State: 10,000+ students annually
- Positive sales tax growth in 15 of the last 18 quarters

Retail & Business Environment
- Monte Vista Crossings ranked #3 Power Retail Center in California and #8 in the United States
- Home to Costco, Target, Walmart, HomeGoods, Kohl's, Dick's Sporting Goods, In-N-Out, and more
- Turlock Marketplace currently under construction with Chick-fil-A as the first announced tenant
- Turlock Partnership Incentive Program offers up to $3,500 for qualifying businesses

Quality of Life & Tourism
- Historic Downtown Turlock featuring diverse shopping, dining, and entertainment
- 29 parks throughout the community
- Pedretti Sports Park hosts 35+ tournaments annually
- Annual Downtown Christmas Parade
- Annual Downtown Independence Day Parade
- Home to annual Stanislaus County Fair (attracts approximately 220,000 visitors each year)
- Weekly Farmers Market and Makers Market

Infrastructure & Competitive Advantages
- Some of California's lowest energy rates through Turlock Irrigation District (TID)
- Expanded water reliability through the Stanislaus Regional Water Authority (SRWA)
- Ongoing roadway and infrastructure improvement programs
- Strategic access to Highway 99 and major California markets

Major Employers
- Amazon Fulfillment Center
- California State University, Stanislaus
- Emanuel Medical Center
- Blue Diamond Growers
- Mid Valley Family Foods
- Divert, Inc.
- U.S. Cold Storage

Open for Business
Whether you are a retailer, manufacturer, distributor, entrepreneur, startup, or expanding company, Turlock offers the workforce, infrastructure, market access, and business-friendly environment needed for long-term success.

TURLOCK SITES

TURLOCK SITE OPTIONS

📞 Contact: Anthony Sims
Economic Development Director
Email: ASims@turlock.ca.us
Phone: 209-668-6031

*We will share more sites each month

Ask about our drone images!

Reach out to learn about additional sites

INDUSTRIAL | COMMERCIAL | DEVELOPMENT OPPORTUNITIES

1 213 C STREET TURLOCK, CA 95350

Light Industrial | Opportunity Zone | Dock Doors
Highway Access ~0.1 mi

2 743 N. TULLY ROAD TURLOCK, CA 95380

2.73 Acres | Heavy Commercial | Freeway Visibility
Dock Doors Available

3 1030-1072 S. 1ST STREET TURLOCK, CA 95380

Commercial | Multiple Dock Doors

4 900-986 W. GLENWOOD AVENUE TURLOCK 95380

Commercial | Parking | Hwy Access

5 210 S. CENTER STREET, TURLOCK, CA 95380

Retail | Central Location

6 208 E. OLIVE AVENUE TURLOCK CA

Commercial Site

7 2801 LASSITER LANE, TURLOCK, CA

Industrial Site | Development Potential

8 1800 OLYMPIC DRIVE, TURLOCK CA

Industrial Site | Development Potential

9 3260 LIBERTY SQUARE PARKWAY, TURLOCK CA

Commercial Site

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.

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

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

Business Workshops

Upcoming Business Workshops:

How to Export Internationally
July date to be determined.

Workforce Development Trade Skills Seminar
Learn about the trade skill resources we have in our region. July/August date to be determined.

Benefits Seminar for Small Businesses
July/August date to be determined.

Supporting startups and entrepreneurs is a strategic investment in economic development. Innovation drives entrepreneurship, attracts investment, creates jobs, and strengthens the long-term economic vitality of the community.

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 presented by guest speakers with expertise in areas such as marketing, financing, artificial intelligence, e-commerce, accounting, business planning, and small business development.

Beyond supporting existing Turlock businesses, these workshops also serve as a business attraction tool by introducing entrepreneurs and business owners from throughout the Central Valley and beyond to Turlock's business-friendly environment, available resources, and supportive business ecosystem. These events provide an opportunity to showcase the City as a community that values entrepreneurship, innovation, and business success.

As entrepreneurs and small businesses grow and begin searching for physical locations, Turlock remains well-positioned as a destination for future investment and expansion. In fact, several attendees of past City-sponsored business workshops ultimately chose to open businesses in Turlock, demonstrating how business assistance programs can support both business retention and business attraction efforts.

Honoring Public Works Week

National Public Works Week recognizes the dedicated employees who help maintain the infrastructure, facilities, equipment, public spaces, and essential services that keep our community running every day. Whether working behind the scenes or out in the field, City employees play an important role in supporting public safety, quality of life, economic development, and the daily services residents and businesses rely upon.

Thank you to all City of Turlock employees for their hard work, professionalism, and commitment to serving our community. Your efforts help make Turlock a great place to live, work, shop, and do business.

CITY UPDATE

With Mayor Bublak

May 15, 2026

Dear Turlock Community,

One of the things I appreciate most about Turlock is our strong sense of community, which continues to bring people together. Whether it's supporting local businesses, volunteering, serving others, or simply looking out for neighbors, that spirit continues to define our city.

Our Roads Program continues making strong progress across the city, with improvement projects underway in multiple areas and more still ahead. From neighborhood streets and school routes to local businesses and everyday commutes, these investments help improve safety and quality of life for residents throughout Turlock.

We're also proud to continue supporting residents through the City's Mobile Home Rehabilitation Loan Program, which helps eligible residents make important health, safety, accessibility, and energy-efficiency improvements to their homes. "Safe and stable housing is important for every family, and we are committed to helping support that need in our community.

Family Fun Night returns Friday, June 5, bringing neighbors and families together for an evening of connection, activities, and community fun for all ages.

Turlock continues to grow, with several new businesses recently opening their doors, including Zalata Kitchen, AFS Investments, Speedy's Auto Detailing, and more.

Stay connected with the City anytime, anywhere by downloading the MyTurlock app for updates, service requests, notifications, events, and easy access to City services.

"Community is what continues to move Turlock forward."

Over the past several weeks, we've also recognized National Public Works Week, National Small Business Week, and National Police Week. These recognitions highlight the hardworking individuals, local businesses, and public servants who help keep Turlock moving forward every day. We are grateful for their continued dedication and service to our community.

May is also Mental Health Awareness Month, an important reminder to check in on ourselves and those around us. Small acts of kindness and support can make a meaningful difference, and we remain committed to encouraging awareness, compassion, and connection throughout our community.

Thank you for continuing to make Turlock such a special place to call home.

-Amy Bublak

COMMUNICATIONS UPDATE

Monthly Report - May 2026

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

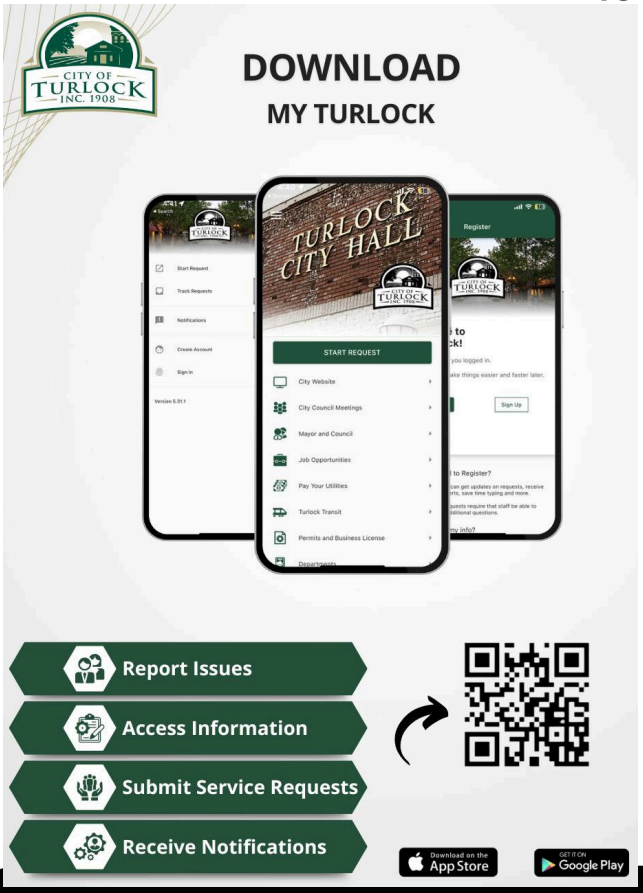
http://www/instagram.com/turlockecondev

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



Human Relations Department

Career Opportunities

Human Relations Department

Full-Time New Hires

Promotion - Fire Battalion Chief

Promotion - Staff Services Technician

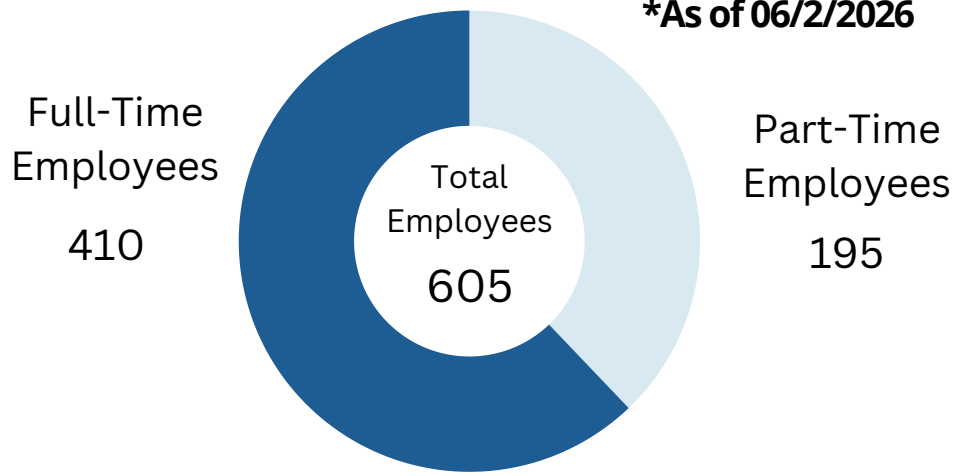
Promotion - Staff Services Technician

Police Officer II

Maintenance Worker I

Staffing Data

***As of 06/2/2026**



Upcoming Events

The following trainings are scheduled for City staff:

Training	Date
Ethics Training (AB 1234)	May 26, 2026 - June 12, 2026
Slip, Trip & Fall Prevention	June 2, 2026
Sun Safety Workshop	June 11, 2026
Traffic Control & Flagger	June 16, 2026
HR 101	June 24, 2026
Trenching & Excavation	July 7, 2026
Active Shooter Training	October 2026

- All Hands/Ice Cream Social for Public Service Appreciation Thursday, June 18, 2026

Human Relations Department

High Five Committee

This month, the High Five Committee would like to formally recognize and extend its sincere appreciation to the Human Relations Department for their outstanding contributions.

We are especially grateful for the hard work and dedication to providing all staff with employment benefits, programs, ensuring that all department vacancies are filled as quickly as possible, and ensuring everyone receives their paychecks on time. We all take pride in the work and services we provide to the City of Turlock, but let's face it, what Human Relations brings to all employees is why we are all here to begin with. And for that, lets thank the entire Human Relations team for their hard work, dedication, and continued excellence in providing only the best to City of Turlock employees.

City Council Staff Update
June 9th, 2026

From: Nick Showalter, IT Director

Prepared by: Nick Showalter, IT Director

Agendized by: Chris Fisher, Acting City Manager

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

New Website Project

The new website project with Revize continued in the *Content Migration Phase* (Phase 6 of 9). All content updates were completed by the contracted copywriter by mid May. All updates were submitted to Revize. Revize is continuing to add the content to the new website.
A tentative Go Live date is still set for near the end of July 2026 on the project timeline with Revize. However, due to project scope creep and the time it has taken to update and create new content with the copywriter and departments, the Go Live date may be extended.

Audio/Video – Emergency Operations Center (EOC)

Throughout May, IT staff received wired and wireless input devices that will be used in the EOC. IT Staff will be working with the system integrator, Solutionz Inc. next month to get the input devices installed and to complete the configurations needed on the EOC equipment to make it fully operational. From there, training will be scheduled on how to operate the room. IT Staff also processed a proposal and order for the network components dedicated to the EOC.

Audio/Video – City Council Chambers

IT Staff had an official project kick-off meeting with the vendor, Solutionz Inc., for the City Council Chambers audio/video systems upgrade, and an action plan for the project was reviewed. IT Staff then routinely checked in on the order and timeline. IT Staff have had to continue to perform troubleshooting tasks and configuration repairs on the current equipment that is outdated to keep it going.

Microsoft 365 Mailbox Migration Project and Licensing

IT Staff are finalizing the configuration settings for the core security setup for Microsoft 365. IT Staff will be deploying the security settings accounts and testing them with departments in the coming month before migrating email mailboxes.

Camera System Design Input

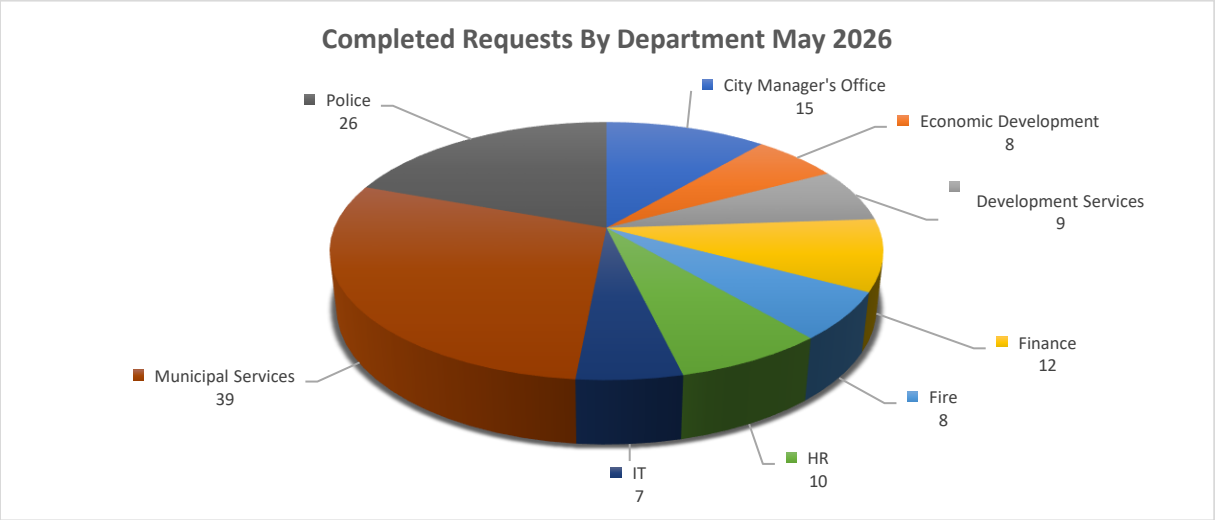
IT Staff began attending weekly meetings with Municipal Services and Public Safety staff hosted by the company, Guidepost Solutions, for the camera system design project for City parks and well sites.

Enterprise Permitting and Licensing Software

IT Staff are working with Development Services staff on preparing a list of processes that will be sent over to Tyler Technologies regarding permitting workflows within the divisions of Development Services.

Completed IT Requests*

IT staff completed **134 requests** for service during May 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: Navigating Politics

The IT Department did a Leadergov training on the topic of navigating politics. This topic was on navigating priorities amongst various stakeholder groups. Examples were provided on where there were conflicting priorities may come up and how to respond and work through them.

MUNICIPAL SERVICES

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

LEADERGOV

Staff participated in professional development training focused on effective team feedback, communication, and collaboration practices. The training emphasized timely, balanced, and actionable feedback strategies, including manager-to-employee, peer-to-peer, and team-based approaches. Staff explored techniques for fostering trust, improving communication, clarifying expectations, and supporting continuous growth through constructive feedback and open dialogue.

Additional training focused on preparing for and effectively managing organizational change. Topics included maintaining adaptability, strengthening internal communication, clarifying roles and responsibilities, and supporting team members through periods of transition. Staff also discussed common challenges associated with change, including uncertainty and change fatigue, and identified practical strategies for building resilience, accountability, and continuous improvement within the workplace.

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

Atoardoshahi, Broneil - Maintenance Worker I

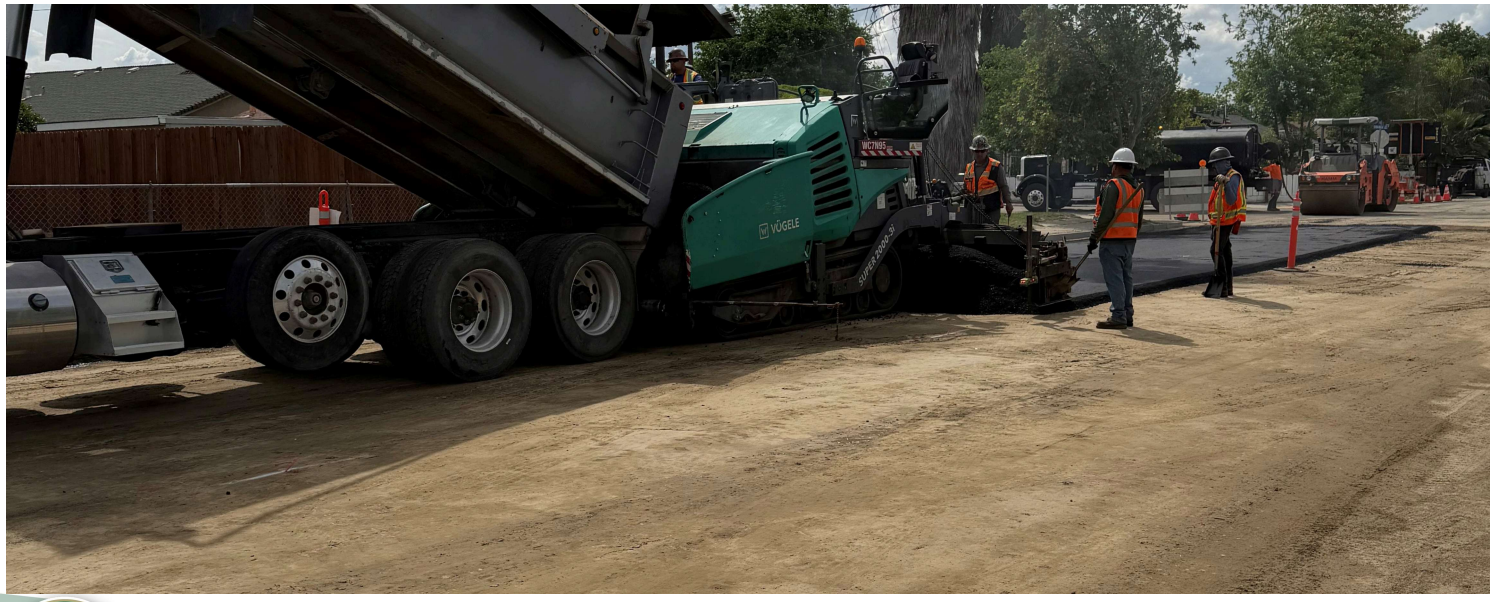
ROADS PROGRAM

At the meeting on May 26, 2026, the City Council Awarded construction contract for City Project No. 25-025 Bid Package 1 to Granite Construction Company in the amount of $3,462,283.50. This project will rehabilitate E. Linwood Avenue (Lander Avenue to County Line) and several adjacent streets. The City Council also approved a task order with NV5, Inc. to provide construction management and inspection services for the project.

Construction activities on City Project No. 23-068 Bid Package 2 are progressing. Full depth reclamation of subgrade was completed and new asphalt pavement was placed on S. Denair Avenue and Hamilton Street.

Construction activities on City Project No. 23-069 continued with placement of the bottom lift of asphalt pavement on Angelus Street, Florence Street, and W. Olive Avenue. Subgrade has been compacted and graded in preparation for placement of the new asphalt pavement.

Caltrans has approved the utility certification and right-of-way certification for Geer Road rehabilitation project. Staff has submitted to Caltrans the request for obligation of federal funds.



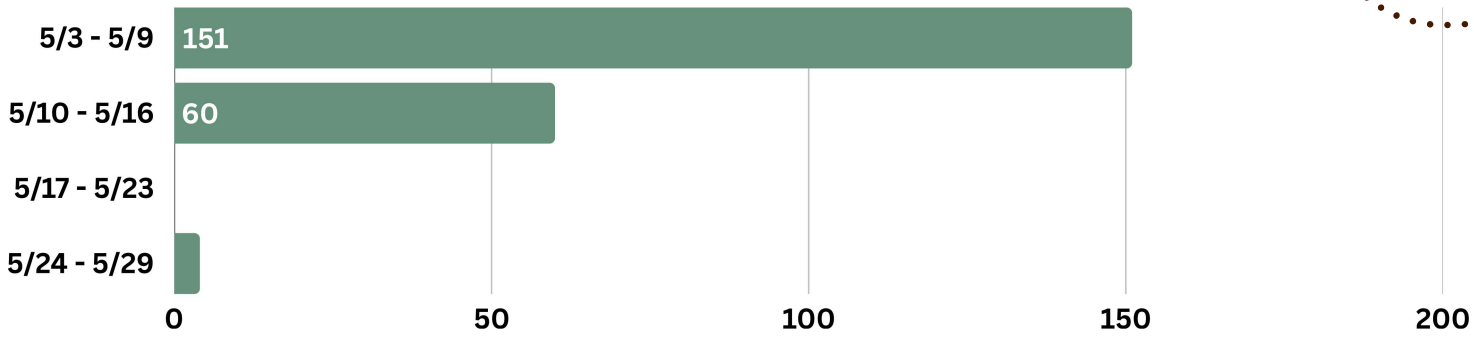
ENGINEERING

Construction activities advanced on several infrastructure and facility improvement projects. The Geer Road Water Valve Replacement project mobilized and began nighttime operations, while the new traffic signal at W. Main Street and Tegner Road was placed into service with protected left-turn phases and upgraded lighting. Progress continued on the Fulkerth Road Widening project, including roadway slurry sealing and ongoing electrical work. Staff also advanced environmental and regulatory requirements for the Tully Road Sewer Main Repair, Intersection Improvements project, and Pedras Road Rehabilitation project, including federal compliance documentation, reimbursement processing, and agency coordination.

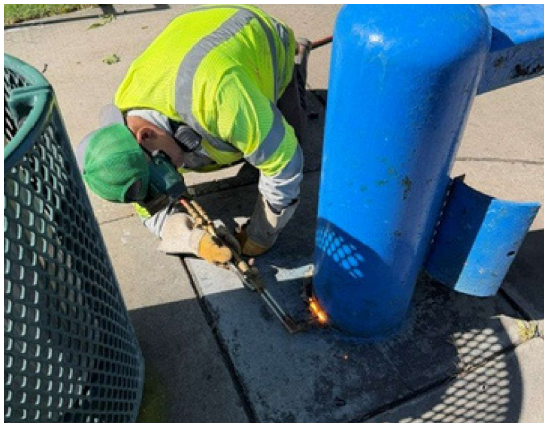
Several capital improvement projects moved through design, review, bidding, and permitting phases. Senior Center facility improvements, including roof, HVAC, and parking lot upgrades, progressed toward construction procurement. The Public Safety Facility Boiler Replacement and Security Fence Improvement projects advanced through the bidding process, while planning continued for Fire Station improvements, City Hall roof replacement, Columbia Pool Exhaust Fan improvements, and the Sodium Hypochlorite Building roof and HVAC replacement. Staff also continued development of the System-Wide AMI and Water Meter Installation project, Johnson Road Storm Drain improvements, waterline replacement improvements, and pedestrian safety enhancements. At John Lazar Park, staff addressed playground safety improvements, coordinated irrigation planning, and prepared for project closeout activities prior to opening the park.

MAINTENANCE

POTHOLES FILLED IN MAY



The Maintenance Division continued to provide essential services and improvements throughout the city, supporting public infrastructure, parks, sports facilities, assessment districts, and municipal buildings. Crews focused on preventative maintenance, irrigation repairs, facility improvements, landscape maintenance, public safety enhancements, and preparation of recreational facilities, while also responding to service requests and supporting community events.



The Streets Division completed a variety of maintenance and improvement projects throughout the city. Crews performed roadway striping and pavement marking work, including thermal plastic crosswalks, shark teeth markings, red curb touch-ups, and painting on Linwood Avenue at Washington Road. Staff repaired uneven sidewalk near the railroad tracks with assistance from Union Pacific Railroad, removed tree stumps on Christoffersen Parkway in preparation for future tree planting, and trimmed trees and landscaped islands along Christoffersen Parkway, Monte Vista Avenue, Geer Road, Canal Drive, and Countryside Drive. The patch truck repaired 215 potholes and completed cold mix repairs. Staff also replaced stop signs, regulatory signs, and installed new crosswalk signage.

MAINTENANCE, CONT'D

The Parks Division supported community volunteer events at Christoffersen and Donnelly parks and completed numerous park maintenance projects throughout the city. Crews installed new drinking fountains at Ferreira and Four Seasons parks, added approximately 160 yards of playground soft fall material at Christoffersen, Four Seasons, and Bristol parks, repaired sidewalk concrete at Bristol and Four Seasons parks, and completed irrigation repairs, including water line repairs at Columbia Park and Walnut Basin. Staff raised trees at Bristol, Donnelly, John Lazar, and Pedretti parks, cleared storm-related debris, completed playground inspections, replaced a bucket swing at Denair Park, and participated in safety and work zone training. Mowing was completed throughout parks and landscaped areas citywide.

At Pedretti Park and the Turlock Regional Sports Complex, crews completed irrigation repairs, including mainline repairs and line break assistance, replaced bleacher boards, maintained parking lots, planters, and grounds, prepared facilities for special events, and assisted with cleanup activities. Staff also completed field preparation, dugout cover repairs, sand volleyball court maintenance, and general grounds maintenance to support scheduled activities and games.

Assessment District crews performed pruning, mowing, irrigation repairs, and weed control throughout the city's assessment areas. Work included pruning walls, planters, islands, bike paths, and landscaped corridors along Christoffersen, Crowell, Geer Road, Monte Vista Avenue, Berkeley islands, Safeway island, Rite Aid/DMV islands, and other assessment district locations. Crews replaced valves, sprinklers, irrigation controllers, and repaired broken irrigation lines while also staking trees and assisting with special event and facility cleanup activities.

Buildings and Facilities staff completed the City Hall men's restroom remodel, installed a new hot water heater at the Senior Center, replaced solar and 12-volt batteries at transit facilities, repaired and maintained drinking fountains, repaired elevator issues at Public Safety Facilities, and continued irrigation repairs. Staff coordinated contractor access and inspections for HVAC, pest control, fire extinguisher, and pool chemical systems. Additional work included maintaining Columbia Pool equipment, replacing ceiling tiles and facility furnishings, installing a new City Attorney sign and dispatch television, repairing the City Hall lobby door, cleaning transit and pool facilities, and supporting pollinator program activities.

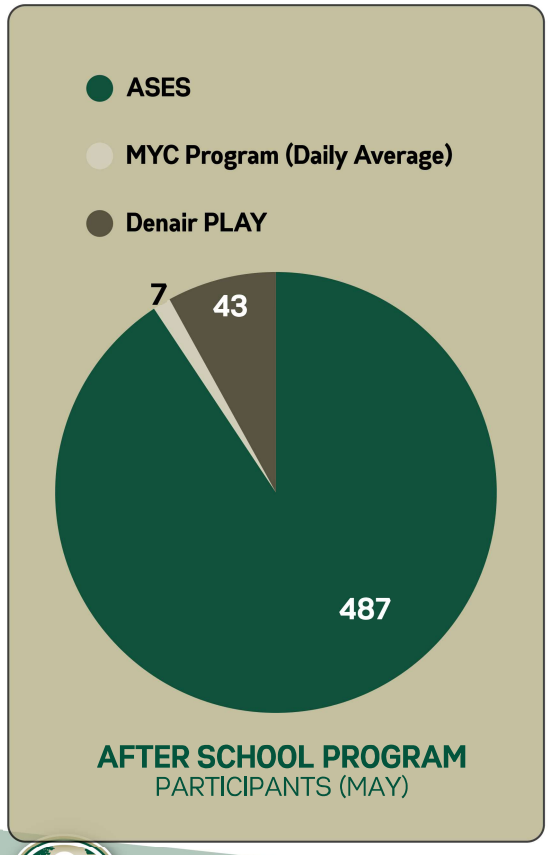
RECREATION

The Recreation Division continues to offer a wide range of programs and events that support community engagement, youth development, aquatics, and adult recreation. Staff are preparing for a busy summer season while continuing to provide safe, welcoming, and accessible recreational opportunities for residents of all ages.

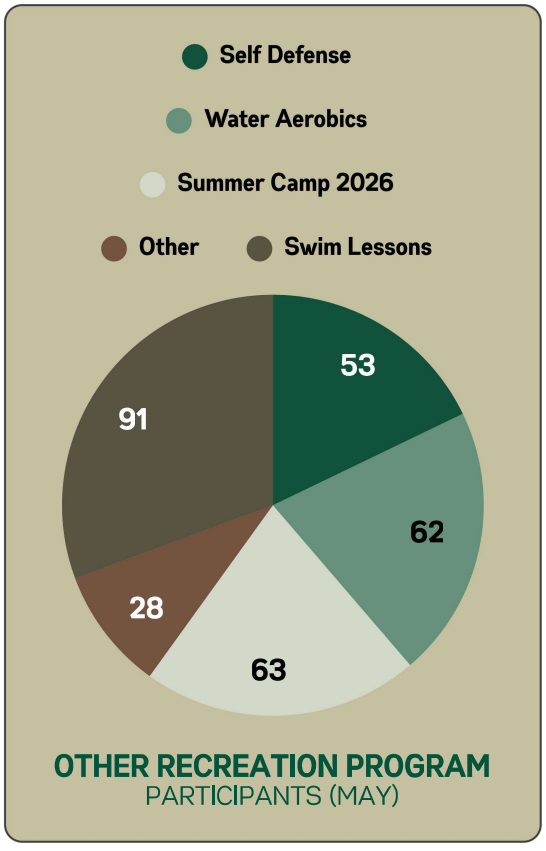
The first Family Fun Night of the year was held on May 1 and was a great success. The event featured a strong collaboration with The Market and local vendors, creating an evening full of activities, community connection, and support for local businesses. The next Family Fun Night is scheduled for Friday, June 5.

Summer Camp registration is open for Summer 2026. This long-standing program provides families with a safe, fun, and structured option for children during summer vacation and will once again be offered at the high school sites.

Recreational swim is currently available on weekends at Columbia Pool, with aquatic staff preparing to begin weekday recreational swim in early June. A Lifeguard Certification class was held at Columbia Pool May 1-9.



AFTER SCHOOL PROGRAM
PARTICIPANTS (MAY)



OTHER RECREATION PROGRAM
PARTICIPANTS (MAY)

SPECIAL EVENTS:

TURLOCK'S CINCO DE MAYO
MAY 2
TURLOCK POLICE CHAPLAINCY FUN RUN
MAY 9
TURLOCK DOWNTOWN WORSHIP
MAY 17 & MAY 30
TURLOCK PENTECOST PARADE
MAY 31

OPEN REGISTRATION:

RECREATION SWIM
SUMMER CAMP
SWIM LESSONS
WATER AEROBICS
TRACK

SCAN HERE FOR MORE INFORMATION ON RECREATION PROGRAMS!

RECREATION, CONT'D

Tiny Tots began on May 2 at the Turlock Regional Sports Complex. Summer Adult Softball is also underway, with 67 teams playing Tuesday through Friday evenings at Pedretti Park. TPR Baseball hosted a tournament at Pedretti Park over the weekend.

After-school programming continues to be well attended at the six ASES sites, the PLAY site, and the Marty Yerby drop-in program. Recreation staff continue to provide a safe and engaging environment where youth can learn, grow, and participate in positive activities.

REGULATORY AFFAIRS

The Regulatory Affairs Division continued to advance several key initiatives supporting water quality, regulatory compliance, and public outreach. Staff worked toward completing draft versions of the Consumer Confidence Report (CCR) and Annual Water Supply and Demand Assessment (AWSDA), including data collection, analysis, and required regulatory submittals.

The Division also secured a $15.4 million grant agreement from the State Water Resources Control Board (SWRCB) for the Well 35 Project. This funding will support treatment improvements to address emerging contaminants and help ensure the continued delivery of safe and reliable drinking water.

In support of water conservation and public education efforts, staff successfully coordinated with the East Stanislaus Resource Conservation District and the Parks and Recreation Division to install water-efficient demonstration plantings at Pedretti Park and the Chamber of Commerce. The project promotes sustainable landscaping practices and provides educational opportunities for residents interested in reducing outdoor water use through the use of drought-tolerant, water-saving plants.

UTILITIES

The Utility Maintenance Division continued to support water, wastewater, stormwater, and utility operations through inspections, maintenance activities, infrastructure repairs, and regulatory compliance efforts. During the reporting period, staff completed 30 Bluebeam and plan check reviews, 361 USA utility markings, 51 excavation permit inspections and repairs, 19 sewer lift station inspections, 1,921 meter reads, 46 water waste investigations, eight occupancy inspections, and 54 backflow test reviews.

Staff supported several major water system projects and maintenance activities throughout the reporting period. Crews assisted contractors with valve replacement work, including night shift operations, temporary water shutdowns, project preparation, and assembly of materials. Staff responded to multiple incidents where contractors struck City water service lines during construction activities, quickly mitigating leaks and restoring service. Additional water system work included completing multiple hot taps for new water services, lowering a blow-off assembly to accommodate a roadway rehabilitation project, repairing water leaks associated with construction projects, restoring sidewalks following utility repairs, replacing and repairing valves, repairing fire hydrants, and performing approximately 353 water service shut-offs for non-payment and other service-related needs.

Wastewater crews completed a variety of maintenance and repair activities, including installing City and customer sewer cleanouts in response to sewer blockages and recurring sewer issues, repairing sewer laterals, responding to reported sewer plugs, and investigating system concerns. Staff also installed infrastructure improvements to address damaged sewer facilities and support system reliability.

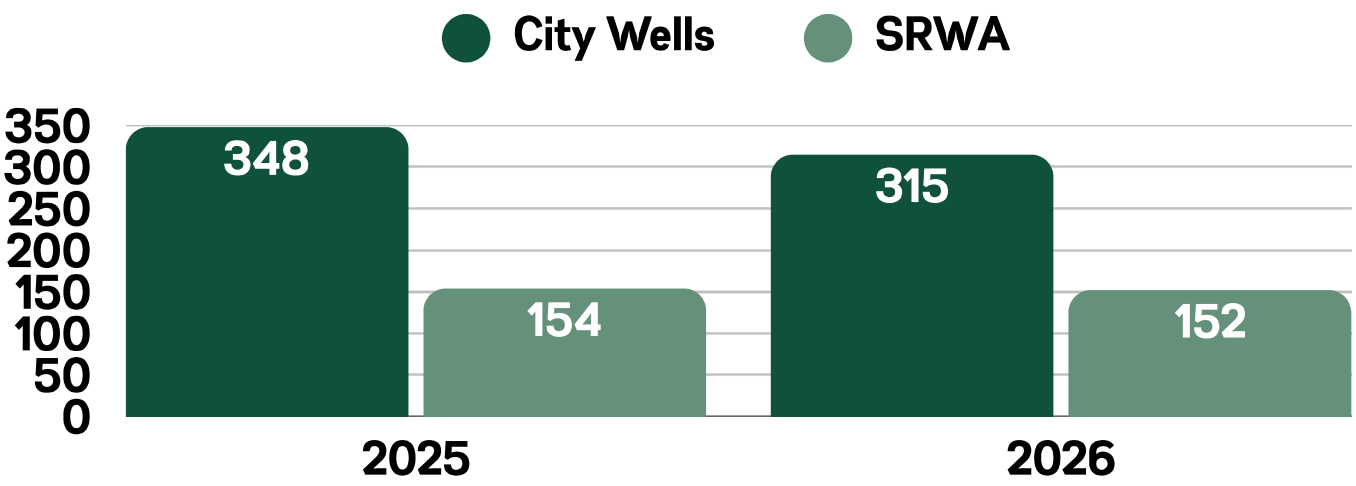
Stormwater maintenance activities included repairing and replacing catch basins, restoring associated sidewalks and concrete surfaces, repairing storm manholes, completing concrete placement within stormwater structures, clearing gutters impacted by wind-blown debris and sediment, and conducting ongoing three-month and six-month storm system cleaning activities.

UTILITIES, CONT'D

In addition to field repairs and maintenance, staff completed scheduled three-month and six-month facility runs to ensure continued operational readiness, system reliability, and regulatory compliance. Crews also coordinated customer notifications related to planned water service interruptions and continued to support the City's infrastructure through routine inspections, emergency response activities, and preventative maintenance programs.

STANISLAUS REGIONAL WATER AUTHORITY (SRWA)

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



WATER PRODUCTION APRIL *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	127 Million gallons of water was delivered
CITY OF TURLOCK	152 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.**

CITY MANAGER'S MONTHLY UPDATE

TURLOCK FIRE DEPARTMENT

May 2026

Fire Chief, Shanon Evans

OPERATIONS DIVISION

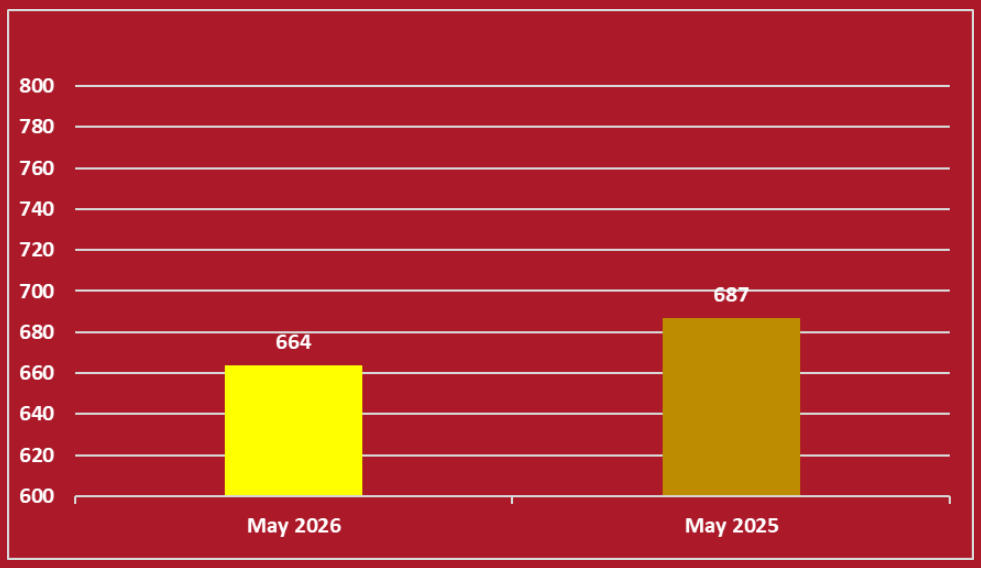
TOTAL CALL VOLUME: 664

Total Fire (NFIRS Series 100): 14

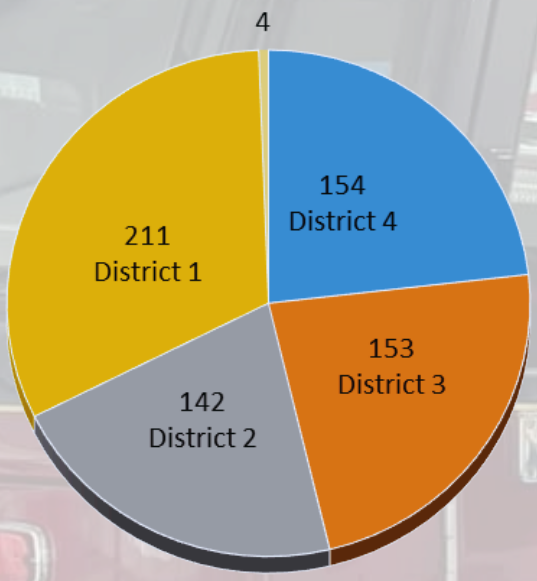
Total EMS: 440

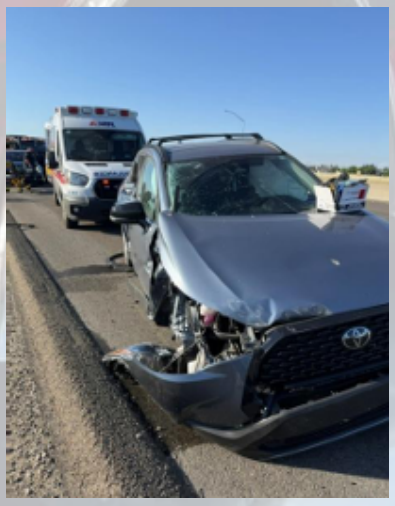
Total Public Service/ Rescue: 80

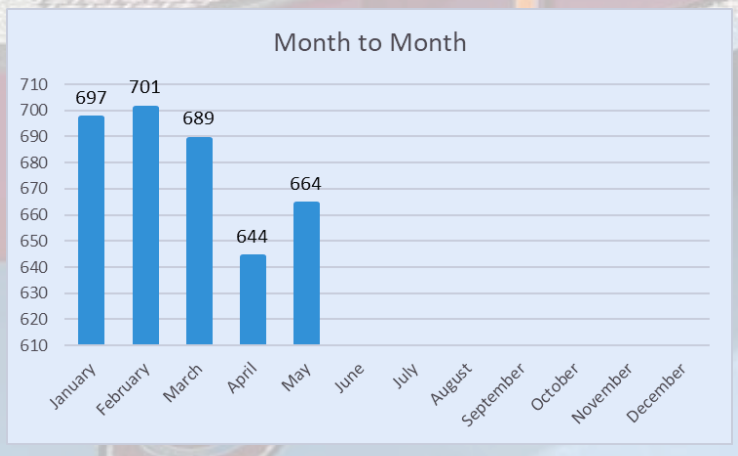
May 2025 vs May 2026



CALLS BY DISTRICT







Welcome

Zachary Clemence

Cade Gilbert

Noah Henry

Ethan Difuntorum

Braden Dwight

Elijah Shervington- Lester

FIRE PREVENTION DIVISION

Type of Inspection	Total
Occupancy	8
Re-inspections	14
Hydro/Visual	3
Final Fire Alarm/Final Sprinkler	5
Building Finals	6
Green Sheet Plan Reviews	13
School Inspections, Care Facilities and STD850	4
All other Inspections	13
Pre-Developments	4

Stanislaus Regional FIU May 2026

DETAILS: During the month of May 2026, the FIU's call volume increased above the previous month's total responses.

The FIU conducted a total of 40 fire investigations during the month (the previous month of April was 30), the breakdown of the calls is as follows:

Calls by jurisdiction: Modesto FD 14, Ceres 5, Oakdale's 2, Salida 0, Turlock city 3, and County 16.

20 were structure fires, 7 vegetation fires, 4 vehicle fires, and 9 were trash/dumpster/other fires/criminal enforcement actions/investigator follow-ups.

Investigators were able to determine that 12 fires were confirmed arsons, 12 accidental, and 12 were undetermined. Investigators were canceled a total of 0 times. Reported fire fatalities 2.

Investigators assisted with or handled themselves 4 arrests during the month. This included an assist to Modesto PD's Monterey Ave homicide response, which involved the FIU UAV team and FIU MFD TEMS SWAT medic.

We continue to dedicate long hours to several open arson investigations that require follow-up, with arrests pending.

The FIU asks that the Fire and LEO jurisdictions direct any arson related video or arson related tip info to their public account: Info@stanfiu.org or 209.525.5530. We welcome any inquiries and remain committed to serving the communities throughout the county. #StanFIU

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

AR= Arson, AC= Accidental, UN= Undetermined

Date	Sta #	Agency	IF #	Invest	Location	AR	AC	UN	Property	Dispo	$ Loss	O&C
5/8/2026	34	TUR	26-124	Roussell	Monte Vista / Walnut			1	Other	Follow Up	$50,000.00	O&C
5/12/2026	31	TUR	26-131	Singh	277 Almond Ave		1		Struct Resid	Closed	$200,000.00	O&C
5/24/2026	32	TUR	26-145	McD	1020 South Walnut Rd.			1	Trash	Closed	$180,000.00	CC

Finance Department Monthly Report

June 9, 2026

From: Isaac Moreno, Finance Director

Prepared by: Isaac Moreno, Finance Director

Agendized by: Chris Fisher, Acting 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 July 15, 2026

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

Utility Billing Division Report – Please see attached memorandum.

Housing Division Report – Please see attached memorandum.

Turlock Development Incentive Program Activities:

Permit Issue Date	Project Description	Location	Total Credits Received
5/7/2026	New Gas Station	2099 Fulkerth Rd.	$22,158.02

Projects:

User Fee Study – Consultant has started preliminary meetings with four divisions. The estimated completion is August 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**
May					
2026-131	E Source Companies LLC	Water Loss Assessment and Optimization Services	$ 60,200.00	3/9/2026	Muni- Admin
2025-205	Trans Tax Advisors, LLC	Securing Federal & State Fuel Tax Credits	$ 25,000.00	6/27/2025	Muni - Transit
2026-077	Trillium Solutions, Inc.	GTFS Maintenance, Interactive Passenger Map & Transit Alerts	$ 7,015.00	7/1/2025	Muni - Transit
2026-167	Mo-Cal Office Solutions	Ricoh IMC3010 MA#25315 CAO Color Copier	$ 17.00	4/28/2026	Finance
2026-149	Mo-Cal Office Solutions	Ricoh IMC3010 MA#25159 WQC Color Copier	$ 37.00	3/26/2026	Finance
2026-130	Turlock Lions Club	Facility Use Agreement Regarding Rube Boesch Center	$ -	4/1/2026	Muni - Recreation

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: June 3, 2026

TO: Isaac Moreno

FROM: Angelica Gonsalves

SUBJECT: May 2026 Department updates

For the month of May 2026:

Finance processed a total of 2,070 receipt payments in the office by walk in customers, 908 by mailed/drop box, and took 5 phone payments. The department answered 1,979 calls during the month of May. Processed 190 utility move-in's, and 151 move-out/exception bills. Payment agreements: 111 current and 22 past due payment agreements.

Utility billing processed and mailed 19,729 printed utility bills and issued 2,861 penalties. Delinquent notices were mailed to 901 customers. 353 accounts were terminated on May 27, 2026 and 72 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 May we had 1,931 customers made payments on the new IVR, 5,014 customers paid through the new portal, and 6,646 set up for autopay. We have a total of 12,735 registered users on the new portal from 5/31/26. 795 users have signed up for paperless billing. We have officially moved over all utility accounts over to the new platform. Account numbers were updated in May due to the limitations on the new IVR platform not recognizing alpha characters. 228 customers that were registered on the portal with no autopay were emailed that their account numbers changed and to reach out for the new account number. Those that make one-time payments through the IVR and did not have autopay will be notified through their June 2026 bill of their change under the messages section.

Business license processed 53 new applications and closed 2 business licenses. 6 licenses were renewed and 0 delinquent notices were mailed out to lapsed business licenses. The City of Turlock currently has 7,237 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: June 2, 2026

TO: Isaac Moreno

FROM: Jennifer Figueroa

SUBJECT: June 2026 Housing Division Update

June 2026 Housing Division Update:

- Fourteen (14) Mobile Home rehabilitation packets were given out.
- Five (5) applications received.
  - Three (3) mobile home rehabilitation completed.
  - Three (3) mobile home rehabilitations in construction process.
  - Four (4) mobile home rehabilitations are in various stages of process prior to loan committee approval.
- Eleven (11) stick build rehabilitation packet given out.
- Three (3) applications received.
  - One (1) stick built rehabilitation completed.
  - Two (2) stick built rehabilitations in construction process.
  - Four (4) stick built rehabilitations are in various stages of process prior to loan committee approval.
- Three (3) First-Time Homebuyer applications given out.
  - Seven (7) First-Time Homebuyer applications received. Two (2) approved. Five (5) pending eligibility. One (1) under contract-pending loan committee approval.
- Staff hosted an outreach table at the Farmer's Market on May 9th to promote housing programs and increase community awareness.
- Throughout May, Housing staff distributed informational door hangers at seven mobile home parks in the City of Turlock to promote awareness of the mobile home rehabilitation program.
- FY 2026-27 Annual Action Plan was successfully submitted to HUD.

Funds with HUD:

Prepared: 6/2/2026

Stanislaus Housing Consortium		
	CHDO	-
	Administrative Funds	650,283.01
	HOME	4,942,436.78
		5,592,719.79
CDBG-CV		645,763.38
CDBG		1,328,646.63
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	203,601.00

Funds with City:

Stan County HOME Lead Consortium Fund 254	-
CDBG (with City) Fund 255	556,668.04
HOME Consortium Fund 256	601,872.64
State HOME Fund 257	
State Home Funds	2,956,922.52
Cal HOME Program	1,547,183.22
HEAP	94,183.91
	4,598,289.65
Housing Stimulus Fund 258	(472,245.27)
HOME-ARP Fund 259	(95,149.24)
PLHA-Permanent Local Housing Allocation Fund 260	734,579.70
Successor Agency - LMI Fund 625	1,981,581.11

TOTAL OF ALL FUNDS:	$	20,673,629.83

Notes:

MONTHLY CITY MANAGER'S REPORT

MAY 2026

- On **May 1st**, we had the honor of welcoming riders from Law Enforcement United as they made their way through our area. Their journey is more than miles. It's a moving tribute. One tha stops in communities like ours to remember the officers who gave their lives in the line of duty.

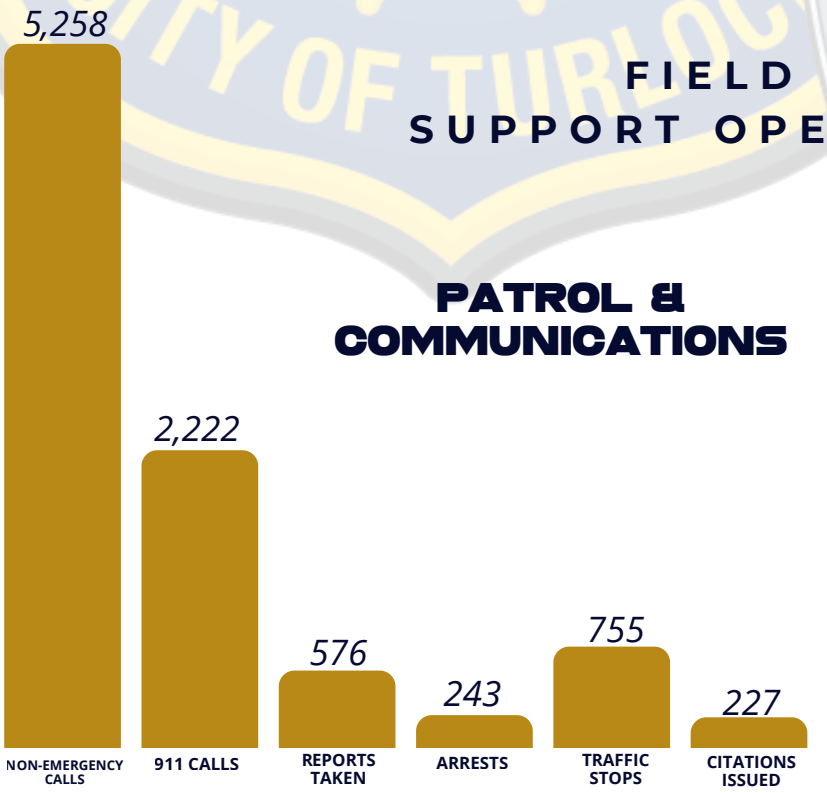
- On **May 6th**, members of the Turlock Police Department joined our law enforcement partners from across Stanislaus County for the annual Peace Officer Memorial Ceremony. Together, we gathered to honor and remember the officers who gave their lives in the line of duty serving our communities.

- On **May 8th**, our Crime Prevention Unit Sergeant, Sgt. Parmley, and Neighborhood Resource Officer, Officer Nwando, had the honor of joining Turlock Costco for a very special Children's Miracle Network event celebrating 6-year-old Eliana, whose dream is to become a police officer someday.

- On **May 26th**, Officer Stea was officially sworn in as a member of the Turlock Police Department. After serving six years with the Los Angeles Police Department, he brings valuable experience, knowledge, and perspective to our team.

FIELD & SUPPORT OPERATIONS

PATROL & COMMUNICATIONS



ANIMAL SERVICES

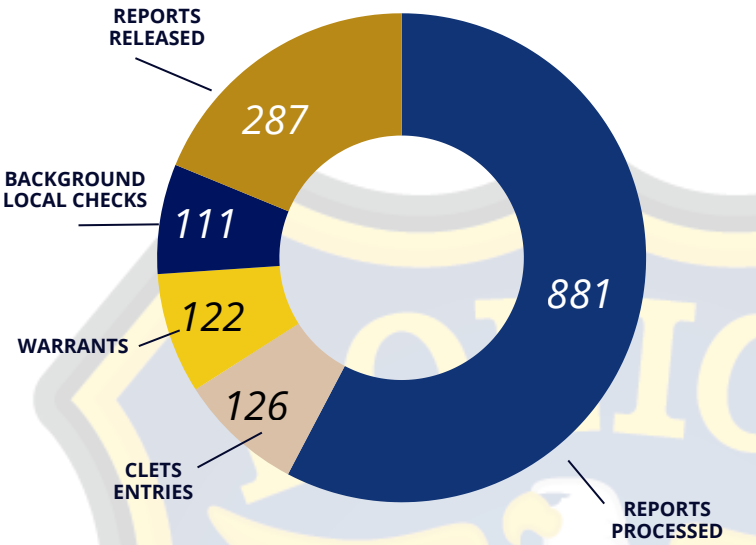
45 DOGS SEIZED

13 CATS SEIZED

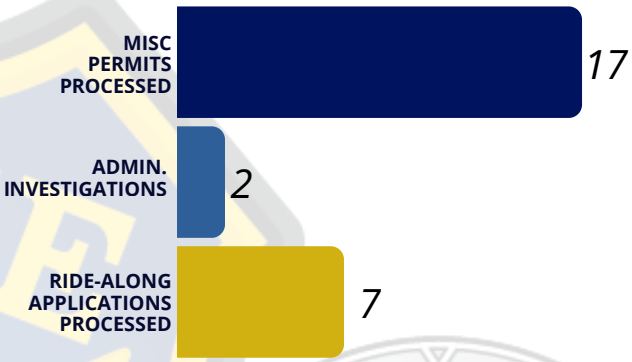
27 ANIMALS ADOPTED/RETURNED TO OWNER/TRANSPORTED TO RESCUE

SPECIAL OPERATIONS

RECORDS



PROFESSIONAL STANDARDS



SOCIAL MEDIA INSIGHTS

FOLLOW

ACCOUNTS REACHED

INSTAGRAM: 2,363,964

FACEBOOK: 500,760

NEW FOLLOWS

INSTAGRAM: 1,211

FACEBOOK: 180

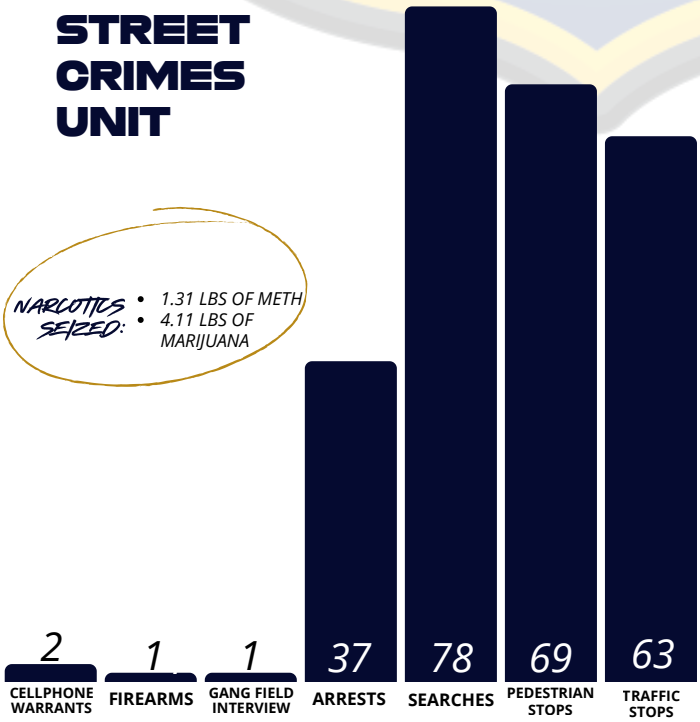
PROFILE VISITS

INSTAGRAM: 15,100

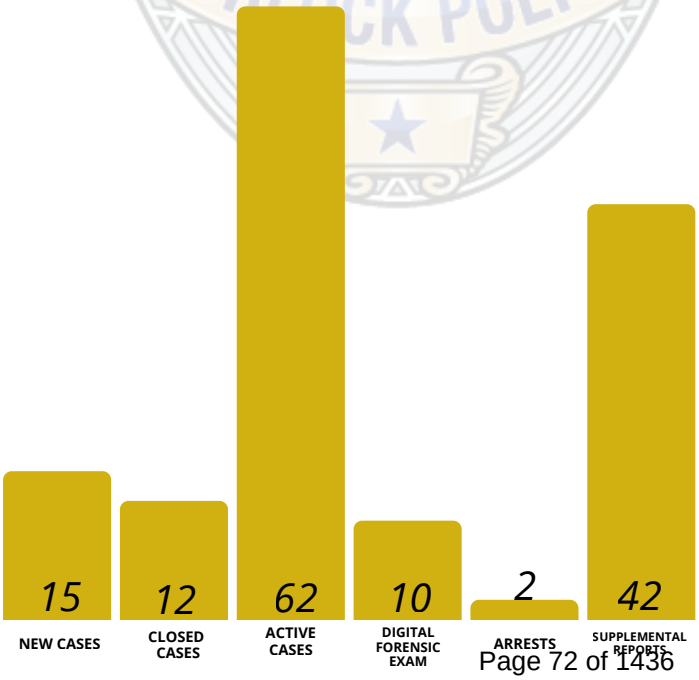
FACEBOOK: 9,639

STREET CRIMES UNIT

NARCOTICS SEIZED:
- 1.31 LBS OF METH
- 4.11 LBS OF MARIJUANA



DETECTIVES



City Council Meeting Minutes

May 26, 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: Motion: Approval of Agenda as Posted, 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

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

A. Proclamation: Older Americans Month & Recognition: Martin & Nancy Qualle

Mayor Bublak read the proclamation of Older American's Month and recognized Martin & Nancy Qualle for their contributions to the community.

B. Presentation: Turlock Partnership Incentive Program Check Presentation: Pupusas Francis Inc. (Economic Development)

Economic Development Director Sims presented the Turlock Partnership Incentive Program check to owners of Pupusas Francis, Inc.

6. **PUBLIC PARTICIPATION**

Mayor Bublak opened public comment at 6:07 PM and the following members of the public spoke:

Candice Bills
Milt Trieweiler
Abby Pendleton
Mike Barco

With no further comments, Mayor Bublak closed public comment at 6:21 PM.

7. CITY MANAGER REPORTS/UPDATES

None

8. CONSENT CALENDAR

Mayor Bublak opened public comment at 6:22 PM and the following members of the public spoke:

Bob Puffer
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment at 6:23 PM.

Action: Motion: by Councilmember Abram, seconded by Councilmember Bixel, to adopt the Consent Calendar as amended by pulling items 8I, 8J and 8K for separate consideration and carried 5/0 by the following vote:

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

A. Accepting the Minutes of the May 9, 2026 Special City Council Meeting and the May 12, 2026 Regular City Council Meeting

Action: Approved Motion: Accepting the Minutes of the May 9, 2026 Special City Council Meeting and the May 12, 2026 Regular City Council Meeting

B. Accepting the Weekly demands of May 1, 2026 through May 7, 2026 in the amount of $1,562,765.76.

Action: Approved Motion: Accepting the Weekly demands of May 1, 2026 through May 7, 2026 in the amount of $1,562,765.76

C. Accepting the Investment and Cash Report for the Month of April 2026 in the Amount of $322,740,152.29.

Action: Approved Motion: Accepting the Investment and Cash Report for the Month of April 2026 in the Amount of $322,740,152.29

D. Accepting Improvements for City Project No. 25-051 “El Paseo Sewer Line Replacement” and Authorizing the City Engineer to File a Notice of Completion (Engineering)

Action: Approved Motion: Accepting improvements for City Project No. 25-051 "El Paseo Sanitary Sewer Main Replacement" and authorizing the City Engineer to file a Notice of Completion

E. Approving the Submission of a FY 2026-27 Transportation Development Act (TDA) Transit Claim to the Stanislaus Council of Governments (StanCOG) for Funding for Transit Operations and Facilities (Transit)

Action: Approved Resolution No. 2026-051: Approving the submission of a FY 2026-27 Transportation Development Act (TDA) Transit Claim to the Stanislaus Council of Governments (StanCOG) for funding for transit operations and facilities

F. Approving Amendment No. 2 to an Agreement Between the City of Turlock and Axon Enterprises, Inc., for Dictation Services, to Change the Current Total Compensation from $2,156,109.62 to $2,477,404.52 for the Duration of the Contract (Police)

Action: Approved Motion: Approving Amendment No. 2 to an Agreement between the City of Turlock and Axon Enterprises, Inc., for Dictation Services, to change the current total compensation from $2,156,109.62 to $2,477,404.52 for the duration of the contract

G. Authorizing the Submittal of a Grant Application to the State Water Resources Control Board for the Treatment of Emerging Contaminants in the City of Turlock's Water Distribution System (Regulatory Affairs)

Action: Approved Resolution No. 2026-052: Authorizing the submittal of a grant application to the State Water Resources Control Board for the treatment of emerging contaminants in the City of Turlock's water distribution system and authorizing the Municipal Services Director or their designee to sign any and all necessary documents.

H. Approving an Agreement for the Turlock Police Department to Partner with Stanislaus County on the County's Tobacco Retailer Grant (Police)

Action: Approved Motion: Approving the agreement between the City of Turlock and the County of Stanislaus where Turlock Police Department will partner with the County in fulfilling the needs of the tobacco retailer program grant obtained by the County on an overtime basis to be reimbursed to the City from the County up to $144,582 between time of approval and ending March 14, 2029

I. Ratify Prior City Manager Action and Confirm Appointment of City Clerk (City Manager's Office)

This item was pulled for separate consideration.

J. Approving an Amendment with NV5, Inc. in the Amount of $559,649.47 for Construction Management and Inspection Services for Roadway Improvements on E. Linwood Avenue, Rosewood Drive, Baywood Lane, and Rockwood Avenue (Roads Program)

This item was pulled for separate consideration.

K. Awarding a Contract to Granite Construction Company in the Amount of $3,462,283.50, Plus a 10% Contingency, for Roadway Improvements on E. Linwood Avenue, Rosewood Drive, Baywood Lane, and Rockwood Avenue (Roads Program)

This item was pulled for separate consideration.

L. Approving an Agreement with Romeo Medical Corporation, d/b/a Work Wellness to Provide Pre-Employment Examinations, Annual Physicals, and Occupational Medical Services for the City of Turlock in an Annual Amount not to Exceed $70,000 (Human Relations)

Action: Approved Motion: Approving an Agreement with Romeo Medical Corporation d/b/a Work Wellness to provide Pre-Employment Examinations, Annual Physicals, and Occupational Medical Services for the City of Turlock in an Annual Amount not to Exceed $70,000 for the period covering June 1, 2026, through June 30, 2027, to be paid from various department funds XXX-XX-XXX.43155 “Physicals, Shots & Psychological”

8I Ratify Prior City Manager Action and Confirm Appointment of City Clerk (City Manager's Office)

This item was pulled for separate consideration.

City Attorney Lucchesi spoke to the item.

Motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 5/0 by the following vote:

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

Action: Approved Resolution 2026-053: Ratify prior City Manager action and confirm appointment of Nichole Fiez as City Clerk

---

8J Approving an Amendment with NV5, Inc. in the Amount of $559,649.47 for Construction Management and Inspection Services for Roadway Improvements on E. Linwood Avenue, Rosewood Drive, Baywood Lane, and Rockwood Avenue (Roads Program)

This item was pulled for separate consideration.

Roads Program Manager Pezeshk spoke to the item.

Motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak

Yes	Yes	Yes	Yes	Yes

Action: Approved Motion: Approving Amendment No. 21 for Task Order No. 9A under the terms of the Master Agreement (City Contract No. 2024-111) with NV5, Inc. (Fresno, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of $559,649.47 to be funded by Fund 115 "Measure A – Roads" for Bid Package 1 for City Project No. 25-025 as "NV5 CM Task Order No. 9A for City Project No. 25-025, Bid Package 1."

8K Awarding a Contract to Granite Construction Company in the Amount of $3,462,283.50, Plus a 10% Contingency, for Roadway Improvements on E. Linwood Avenue, Rosewood Drive, Baywood Lane, and Rockwood Avenue (Roads Program)

This item was pulled for separate consideration.

Roads Program Manager Pezeshk spoke to the item.

Motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 5/0 by the following vote:

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

Action: Approved Motion: Awarding bid and approving an Agreement between the City of Turlock and Granite Construction Company, of Fresno, CA, in the amount of $3,462,283.50 and a contingency amount of $346,000.00 (10%) to be funded by Fund 115 "Measure A - Roads" bond proceeds for construction of Bid Package 1 for City Project No. 25-025 "Provost & Pritchard Task Order No. 4 for Roads Program CIP Projects."

Action: Approved Resolution No. 2026-054: Determining the award of bid for construction of Bid Package 1 for City Project No. 25-025 "Provost & Pritchard Task Order No. 4 for Roads Program CIP Projects" is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA guidelines

9. **FINAL READINGS**

A. Second and Final Reading of an Ordinance Amending Turlock Municipal Code Title 7 (Public Works), Chapter 7-7 (Street Trees) (Municipal Services Department)

Mayor Bublak opened public comment at 6:28 PM and the following members of the public spoke:

Milt Trieweiler

With no further comments, Mayor Bublak closed public comment at 6:29 PM.

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 Ordinance 1344-CS: Second and final reading of an ordinance amending Turlock Municipal Code Title 7 (Public Works), Chapter 7-7 (Street Trees)

10. **PUBLIC HEARINGS**

A. Annual Review of the Development Agreement for The Evergreen Market dba FF Farms and Introduction and First Reading of an Ordinance Amending the Development Agreement between the City of Turlock and the Evergreen Market dba FF Farms at 101 E. Glenwood Avenue. (Development Services)

Planning Manager Quintero presented the item.

Mayor Bublak opened the item for public comment at 6:37 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:37 PM.

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

Action: Approved Resolution No. 2026-055: Finding that The Evergreen Market dba FF Farms has complied in good faith with the terms and conditions of the Development Agreement between The Evergreen Market dba FF Farms and the City of Turlock for the operation of a cannabis retail dispensary at 101 E. Glenwood Avenue, Stanislaus Assessor's Parcel Number 044-022-013

Action: Approved First Reading of an Ordinance: Introduction and First Reading of an Ordinance amending terms and extending the Development Agreement between the City of Turlock and Evergreen Market dba FF Farms

B. Annual Review of the Development Agreement for NHC Turlock LLC and First Reading and Introduction of an Ordinance Amending the Development Agreement Between the City of Turlock and NHC Turlock LLC located at 3401 W Monte Vista Avenue (Development Services)

Planning Manager Quintero presented the item.

Mayor Bublak opened public comment at 6:39 PM and the following members of the public spoke:

Mike Barco

With no further comments, Mayor Bublak closed public comment at 6:39 PM.

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 Resolution No. 2026-056: Finding that NHC Turlock LLC has complied in good faith with the terms and conditions of the Development Agreement between NHC Turlock LLC and the City of Turlock for the operation of a cannabis retail dispensary at 3401 West Monte Vista Avenue, Stanislaus Assessor's Parcel Number 087-003-039.

Action: Approved First Reading of an Ordinance: Amending terms and extending the Development Agreement between the City of Turlock and NHC Turlock LLC.

C. Annual Review of the Development Agreement for Perfect Union and First Reading and Introduction of an Ordinance Amending the Development Agreement Between the City of Turlock and Perfect Union located at 2500 N Golden State Boulevard (Development Services)

Planning Manager Quintero presented the item.

Angelica Sanchez introduced herself as a representative of Perfect Union.

Mayor Bublak opened the item for public comment at 6:42 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:42 PM.

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 Resolution No. 2026-057: Finding that Perfect Union has complied in good faith with the terms and conditions of the Development Agreement between Perfect Union and the City of Turlock for the operation of a cannabis retail dispensary at 2500 N Golden State Boulevard, Stanislaus County Assessor's Parcel Number 088-007-025

Action: Approved First Reading of an Ordinance: Amending terms and extending the Development Agreement between the City of Turlock and Perfect Union

D. Annual Review of the Development Agreement for Fire House Turlock, Inc. and First Reading and Introduction of an Ordinance Amending the Development Agreement Between the City of

Turlock and Fire House Turlock, Inc. located at 1601 West Main Street (Development Services)

Planning Manager Quintero presented the item.

Zak Drivon introduced himself as a representative of Fire House Turlock, Inc.

Mayor Bublak opened public comment at 6:44 PM and the following members of the public spoke:

John Gabelon

With no further comments, Mayor Bublak closed public comment at 6:47 PM.

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 Resolution 2026-058: Finding that Fire House Turlock, Inc. has complied in good faith with the terms and conditions of the Development Agreement between Fire House Turlock, Inc. and the City of Turlock for the operation of a cannabis retail dispensary at 1601 West Main Street, Stanislaus Assessor's Parcel Number 089-015-006.

Action: Approved <u>First Reading of an Ordinance:</u> Amending terms and extending the Development Agreement between the City of Turlock and Fire House Turlock, Inc.

E. Introduction of an Ordinance Amending the Development Agreement Between the City of Turlock and Plan4Dream Investments LLC at 600 D Street (Development Services)

Planning Manager Quintero presented the item.

Zak Drivon introduced himself as a representative of Plan4Dream Investments LLC.

Mayor Bublak opened public comment at 6:54 PM and the following members of the public spoke:

Mike Barco
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment at 6:56 PM.

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 <u>First Reading of an Ordinance:</u> Amending terms and extending the Development Agreement between the City of Turlock and Plan4Dream Investments LLC.

F. Calling a Special Mailed-Ballot Election and Declaring Results for Community Facilities District 2 Annexation 41 for the Property Located at 1143 9th Street, Turlock (Development Services)

Development Services Director Werner presented the item.

Development Services Director Werner asked the City Clerk to confirm receipt of the following documents: a) Proof of publication of the notice of public hearing; b) Signed waiver and consent forms for the properties being annexed; c) Completed and signed ballots; d) Signed certificate of Clerk regarding receipt of property owner waiver and consent form; e) Ballot declaring election results

City Clerk Fiez so confirmed.

Mayor Bublak opened the item for public comment at 6:59 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:59 PM.

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. 2026-059: Calling a Special Mailed-Ballot Election respecting proposed Annexation 41 to existing Community Facilities District Number 2 (Services Mitigation)

Action: Approved Resolution No. 2026-060: Declaring the results of the Mailed-Ballot Election respecting proposed Annexation 41 to existing Community Facilities District Number 2 (Services Mitigation)

G. Adoption of the City of Turlock Water Shortage Contingency Plan and the City of Turlock and Stanislaus Regional Water Authority 2025 Joint Urban Water Management Plan (Municipal Services)

Acting Municipal Services Director Richards presented the item.

Mayor Bublak opened public comment at 7:05 PM and the following members of the public spoke:

Milt Trieweiler
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment at 7:10 PM.

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. 2026-061: Adopting the Water Shortage Contingency Plan and the 2025 Joint Urban Water Management Plan

Action: Approved Resolution No. 2026-062: Adopting 2025 Joint Urban Water Management Plan

11. **ACTION ITEMS**

A. Authorizing Construction Bids for Phase 1 of City Project No. 25-057 of the Citywide Water Meter Replacement Project (Engineering)

Acting Municipal Services Director Richards presented the item.

Mayor Bublak opened public comment at 7:18 PM and the following members of the public spoke:

John Gabelon
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment at 7:21 PM.

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 Motion: Authorizing staff to proceed with advertising the City Project No. 25-057 “System Wide AMI and Water Meter Installation - Phase 1”

B. Accepting the City of Turlock’s Audited Financial Statements and Related Reports for the Fiscal Year Ended June 30, 2025 (Finance)

Finance Director Moreno presented the item with a consultant from Brown Armstrong

Accountancy Corporation.

Mayor Bublak opened public comment at 7:34 PM and the following members of the public spoke:

Milt Trieweiler
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment at 7:36 PM.

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. 2026-063: Accepting the City of Turlock's audited Financial Statements and related reports for the Fiscal Year ended June 30, 2025

C. Approving an Agreement with the City of Modesto for Fire Administration Services (Fire Department)

Deputy Fire Chief Jelinek and Finance Director Moreno presented the item.

Mayor Bublak opened public comment at 7:47 PM and the following members of the public spoke:

Milt Trieweiler
Ron Bridegroom
Mary Jackson

With no further comments, Mayor Bublak closed public comment at 7:53 PM.

Motioned by Vice Mayor Monez, seconded by Councilmember Abram, to approve with an amendment to the contract 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. 2026-064: Approving an amended and restated agreement, in a form approved by the City Attorney, with the City of Modesto for Fire Administration Services, with the added condition that a Council Member standing for election shall not be eligible to serve on any committee established pursuant to this agreement while that Council Member is running for re-election

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

Mayor Bublak extended well wishes to Councilmember Phillips as she proceeds to her next scheduled engagement. In addition, she provided clarification on her vote regarding the cannabis development agreements.

Vice Mayor Monez shared her appreciation to the City of Turlock staff.

13. **CLOSED SESSION**

Closed Session items were read out loud by City Clerk Fiez.

City Clerk Fiez opened the item for public comment at 8:20 PM. There were no comments from the public, and City Clerk Fiez closed public comment at 8:20 PM.

A. Conference with Labor Negotiator, Cal. Gov't Code §54957.6(a)
Agency Designated Representative: Mayor Amy Bublak
Unrepresented Employee: City Manager

B. Public Employee Appointment, Cal. Gov't Code §54957
Title: City Manager

C. Conference with Legal Counsel – Existing Litigation, Cal. Gov't Code §54956.9(d)(1)
Name of Case(s): *In re: National Prescription Opiate Litigation*, Case No. 1:17-md-2804-DAP (N.D. Ohio), regarding proposed Settlement with "Remnant Defendants": Associated Pharmacies, Inc., American Associated Pharmacies, J M Smith Corporation, Louisiana Wholesale Drug Company, Inc., Morris & Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc., United Natural Foods, Inc.

D. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)
Significant exposure to litigation: (2 potential cases), Government Claim Act Claim Nos. (FR103280, FR103903)

14. **REPORTS FROM CLOSED SESSION**

None

15. **ADJOURNMENT**

Mayor Bublak adjourned the meeting at 9:13 PM.

Respectfully Submitted,

_____
Christina Cabada, Deputy City Clerk

City Council Special Meeting Minutes

May 27, 2026
9:00 AM
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

1. **CALL TO ORDER**

Mayor Bublak called the meeting to order at 9:00 AM.

2. **SALUTE TO THE FLAG**

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

Present: Councilmembers Cassandra Abram, Kevin Bixel, and Mayor Amy Bublak
Absent: Councilmember Erika Phillips, Vice Mayor Rebecka Monez

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

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

Motion: Approval of Agenda as posted, motioned by Councilmember Abram, seconded by Councilmember Bixel and carried 3/0 by the following vote:

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

5. **PUBLIC PARTICIPATION - LIMITED TO ITEMS LISTED ON THE AGENDA**

Mayor Bublak opened the item for public comment at 9:01 AM. There were no comments from the public, and Mayor Bublak closed public comment at 9:01 AM.

6. **FISCAL YEAR 2026-2027 BUDGET WORKSHOP**

A. Review, Discuss and Provide Direction to Staff Regarding the Proposed Fiscal Year 2026-2027 General and Non-General Fund Budget (Finance)

Finance Director Moreno provided a presentation regarding the proposed Fiscal Year 2026–2027 General and Non-General Fund Budget. Council reviewed and discussed the proposed budget and provided direction to staff.

Mayor Bublak opened public comment at 9:46 AM and the following members of the public spoke:

Allie Jefferey
Travis Regalo

With no further comments, Mayor Bublak closed public comment at 10:01 AM.

7. **ADJOURNMENT**

Mayor Bublak adjourned the meeting at 10:12 AM.

A.

I, Nichole Fiez, City Clerk of the City of Turlock, hereby certify that the foregoing Special Meeting was called by the Mayor in accordance with Government Code section 54956, and that the agenda was posted at least 24 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

Respectfully Submitted

_____
Nichole Fiez, City Clerk

CITY OF TURLOCK INC. 1908

I, Isaac Moreno, the Finance Director of the City of Turlock attest that each check is entered into the Check Register with each check number, the date of issue, the amount, and the name of the payee. Each check entered into the Check Register conforms to the current City budget. I hereby submit the Check Register to the City Manager for approval prior to being placed on the council agenda for ratification per Turlock Municipal Code Sections 3-2-05 and 3-2-07.

Check Register dated 5/8/26 – 5/14/26
AP EFT 3/1/26 – 3/31/26
EFT 1/1/26 – 1/31/26 Paid from Payroll Account

5-18-26

Isaac Moreno – Finance Director **Date**

5-20-26

~~Gary Hampton - Interim City Manager~~ **Date**

christopher Fisher.
Acting city manager

City of Turlock

Payment Register

From Payment Date: 5/8/2026 - To Payment Date: 5/14/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
Check									
159182	05/11/2026	Open			Utility Management Refund	FLORSHEIM HOMES	$206.46		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	001854-001	MOVE OUT CREDIT	05/11/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$206.46

159183	05/11/2026	Open			Utility Management Refund	FLORSHEIM HOMES	$234.84		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	001857-001	MOVE OUT CREDIT	05/11/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$234.84

159184	05/11/2026	Open			Utility Management Refund	ISAAC, MARY	$57.28		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	222909-001	MOVE OUT CREDIT	05/11/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$57.28

159185	05/12/2026	Open			Accounts Payable	Andrade Financial Services Inc dba AFS Investments	$3,500.00		

Invoice	Date	Description	Amount
TPIP 25/26	05/11/2026	TPIP 25/26 Andrade Financial Services Inc.	$3,500.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$3,500.00

159186	05/14/2026	Open			Accounts Payable	A & P CONSTRUCTION	$21,600.00		

Invoice	Date	Description	Amount
231	05/05/2026	2755 N Walnut Rd., Spc#133 (SFD Rehab)- 50% Completion	$21,600.00

Paying Fund	Cash Account	Amount
255 - CDBG	255.11000 (Cash)	$21,600.00

159187	05/14/2026	Open			Accounts Payable	ADVANCED DIVING SERVICE	$4,048.00		

Invoice	Date	Description	Amount
26-126	04/24/2026	WATER TANK INSPECTION & REPAIR	$4,048.00

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$4,048.00

159188	05/14/2026	Open			Accounts Payable	ALLEGIANCE INDUSTRIAL SUPPLY, LLC	$609.59		

Invoice	Date	Description	Amount
INV11184	04/24/2026	ALLEGIANCE - JANITORIAL SUPPLIES	$283.71
INV11185	04/24/2026	ALLEGIANCE - JANITORIAL SUPPLIES	$325.88

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$609.59

159189	05/14/2026	Open			Accounts Payable	ALLSTAR FIRE EQUIPMENT	$160.15		

Invoice	Date	Description	Amount
271967	04/24/2026	BATTERY PCB ASSY, SENSOR MOD - REPLACED CIRCUIT BOARD	$160.15

Payment Register

From Payment Date: 5/8/2026 - To Payment Date: 5/14/2026

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)			$160.15		
159190	05/14/2026	Open			Accounts Payable	AMERINATN'L COMM SERVICE	$1,002.95		
	Invoice		Date	Description			Amount		
	LPM-26-000607		03/31/2026	Loan Service Provider FY 2025-26, March 2026			$1,002.95		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$1,002.95		
159191	05/14/2026	Open			Accounts Payable	ASSOC RIGHT OF WAY SERV	$10,520.00		
	Invoice		Date	Description			Amount		
	24203		03/31/2026	SR01, 25-044 Well 3 GAC and Arsenic Treatment-3/31/26			$10,520.00		
	Paying Fund			Cash Account			Amount		
	422 - Well Remediation			422.11000 (Cash)			$10,520.00		
159192	05/14/2026	Open			Accounts Payable	AT&T MOBILITY	$5,305.28		
	Invoice		Date	Description			Amount		
	4173X03272026		03/19/2026	4173: MUNICIPAL SERVICES - AT&T PHONE SERVICES			$1,009.84		
	5677X03272026		03/19/2026	5677: MUNICIPAL SERVICES - AT&T PHONE SERVICES			$1,153.58		
	4173X04272026		04/19/2026	4173: MUNICIPAL SERVICES - AT&T PHONE SERVICES			$1,009.86		
	5677X04272026		04/19/2026	5677: MUNICIPAL SERVICES - AT&T PHONE SERVICES			$1,154.98		
	X05042026		04/26/2026	SRWA Industrial Data & Alarm April 2026			$155.63		
	4412X04272026		04/19/2026	FIRE AIRCARDS MAR 20 - APR 19			$821.39		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$821.39		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$3,246.36		
	420 - WATER			420.11000 (Cash)			$1,081.90		
	450 - SRWA - Operations			450.11000 (Cash)			$155.63		
159193	05/14/2026	Open			Accounts Payable	AT&T/SBC	$98.27		
	Invoice		Date	Description			Amount		
	RELAY 5/1/26		05/01/2026	Acct# 248 134-2929 655 9/ California Relay Srvc TDD			$4.33		
	FIRE 5/1/26		05/01/2026	Acct# 233 841-5391 333 1/ Fire Dept			$62.18		
	PD 5/7/26		05/07/2026	Acct# 234 371-3447 543 0/ Police Dept			$31.76		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$98.27		
159194	05/14/2026	Open			Accounts Payable	ATKINSON, ANDELSON, LOYA, RUUD & ROMO	$16,803.68		
	Invoice		Date	Description			Amount		
	787874		03/31/2026	Legal Services March 2026			$16,803.68		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$16,803.68		
159195	05/14/2026	Open			Accounts Payable	B & V Commercial Cleaning, Inc	$2,607.34		
	Invoice		Date	Description			Amount		
	4121		05/01/2026	SRWA - Janitorial Cleaning Service - April 2026			$2,607.34		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$2,607.34		

Payment Register

From Payment Date: 5/8/2026 - To Payment Date: 5/14/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159196	05/14/2026	Open			Accounts Payable	BADGER METER INC	$63.20		
	Invoice		Date	Description			Amount		
	80235428		04/29/2026	ORION CELLULAR APR 2026			$63.20		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$63.20		
159197	05/14/2026	Open			Accounts Payable	BARTON OVERHEAD DOOR INC	$600.00		
	Invoice		Date	Description			Amount		
	021066		03/27/2026	STATTION #33 COMMERCIAL LABOR			$600.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$600.00		
159198	05/14/2026	Open			Accounts Payable	BICSEC SECURITY INC	$266.25		
	Invoice		Date	Description			Amount		
	239536		05/01/2026	SRWA BICSEC - SECURITY AND FIRE ALARM MONITORING June 2026			$266.25		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$266.25		
159199	05/14/2026	Open			Accounts Payable	BSK & ASSOCIATES	$1,286.25		
	Invoice		Date	Description			Amount		
	0112993		04/30/2026	SR02, 14-44 Intersection Improv W Main St & S Tegner Rd-4/30/26			$1,286.25		
	Paying Fund			Cash Account			Amount		
	215 - Streets - Grant Funded Projects			215.11000 (Cash)			$1,286.25		
159200	05/14/2026	Open			Accounts Payable	CA-NV SECTION AWWA	$165.00		
	Invoice		Date	Description			Amount		
	CERT# 3003		04/30/2026	CROSS CONNECTION RENEWAL			$165.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$165.00		
159201	05/14/2026	Open			Accounts Payable	CENTRAL VALLEY CONCRETE	$1,096.80		
	Invoice		Date	Description			Amount		
	295483		04/30/2026	RECYCLED AB			$1,096.80		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,096.80		
159202	05/14/2026	Open			Accounts Payable	CHARTER COMMUNICATIONS	$431.50		
	Invoice		Date	Description			Amount		
	265479001040126		04/01/2026	ST#4 INTERNET SERVICE			$431.50		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$431.50		
159203	05/14/2026	Open			Accounts Payable	CHARTER COMMUNICATIONS	$2,258.43		
	Invoice		Date	Description			Amount		
	170074001050126		05/01/2026	170074001 / WQC 901 S Walnut Rd			$109.99		
	170078701050126		05/01/2026	170078701 / L. MACHADO 4304 Arcadian Dr IT Internet			$100.00		
	170075001050126		05/01/2026	170075001 / CITY HALL 156 S Broadway #116 City Wide Internet			$1,049.00		
	170073601050126		05/01/2026	170073601 / PSF TV & INTERNET 244 N Broadway			$660.15		
	170075101050726		05/07/2026	170075101 / CITY HALL (TV Service) 156 S Broadway #112			$339.29		
	Paying Fund			Cash Account			Amount		

Payment Register

From Payment Date: 5/8/2026 - To Payment Date: 5/14/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	110 - General Fund			110.11000 (Cash)			$730.49		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$98.86		
	420 - WATER			420.11000 (Cash)			$98.87		
	501 - Information Technology			501.11000 (Cash)			$1,330.21		
159204	05/14/2026	Open			Accounts Payable	Chemtrade Chemicals Corp DBA Chemtrade Chemicals	$5,353.87		
	Invoice		Date	Description			Amount		
	90390200		05/01/2026	SRWA SUPPLY AND DELIVERY OF Aluminum Sulfate 5.01.26			$5,353.87		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$5,353.87		
159205	05/14/2026	Open			Accounts Payable	CINTAS FIRST AID AND SAFETY, CINTAS CORP NO 2	$2,102.17		
	Invoice		Date	Description			Amount		
	5317747903		02/10/2026	First Aid & Safety Supplies Management - TPD			$312.77		
	5328007002		04/06/2026	First Aid & Safety Supplies Management - TPD			$402.18		
	5327752605		04/03/2026	First Aid & Safety Supplies Management - TPD			$56.87		
	5325842504		03/25/2026	First Aid & Safety Supplies Management - TPD			$296.84		
	5331141302		04/22/2026	First Aid & Safety Supplies Management - TPD			$243.06		
	5330634606		04/20/2026	First Aid & Safety Supplies Management - TPD			$89.91		
	5333351102		05/01/2026	First Aid & Safety Supplies Management - TPD			$348.05		
	53333325607		05/01/2026	First Aid & Safety Supplies Management - TPD			$202.60		
	5330634609		04/20/2026	First Aid & Safety Supplies Management - Transit			$8.18		
	5330634608		04/20/2026	First Aid & Safety Supplies Management - Muni			$58.31		
	5333351103		05/01/2026	First Aid & Safety Supplies Management - Fire			$67.04		
	5333859713		05/04/2026	First Aid & Safety Supplies Management - Transit			$8.18		
	5331141303		04/22/2026	First Aid & Safety Supplies Management - Fire			$8.18		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$2,061.27		
	420 - WATER			420.11000 (Cash)			$8.18		
	426 - Transit			426.11000 (Cash)			$24.54		
	505 - Fleet			505.11000 (Cash)			$8.18		
159206	05/14/2026	Open			Accounts Payable	CITIBANK, N.A. dba HOME DEPOT CREDIT SERVICES	$16,495.42		
	Invoice		Date	Description			Amount		
	HD-4/13/26		04/13/2026	HD Charges Act#6035 3225 3928 9177 - 4/13/26 Statement			$16,495.42		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$6,935.06		
	205 - Sports Facilities			205.11000 (Cash)			$1,133.70		
	217 - Streets - Gas Tax			217.11000 (Cash)			$4,605.35		
	246 - Landscape Assessment			246.11000 (Cash)			$3,514.22		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$122.63		
	420 - WATER			420.11000 (Cash)			$100.96		
	426 - Transit			426.11000 (Cash)			$83.50		
159207	05/14/2026	Open			Accounts Payable	CITY OF MODESTO	$32,643.83		
	Invoice		Date	Description			Amount		
	169269		05/01/2026	FIRE ADMINISTRATIVE SERVICES MAY 2026			$32,643.83		
	Paying Fund			Cash Account			Amount		

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	110 - General Fund			110.11000 (Cash)			$32,643.83		
159208	05/14/2026	Open			Accounts Payable	CITY OF TURLOCK - CASH	$220.47		
	Invoice		Date	Description			Amount		
	5/6/26 REPLEN		05/06/2026	FIN AR - REPLENISH PETTY CASH 5/6/26			$220.47		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$180.47		
	426 - Transit			426.11000 (Cash)			$40.00		
159209	05/14/2026	Open			Accounts Payable	CLARK PEST CONTROL OF STOCKTON, INC	$2,690.00		
	Invoice		Date	Description			Amount		
	39508153		04/22/2026	SRWA Pest/Weed Control Services Monthly FY 25/26 Pest April 2026			$320.00		
	39608197		04/14/2026	SRWA Pest/Weed Control Services Monthly FY 25/26 Weed April 2026			$2,370.00		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$2,690.00		
159210	05/14/2026	Open			Accounts Payable	Confluence Engineering Group LLC	$41,401.50		
	Invoice		Date	Description			Amount		
	41-0426TKWQ2		04/30/2026	PROF SVS THROUGH 4/1-4/30/26			$41,401.50		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$41,401.50		
159211	05/14/2026	Open			Accounts Payable	Core & Main LP	$476.86		
	Invoice		Date	Description			Amount		
	Y846431		04/29/2026	ITRON 5' CABLES			$476.86		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$476.86		
159212	05/14/2026	Open			Accounts Payable	COSTCO MEMBERSHIP	$130.00		
	Invoice		Date	Description			Amount		
	JUNE 2026		05/01/2026	2026 Costco Annual Business Membership			$130.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$130.00		
159213	05/14/2026	Open			Accounts Payable	CRIME GUARD INC	$5,280.00		
	Invoice		Date	Description			Amount		
	29422		05/05/2026	LIVE MONITORING; CENTRAL PARK; 4/01-4/30/2026			$1,680.00		
	29424		05/05/2026	LIVE MONITORING; CORP YARD; 4/01-4/30/2026			$1,080.00		
	29421		05/05/2026	LIVE MONITORING; BROADWAY PARK; 4/01-4/30/2026			$840.00		
	29423		05/05/2026	LIVE MONITORING; COLUMBIA PARK; 4/01-4/30/2026			$840.00		
	29425		05/05/2026	LIVE MONITORING; DONNELLY PARK; 4/01-4/30/2026			$840.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$5,280.00		
159214	05/14/2026	Voided	INCORRECT ENTRY	05/14/2026	Accounts Payable	CUSTOM LOCKSMITH & ALARM INC	$1,308.90		
	Invoice		Date	Description			Amount		
	0000058897		04/16/2026	Housing-FY25-26 File Room Keyless Digital Lock- Part & Install			$1,308.90		

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	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$1,308.90		
159215	05/14/2026	Open			Accounts Payable	DEPARTMENT OF MOTOR VEHICLES	$28.00		
	Invoice		Date	Description			Amount		
	Title for 49800		04/29/2026	Replacement Title for 49800 Lic# 991687 VIN 51365			$28.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$28.00		
159216	05/14/2026	Open			Accounts Payable	DOWNTOWN FORD SALES INC	$61,368.84		
	Invoice		Date	Description			Amount		
	2023326		05/04/2026	32630 2026 FORD POLICE INTERCEPTOR UTILITY AW			$61,368.84		
	Paying Fund			Cash Account			Amount		
	506 - Vehicle/Equipment Replacement			506.11000 (Cash)			$61,368.84		
159217	05/14/2026	Open			Accounts Payable	DXP Enterprises, Inc.	$161.85		
	Invoice		Date	Description			Amount		
	55766441		04/13/2026	DIOSO- 55004-17400 5 GAL			$161.85		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$161.85		
159218	05/14/2026	Open			Accounts Payable	EDGES ELECTRICAL GROUP LLC	$986.92		
	Invoice		Date	Description			Amount		
	S6702777.001		04/14/2026	NEW CHRISTY BOX COVER NORTHWEST CORNER OF GOLDEN STATE & E.OLIVE			$141.63		
	S6713277.001		04/28/2026	OLDCAST N09-BOX ELECTRICAL BOX			$127.13		
	S6713104.001		04/28/2026	WIRELESS INDUSTRIAL HANDHELD LABLELING TOOL			$718.16		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$141.63		
	246 - Landscape Assessment			246.11000 (Cash)			$127.13		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$718.16		
159219	05/14/2026	Open			Accounts Payable	EMANUEL MEDICAL CENTER	$525.03		
	Invoice		Date	Description			Amount		
	205724990		05/06/2026	PATIENT REF 205724990 DATE OF SERVICE 12.16.25			$525.03		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$525.03		
159220	05/14/2026	Open			Accounts Payable	ENGINEERED FIRE SYST INC	$1,957.50		
	Invoice		Date	Description			Amount		
	23285		05/01/2026	PLAN CHECKING SERVICE - APRIL 2026			$1,957.50		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,957.50		
159221	05/14/2026	Open			Accounts Payable	EQUIFAX	$10.00		
	Invoice		Date	Description			Amount		
	2072505020		04/30/2026	EQUIFAX-CREDIT CHECK 25/26- April 2026 Services			$10.00		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$10.00		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159222	05/14/2026	Open			Accounts Payable	EUROFINS EATON ANALYTICAL INC	$275.00		
	Invoice		Date	Description			Amount		
	3800122382		04/08/2026	SRWA PFAS Water Analysis 4.08.26			$275.00		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$275.00		
159223	05/14/2026	Open			Accounts Payable	FASTENAL COMPANY INC	$148.57		
	Invoice		Date	Description			Amount		
	CATUR205992		04/30/2026	4 4 0 30A32VPinkMCASE+Fuse			$51.00		
	CATUR205934		04/30/2026	1 100 100 0 5/16-18x2.5 TRX FLOR			$97.57		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$148.57		
159224	05/14/2026	Open			Accounts Payable	FEDERAL EXPRESS	$172.95		
	Invoice		Date	Description			Amount		
	9-289-53166		05/08/2026	SHIPPING CHARGES FOR 5/8/26			$172.95		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$26.56		
	450 - SRWA - Operations			450.11000 (Cash)			$146.39		
159225	05/14/2026	Open			Accounts Payable	FIRST SHIELD SECURITY AND PATROL	$17,087.00		
	Invoice		Date	Description			Amount		
	7239		05/01/2026	SRWA - Unarmed Security Services April 2026			$10,080.00		
	7278		05/04/2026	Unarmed Security Services for City Hall April 2026			$7,007.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$7,007.00		
	950 - SRWA - JPA			950.11000 (Cash)			$10,080.00		
159226	05/14/2026	Open			Accounts Payable	GARTON TRACTOR INC	$29.38		
	Invoice		Date	Description			Amount		
	P8458701		05/01/2026	47124505 SWITCH ASSY			($151.86)		
	P8456401		05/01/2026	47619812 FILTER ELEMENT			$181.24		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$29.38		
159227	05/14/2026	Open			Accounts Payable	GLENWOOD FAST TRACK INC	$766.50		
	Invoice		Date	Description			Amount		
	1053		04/14/2026	CAR WASH SERVICES - MARCH 2026			$766.50		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$665.00		
	246 - Landscape Assessment			246.11000 (Cash)			$3.50		
	255 - CDBG			255.11000 (Cash)			$3.50		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$52.50		
	420 - WATER			420.11000 (Cash)			$24.50		
	426 - Transit			426.11000 (Cash)			$10.50		
	450 - SRWA - Operations			450.11000 (Cash)			$3.50		
	501 - Information Technology			501.11000 (Cash)			$3.50		
159228	05/14/2026	Open			Accounts Payable	GOMES & SONS INC, JOE M	$48,585.41		
	Invoice		Date	Description			Amount		
	103825		04/30/2026	CUST #24090 - Fuel Expense for 4/16/26 - 4/30/26			$44,049.42		
	103714		04/27/2026	Fuel for Fire #3			$2,822.80		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	103574		04/17/2026	Fuel for Fire #3			$1,713.19		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$25,659.85		
	205 - Sports Facilities			205.11000 (Cash)			$674.79		
	217 - Streets - Gas Tax			217.11000 (Cash)			$3,813.73		
	246 - Landscape Assessment			246.11000 (Cash)			$1,936.10		
	255 - CDBG			255.11000 (Cash)			$75.83		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$6,012.59		
	420 - WATER			420.11000 (Cash)			$5,020.00		
	426 - Transit			426.11000 (Cash)			$4,797.14		
	450 - SRWA - Operations			450.11000 (Cash)			$595.38		
159229	05/14/2026	Open			Accounts Payable	GOMES PROPANE	$133.82		
	Invoice		Date	Description			Amount		
	13093		04/24/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT			$40.32		
	13090		04/20/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT			$46.23		
	13086		04/13/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT			$47.27		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$133.82		
159230	05/14/2026	Open			Accounts Payable	GRAINGER INC, W W	$25.96		
	Invoice		Date	Description			Amount		
	9898619912		04/29/2026	LITH BATTERY			$25.96		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$25.96		
159231	05/14/2026	Open			Accounts Payable	GREEN HORIZON INC	$1,660.00		
	Invoice		Date	Description			Amount		
	50946		05/01/2026	SRWA - Landscape Services-Green Horizon April 2026			$1,660.00		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$1,660.00		
159232	05/14/2026	Open			Accounts Payable	HACH COMPANY	$9,037.35		
	Invoice		Date	Description			Amount		
	14967033		04/21/2026	KIT MEMBRANE REPLACEMENT CLF 10SC / PH COMINATION SENSOR			$1,274.92		
	14940118		04/01/2026	LABORATORY AND PROCESS INSTRUMENT PARTS AND SERVICES			$5,936.32		
	14958045		04/14/2026	HACH PM EVAL			$1,826.11		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$9,037.35		
159233	05/14/2026	Open			Accounts Payable	HAJOCA CORPORATION	$4,881.60		
	Invoice		Date	Description			Amount		
	S015025721.001		04/28/2026	FLANGED GATE VALVE			$4,881.60		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$4,881.60		
159234	05/14/2026	Open			Accounts Payable	HANSENS FURNITURE	$12,545.59		
	Invoice		Date	Description			Amount		
	1054749		02/10/2026	LAZBOY JAMES LEATHER RKR RECLS UPGRADED FOAM GRY			$12,545.59		
	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)		$12,545.59			
159235	05/14/2026	Open			Accounts Payable	Healthy Alternatives to Violent Environments	$3,380.03		
	Invoice		Date	Description		Amount			
	22354- Quarter 3		03/31/2026	Public Service-HAVEN- FY 2025-26- Draw #3		$3,380.03			
	Paying Fund			Cash Account		Amount			
	255 - CDBG			255.11000 (Cash)		$3,380.03			
159236	05/14/2026	Open			Accounts Payable	Heritage Landscape Supply Group, Inc. dba Normac.	$3,692.34		
	Invoice		Date	Description		Amount			
	0026198434-001		04/23/2026	IRRIGATION CONTROLLER SYSTEM EQUIPMENT		$3,692.34			
	Paying Fund			Cash Account		Amount			
	205 - Sports Facilities			205.11000 (Cash)		$3,692.34			
159237	05/14/2026	Open			Accounts Payable	HILMAR LUMBER INC	$111.62		
	Invoice		Date	Description		Amount			
	778903		04/23/2026	ALUM MOUNTING PLATE/CORD POWER/KNOCKOUT SEALS		$111.62			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$111.62			
159238	05/14/2026	Open			Accounts Payable	HILMAR READY MIX	$70.39		
	Invoice		Date	Description		Amount			
	13574		04/06/2026	CONCRETE		$70.39			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$70.39			
159239	05/14/2026	Open			Accounts Payable	LANGUAGE LINE SERVICES	$46.60		
	Invoice		Date	Description		Amount			
	11904010		04/30/2026	Acct #9020101104 - Translation services for Police Department		$46.60			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$46.60			
159240	05/14/2026	Open			Accounts Payable	Linde Inc.	$14,554.40		
	Invoice		Date	Description		Amount			
	56570064		05/06/2026	SRWA SUPPLY & DELIVERY OF LIQUID CARBON DIOXIDE 5.06.26		$11,530.21			
	56570016		05/06/2026	SRWA SUPPLY & DELIVERY OF LIQUID OXYGEN 5.06.26		$3,024.19			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		$14,554.40			
159241	05/14/2026	Open			Accounts Payable	LINDSAY CORPORATION DBA ELECSYS INTERNATIONAL, LLC	$84.00		
	Invoice		Date	Description		Amount			
	SIP-E231794		04/23/2026	APRIL 2026 CELL & DATA SERVICES		$84.00			
	Paying Fund			Cash Account		Amount			
	416 - Recycled Water Sales			416.11000 (Cash)		$84.00			

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159242	05/14/2026	Open			Accounts Payable	MICROBAC LABORATORIES, INC. dba GEOANALYTICAL LAB	$529.55		

Invoice	Date	Description	Amount
726001368	04/30/2026	CORROSION CONTROL WQP MONITORING TERMINAL TANK STATION	$69.97
726001370	04/30/2026	DRINKING WATER WELL ANALYSIS-ARSENIC	$42.54
726001369	04/30/2026	DRINKING WATER WELL ANALYSIS-ARSENIC	$42.54
726001362	04/30/2026	BIMONTHLY WASTEWATER ANALYSIS TOTAL PHOSPHOROUS	$51.79
726001363	04/30/2026	BIMONTHLY WASTEWATER ANALYSIS TOTAL PHOSPHOROUS	$51.79
726001340	04/30/2026	PCE WELL	$84.38
726001326	04/28/2026	DRINKING WATER WELL ANALYSIS NITRATE	$34.77
726001325	04/28/2026	DRINKING WATER WELL ANALYSIS NITRATE	$34.77
726001327	04/28/2026	DRINKING WATER WELL ANALYSIS NITRATE +NITRATE NO3+N02	$74.46
726001328	04/08/2026	DRINKING WATER WELL ANALYSIS-ARSENIC	$42.54

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$103.58
420 - WATER	420.11000 (Cash)	$425.97

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159243	05/14/2026	Open			Accounts Payable	monday.com Ltd	$1,043.70		

Invoice	Date	Description	Amount
INV01260011661	05/12/2026	monday.com Work Management Pro - Muni, IT, CM	$1,043.70

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$417.47
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$156.56
420 - WATER	420.11000 (Cash)	$156.56
501 - Information Technology	501.11000 (Cash)	$313.11

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159244	05/14/2026	Open			Accounts Payable	NAPA AUTO PARTS	$1,078.51		

Invoice	Date	Description	Amount
857242	04/30/2026	02358 02368 BFS BFS 16GA WIRE RED () wire ()	$48.10
857244	04/30/2026	02360 BFS 16GA WIRE BLK ()	$15.66
857289	05/01/2026	6671 FIL AIR FILTER ()	$675.39
857298	05/01/2026	23-14398-002 NON push tee ()	$13.14
857328	05/01/2026	7084006 SME DECK WHEEL KIT	$326.22

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$1,078.51

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159245	05/14/2026	Open			Accounts Payable	NHA Advisors, LLC	$20,925.00		

Invoice	Date	Description	Amount
01996	04/23/2026	Continuing Disclosure Compliance & CDIAC Reports - Various FY	$20,925.00

Paying Fund	Cash Account	Amount
115 - Measure A - Roads	115.11000 (Cash)	$6,800.00
118 - Measure A - General	118.11000 (Cash)	$500.00
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$4,037.50
416 - Recycled Water Sales	416.11000 (Cash)	$500.00
420 - WATER	420.11000 (Cash)	$5,337.50
621 - Successor Agency - Non LMI	621.11000 (Cash)	$3,250.00
950 - SRWA - JPA	950.11000 (Cash)	$500.00

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159246	05/14/2026	Open			Accounts Payable	Northstar Chemical	$3,217.99		

Invoice	Date	Description	Amount
338715	04/28/2026	SODIUM HYDROXIDE FOR WELL 38	$3,217.99

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$3,217.99

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159247	05/14/2026	Open			Accounts Payable	P G & E	$136.55		

Invoice	Date	Description	Amount
COLUMBIA 5/1/26	05/01/2026	6180280303-3 / 600 Columbia St	$7.84
HIGH 5/1/26	05/01/2026	0221941093-9 / 595 High St	$7.84
R.BOESCH 5/1/26	05/01/2026	4388605407-1 / 275 N Orange	$15.68
FIRE#3 5/5/26	05/05/2026	2087893140-9 / 501 E Monte Vista Ave	$97.35
ARMORY 5/1/26	05/01/2026	7255483135-3 / 1040 Flower St	$7.84

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$136.55

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159248	05/14/2026	Open			Accounts Payable	PACE SUPPLY CORPORATION	$3,733.29		

Invoice	Date	Description	Amount
0511247861-3	04/27/2026	PAINTED SADDLE	$830.33
0511384127-1	05/06/2026	BRASS STRAIGHT GLOBE	$957.43
0511384127	05/04/2026	BRASS STRAIGHT GLOBE	$1,945.53

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$1,787.76
420 - WATER	420.11000 (Cash)	$1,945.53

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159249	05/14/2026	Open			Accounts Payable	Perkins dba Zacks Handyman and Construction, Nathan Zackery	$50,992.50		

Invoice	Date	Description	Amount
20192516	03/25/2026	1400 N. Tully #123 (Mobile Rehab) - 90 % Completion	$22,405.50
20192551	04/08/2026	1400 N. Tully #123 (Mobile Rehab)- Change Order #1/#2	$4,505.00
20192543	05/06/2026	500 N. Tully #103 (Mobile Rehab) -90 percent completion payment	$16,857.00
20192563	05/06/2026	500 N. Tully #103 (Mobile Rehab)-Change Orders 1 & 2 completion	$7,225.00

Paying Fund	Cash Account	Amount
255 - CDBG	255.11000 (Cash)	$50,992.50

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159250	05/14/2026	Open			Accounts Payable	PRECISIONWORKS LLC DBA PRECISION CONCRETE CUTTING	$34,198.39		

Invoice	Date	Description	Amount
56681	04/30/2026	SIDEWALK OFFSET REPAIR 2.19.26-4.23.26	$34,198.39

Paying Fund	Cash Account	Amount
301 - Capital Improvements	301.11000 (Cash)	$34,198.39

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159251	05/14/2026	Open			Accounts Payable	PROVOST & PRITCHARD ENGINEERING GROUP INC	$2,637.70		

Invoice	Date	Description	Amount
129138	03/31/2026	SR01, 23-046 Well 29 Chlorination-3/31/26	$1,425.00
129175	03/31/2026	SR02, 24-045 Well 36 GAC Treatment-Environmental-3/31/26	$1,212.70

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$1,425.00

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	422 - Well Remediation			422.11000 (Cash)			$1,212.70		
159252	05/14/2026	Open			Accounts Payable	R3 Consulting Group, Inc.	$3,216.25		
	Invoice		Date	Description			Amount		
	125254		05/04/2026	on call solid waste consulting services up to april 30, 2026			$3,216.25		
	Paying Fund			Cash Account			Amount		
	204 - SolidWaste/Recycle/PublicEducati			204.11000 (Cash)			$3,216.25		
159253	05/14/2026	Open			Accounts Payable	REED INC, GEORGE	$126.51		
	Invoice		Date	Description			Amount		
	100396956		04/29/2026	ASPHALT			$126.51		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$126.51		
159254	05/14/2026	Open			Accounts Payable	RESQTEK	$1,000.00		
	Invoice		Date	Description			Amount		
	26-006		04/28/2026	CONFINED SPACE RESCUE TECH. COURSE - M. MURGALLIS			$1,000.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,000.00		
159255	05/14/2026	Open			Accounts Payable	Rexel USA, Inc.	$1,576.85		
	Invoice		Date	Description			Amount		
	S145094959.002		04/22/2026	POWER SUPPLIES FOR REMOTE SITES			$979.54		
	S145094959.001		04/22/2026	POWER SUPPLIES FOR REMOTE SITES / XLB AMP POWER SUPPLY			$489.77		
	S145094959.003		04/28/2026	MIL 8975-6 HEAT GUN			$107.54		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,576.85		
159256	05/14/2026	Open			Accounts Payable	Rexel USA, Inc.	$15.42		
	Invoice		Date	Description			Amount		
	7f95478		04/21/2026	125V PLUG - COLOMBIA POOL			$15.42		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$15.42		
159257	05/14/2026	Open			Accounts Payable	ROBBINS, BROWNING, GODWIN & MARCHINI LLP	$390.00		
	Invoice		Date	Description			Amount		
	75547		04/30/2026	Conflict Counsel Legal Services April 30 2026			$390.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$390.00		
159258	05/14/2026	Open			Accounts Payable	ROBIC REFRIGERATION INC	$2,484.05		
	Invoice		Date	Description			Amount		
	0000038311		04/28/2026	PARTS TO FIX ICE MACHINE IN UTILITIES			$2,484.05		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$2,484.05		
159259	05/14/2026	Open			Accounts Payable	RUSH TRUCK CENTERS OF CALIFORNIA, INC.	$690.98		
	Invoice		Date	Description			Amount		
	3046001978		04/30/2026	4384340:CE SENSOR,HUMIDITY $510.00			$601.03		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	3046027274		05/04/2026	1 FC4Z15442B:FRD LAMP ASY - DAYTIME RUNNING			$89.95			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$690.98			
159260	05/14/2026	Open			Accounts Payable	SAFE-T-LITE OF MODESTO, INC		$454.10		
	Invoice		Date	Description			Amount			
	410052		05/06/2026	2026 Cinco de Mayo			$454.10			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$454.10			
159261	05/14/2026	Open			Accounts Payable	SHAPE INC		$34,617.19		
	Invoice		Date	Description			Amount			
	64368B52311		04/28/2026	Flygt Submersible pump maintenance			$34,617.19			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$34,617.19			
159262	05/14/2026	Open			Accounts Payable	SHARPENING SHOP		$1,600.24		
	Invoice		Date	Description			Amount			
	463624		05/06/2026	SF 400 CLAMSHELL UNIVERSAL FIT (12); YOUCAN CAP & SPRING KIT(12)			$755.77			
	463317		04/30/2026	BACKPACK BLOWER (1); AIR FILTER (3); POWER TRIM BELT (2)			$844.47			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$844.47			
	246 - Landscape Assessment			246.11000 (Cash)			$755.77			
159263	05/14/2026	Open			Accounts Payable	SIGALA INC		$7,125.00		
	Invoice		Date	Description			Amount			
	033126		04/03/2026	FY 2025-2026 NOFA for HOME-ARP			$7,125.00			
	Paying Fund			Cash Account			Amount			
	259 - HOME-ARP			259.11000 (Cash)			$7,125.00			
159264	05/14/2026	Open			Accounts Payable	STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT		$8,000.00		
	Invoice		Date	Description			Amount			
	07-1027a		03/05/2026	TFD - CONFINED SPACE RESCUE TECH CLASS			$8,000.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$8,000.00			
159265	05/14/2026	Open			Accounts Payable	STATE WATER RESOURCE CTNL		$228.00		
	Invoice		Date	Description			Amount			
	MEDRANOF		05/08/2026	CERTIFICATION APPLICATION FOR WASTEWATER TREATMENT PLANTOPERATOR			$228.00			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$228.00			
159266	05/14/2026	Open			Accounts Payable	STERICYCLE INC		$121.93		
	Invoice		Date	Description			Amount			
	1000835840		04/25/2026	ST#1 - STERI-SAFE BUDGET SUBSCRIPTION 5/1/26 -5/31/26			$30.39			
	1000835839		04/25/2026	ST#3 - STERI-SAFE BUDGET SUBSCRIPTION 5/1/26 -5/31/26			$30.76			
	1000835837		04/25/2026	ST#4 - STERI-SAFE BUDGET SUBSCRIPTION 5/1/26 -5/31/26			$30.39			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	1000835838		04/25/2026	ST#2 - STERI-SAFE BUDGET SUBSCRIPTION 5/1/26 -5/31/26			$30.39		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$121.93		
159267	05/14/2026	Open			Accounts Payable	Suzanne Bontempo dba Plant Harmony	$2,229.52		
	Invoice		Date	Description			Amount		
	IPM0729		04/30/2026	IPM retail store partnership program 2026			$2,229.52		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$2,229.52		
159268	05/14/2026	Open			Accounts Payable	THORSEN'S-NORQUIST, INC.	$952.89		
	Invoice		Date	Description			Amount		
	1171315		05/05/2026	SNAKE/URINAL GASKET/SERVICE LABOR - FIRE STATION #3			$952.89		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$952.89		
159269	05/14/2026	Open			Accounts Payable	TOWNSEND PUBLIC AFFAIRS INC	$6,000.00		
	Invoice		Date	Description			Amount		
	25175		04/30/2026	Consulting Services for April 2026			$6,000.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$3,000.00		
	420 - WATER			420.11000 (Cash)			$3,000.00		
159270	05/14/2026	Open			Accounts Payable	TURF STAR	$576.93		
	Invoice		Date	Description			Amount		
	INV151975		05/01/2026	110-0621-03: BLADE-MEDIUM FLOW(24.5) (Supersedes 110-0621, 144-3			$576.93		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$576.93		
159271	05/14/2026	Open			Accounts Payable	TURLOCK JOURNAL	$1,750.00		
	Invoice		Date	Description			Amount		
	417444		04/28/2026	Legal Ad 5450			$175.00		
	417586		04/30/2026	Legal Ad 5451			$150.00		
	417544		04/28/2026	Legal Ad: BID 2026-RFP-016 - 4/28/26			$100.00		
	417022		04/23/2026	Legal Ad: BID 2026-RFP-014 - 4/23/26			$125.00		
	417020		04/23/2026	Legal Ad: BID 2026-RFP-015 - 4/23/26			$125.00		
	417435		04/28/2026	Legal Ad: BID 2026-RFP-020 - 4/28/26			$125.00		
	418240		05/06/2026	AD 5453 NTC for CP 25-067 PSF Boiler Replacements			$500.00		
	481167		05/05/2026	AD5452 NTC for CP25-048 Security Fence Improv PSF			$450.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$175.00		
	119 - American Rescue Plan Act			119.11000 (Cash)			$950.00		
	217 - Streets - Gas Tax			217.11000 (Cash)			$150.00		
	255 - CDBG			255.11000 (Cash)			$125.00		
	301 - Capital Improvements			301.11000 (Cash)			$125.00		
	420 - WATER			420.11000 (Cash)			$100.00		
	426 - Transit			426.11000 (Cash)			$125.00		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159272	05/14/2026	Open			Accounts Payable	TURLOCK SCAVENGER CO INC	$1,300,000.00		
	Invoice		Date	Description			Amount		
	MAY 2026 PAYMENT		05/08/2026	MAY 2026 PAYMENT			$1,300,000.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,300,000.00		
159273	05/14/2026	Open			Accounts Payable	U-Rock Utility Equipment, Inc.	$201.73		
	Invoice		Date	Description			Amount		
	1180		04/24/2026	REPAIRS FOR CCTV VAN			$201.73		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$201.73		
159274	05/14/2026	Open			Accounts Payable	UNITED PAVEMENT MAINTENANCE, INC.	$39,396.72		
	Invoice		Date	Description			Amount		
	PP6/CP 14-44		04/24/2026	14-44 Intersection Improvements at W Main and Tegner Rd.-4/24/26			$39,396.72		
	Paying Fund			Cash Account			Amount		
	215 - Streets - Grant Funded Projects			215.11000 (Cash)			$39,396.72		
159275	05/14/2026	Open			Accounts Payable	UNITED RENTALS (NORTH AMERICA) INC	$1,280.93		
	Invoice		Date	Description			Amount		
	261653532-001		04/27/2026	HOSES AND ADAPTORS			$173.74		
	261276373-001		04/21/2026	SRWA - Equipment rental - Boom & Scissor Lift			$1,107.19		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$173.74		
	450 - SRWA - Operations			450.11000 (Cash)			$1,107.19		
159276	05/14/2026	Open			Accounts Payable	UNITED SITE SERVICES OF CALIFORNIA, INC.	$70.84		
	Invoice		Date	Description			Amount		
	114-14226293		04/30/2026	PEDRETTI PORTABLES WEEKLY SERVICE			$70.84		
	Paying Fund			Cash Account			Amount		
	205 - Sports Facilities			205.11000 (Cash)			$70.84		
159277	05/14/2026	Open			Accounts Payable	UNIVAR SOLUTIONS USA, LLC dba UNIVAR SOLUTIONS USA	$91,617.43		
	Invoice		Date	Description			Amount		
	53852247		04/28/2026	SRWA SUPPLY AND DELIVERY OF SODIUM HYPOCHLORITE 4.28.26			$14,782.04		
	53821268		04/15/2026	SODIUM BISULFITE			$7,519.10		
	53835525		04/21/2026	SODIUM HYPOCHLORITE			$17,157.71		
	53828976		04/17/2026	SODIUM HYPOCHLORITE			$17,679.12		
	53819400		04/14/2026	SODIUM HYPOCHLORITE			$16,777.10		
	53852248		04/28/2026	SODIUM HYPOCHLORITE			$17,702.36		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$76,835.39		
	450 - SRWA - Operations			450.11000 (Cash)			$14,782.04		
159278	05/14/2026	Open			Accounts Payable	VIRTUAL PROJECT MANAGER LLC	$1,250.00		
	Invoice		Date	Description			Amount		
	12-4914		04/01/2026	Project Management Software Tool for Capital Projects-Apr 2026			$1,250.00		

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	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,250.00		
159279	05/14/2026	Open			Accounts Payable	WECO INDUSTRIES INC	$100.18		
	Invoice		Date	Description			Amount		
	0057297-IN		04/22/2026	GAP-TEX			$100.18		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$100.18		
159280	05/14/2026	Open			Accounts Payable	WEST YOST & ASSOCIATES INC.	$34,575.75		
	Invoice		Date	Description			Amount		
	2067077		04/03/2026	SRWA - Program Mgmt Services for 2025-26 March 2026			$34,575.75		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$34,575.75		
159281	05/14/2026	Open			Accounts Payable	Borrego, Susan	$700.00		
	Invoice		Date	Description			Amount		
	Prof Dev FY25/26		05/04/2026	Prof Dev FY 25/26			$700.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$700.00		
159282	05/14/2026	Open			Accounts Payable	Fiez, Nichole	$2,520.99		
	Invoice		Date	Description			Amount		
	TR5178 Per Diem		05/01/2026	TR5178-CMCA Annual Conference 2026			$2,520.99		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$2,520.99		
159283	05/14/2026	Open			Accounts Payable	Flores, Elva	$178.39		
	Invoice		Date	Description			Amount		
	APN: 043062016		05/13/2026	Pinecrest Estates No. 2 - 1611 ROMEO LN			$178.39		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$178.39		
159284	05/14/2026	Open			Accounts Payable	GARCIA, MIGUEL	$225.00		
	Invoice		Date	Description			Amount		
	531685313		04/29/2026	COLL EXAM FEE REIMBURSMENT			$225.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$225.00		
159285	05/14/2026	Open			Accounts Payable	Ingersoll, Darlene	$175.00		
	Invoice		Date	Description			Amount		
	PSHRA Membership		03/12/2026	Reimbursement to Darlene for purchase of PSHRA Mem. 03/12/2026			$175.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$175.00		
159286	05/14/2026	Open			Accounts Payable	LOREGA, DEVIN	$75.00		
	Invoice		Date	Description			Amount		
	966443		03/31/2026	REIMBURSMENT FOR SAC STATE COURSE			$75.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$75.00		

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159287	05/14/2026	Open			Accounts Payable	Lucchesi, Katie, O	$1,115.76		
	Invoice		Date	Description			Amount		
	TR5307 PER DIEM		05/04/2026	City Attorney Conference 2026, Universal CIty,CA 05/13-5/14/26			$1,115.76		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,115.76		
159288	05/14/2026	Open			Accounts Payable	MALDONANDO, AARON	$59.00		
	Invoice		Date	Description			Amount		
	AMALDONADO-DL		05/08/2026	DRIVER LICENCE REINMBURSTMENT			$59.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$29.50		
	420 - WATER			420.11000 (Cash)			$29.50		
159289	05/14/2026	Open			Accounts Payable	MCCOY, DEVIN	$270.00		
	Invoice		Date	Description			Amount		
	TR 5313 PER DIEM		05/12/2026	CAPE 2026 ANNUAL SEMINAR, 5/18-5/22, PALM SPRINGS			$270.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$270.00		
159290	05/14/2026	Open			Accounts Payable	Mirza, Ben	$245.93		
	Invoice		Date	Description			Amount		
	APN: 073042019		05/13/2026	Legends No. 7 - 1917 PINEHURST DR			$245.93		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$245.93		
159291	05/14/2026	Open			Accounts Payable	Pugliese Joseph Anthony, & Costa Angela Maria	$2,457.36		
	Invoice		Date	Description			Amount		
	APN: 071058010		05/13/2026	Ferreira Ranch Estates No. 2 - 4261 JASMINE CT			$2,457.36		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$2,457.36		
159292	05/14/2026	Open			Accounts Payable	RIOS, ANDREW	$350.00		
	Invoice		Date	Description			Amount		
	18910		05/01/2026	MUSIC FOR SUMMER KICKOFF EVENT ON 5/1/2026			$350.00		
	Paying Fund			Cash Account			Amount		
	120 - Tourism			120.11000 (Cash)			$350.00		
159293	05/14/2026	Voided	INCORRECT ENTRY	05/14/2026	Accounts Payable	Sha Tianbig, & Sha Yigo	$412.72		
	Invoice		Date	Description			Amount		
	APN: 071070016		05/13/2026	Bandera #2 - 4140 TAHAMA LN			$412.72		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$412.72		
159294	05/14/2026	Open			Accounts Payable	Tupac Mendoza, Gabriela Soledad	$755.74		
	Invoice		Date	Description			Amount		
	APN: 087020056		05/13/2026	Rosewalk No. 2, 3 & 4 - 4331 PANORAMA AVE			$755.74		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$755.74		

City of Turlock

Payment Register

From Payment Date: 5/8/2026 - To Payment Date: 5/14/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159295	05/14/2026	Open			Accounts Payable	VARNI, ANTHONY	$100.00		

Invoice	Date	Description	Amount
R25-008409	05/04/2026	A/C REFUND REQUEST - PROOF DOG SPAYED	$100.00

Paying Fund	Cash Account	Amount
203 - Animal Fee Forfeiture	203.11000 (Cash)	$100.00

Type Check Totals: 114 Transactions $2,033,134.45

AP - Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	112	$2,031,412.83	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	2	$1,721.62	$0.00
	Stopped	0	$0.00	$0.00
	Total	114	$2,033,134.45	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	112	$2,031,412.83	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	2	$1,721.62	$0.00
	Stopped	0	$0.00	$0.00
	Total	114	$2,033,134.45	$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	**112**	**$2,031,412.83**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**2**	**$1,721.62**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**114**	**$2,033,134.45**	**$0.00**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**112**	**$2,031,412.83**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**2**	**$1,721.62**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**114**	**$2,033,134.45**	**$0.00**

City of Turlock

Payment Register

From Payment Date: 3/1/2026 - To Payment Date: 3/31/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
EFT									
6128	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$2,399.40		
	Invoice		Date	Description		Amount			
	824694564		02/28/2026	CLAIMS FEBRUARY 2026 - TCEA		$2,399.40			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$2,399.40			
6129	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$785.64		
	Invoice		Date	Description		Amount			
	824694566		02/28/2026	CLAIMS FEBRUARY 2026 - MANAGEMENT		$785.64			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$785.64			
6130	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$3.30		
	Invoice		Date	Description		Amount			
	824694565		02/28/2026	CLAIMS FEBRUARY 2026 - EXECUTIVE TEAM		$3.30			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$3.30			
6131	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$448.00		
	Invoice		Date	Description		Amount			
	824694563		02/28/2026	CLAIMS FEBRUARY 2026 - FIRE		$448.00			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$448.00			
6132	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$178.00		
	Invoice		Date	Description		Amount			
	824694562		02/28/2026	CLAIMS FEBRUARY 2026 - TAPO		$178.00			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$178.00			
6133	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$521.00		
	Invoice		Date	Description		Amount			
	824694561		02/28/2026	CLAIMS FEBRUARY 2026 - TMAPS		$521.00			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$521.00			
6134	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$311.00		
	Invoice		Date	Description		Amount			
	824694560		02/28/2026	CLAIMS FEBRUARY 2026 - RETIREES		$311.00			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$311.00			
6135	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$930.02		
	Invoice		Date	Description		Amount			
	824690172		03/19/2026	PREMIUMS MARCH 2026 - TCEA		$930.02			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$930.02			
6136	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$434.35		
	Invoice		Date	Description		Amount			
	824690169		03/19/2026	PREMIUMS MARCH 2026 - TAPO		$434.35			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$434.35			

Payment Register

From Payment Date: 3/1/2026 - To Payment Date: 3/31/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
6137	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$97.09		
	Invoice		Date	Description		Amount			
	824690175		03/19/2026	PREMIUMS MARCH 2026 - MANAGEMENT		$97.09			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$97.09			
6138	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$10.22		
	Invoice		Date	Description		Amount			
	824690174		03/19/2026	PREMIUMS MARCH 2026- COBRA		$10.22			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$10.22			
6139	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$76.65		
	Invoice		Date	Description		Amount			
	824690171		03/19/2026	PREMIUMS MARCH 2026 - CONFIDENTIAL		$76.65			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$76.65			
6140	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$25.55		
	Invoice		Date	Description		Amount			
	824690173		03/19/2026	PREMIUMS MARCH 2026 - EXECUTIVE TEAM		$25.55			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$25.55			
6141	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$204.40		
	Invoice		Date	Description		Amount			
	824690170		03/19/2026	PREMIUMS MARCH 2026 - FIRE		$204.40			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$204.40			
6142	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$81.76		
	Invoice		Date	Description		Amount			
	824690168		03/19/2026	PREMIUMS MARCH 2026 - RETIREES		$81.76			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$81.76			
6143	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$30.66		
	Invoice		Date	Description		Amount			
	824690167		03/19/2026	PREMIUMS MARCH 2026 - TMAPS		$30.66			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$30.66			
6144	03/23/2026	Open			Accounts Payable	VISION SERVICE PLAN CA	$20.44		
	Invoice		Date	Description		Amount			
	824679301		03/19/2026	PREMIUMS MARCH 2026 - CITY OF TURLOCK		$20.44			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		$20.44			
6145	03/25/2026	Open			Accounts Payable	US BANK-VISA	$119,585.78		
	Invoice		Date	Description		Amount			
	3/23/2026X9452		03/25/2026	Procurement Card Charges - 3/23/26 Statement		$119,585.78			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$119,585.78			
Type EFT Totals:					18 Transactions		$126,143.26		
AP - Accounts Payable Totals									

City of Turlock

Payment Register

From Payment Date: 3/1/2026 - To Payment Date: 3/31/2026

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

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	18	$126,143.26	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Total	18	$126,143.26	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	18	$126,143.26	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	18	$126,143.26	$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	**18**	**$126,143.26**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Total	**18**	**$126,143.26**	**$0.00**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**18**	**$126,143.26**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**18**	**$126,143.26**	**$0.00**

City of Turlock

Payment Register

From Payment Date: 1/1/2026 - To Payment Date: 1/31/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
PR - Payroll Account									
EFT									
170608	01/07/2026	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	$3,974.70		
	Invoice		Date	Description			Amount		
	BE006888988C		01/07/2026	DELTA DENTAL CLAIMS FOR 12/26/25-1/1/26			$3,974.70		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$3,974.70		
170609	01/07/2026	Open			Accounts Payable	UMR	$99,121.27		
	Invoice		Date	Description			Amount		
	12/30-1/5/26		01/07/2026	UMR CLAIMS FOR 12/30/25-1/5/26			$99,121.27		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$99,121.27		
170610	01/09/2026	Open			Accounts Payable	CA SDU	$1,704.91		
	Invoice		Date	Description			Amount		
	1/3/26PR		01/09/2026	1/3/26PR-CHILD SUPPORT PAYMENT			$1,704.91		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$1,704.91		
170611	01/09/2026	Open			Accounts Payable	GOLDEN ONE CREDIT UNION	$2,897.00		
	Invoice		Date	Description			Amount		
	1/3/26PR		01/09/2026	1/3/26PR-GOLDEN 1 CU			$2,897.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$2,897.00		
170612	01/12/2026	Open			Accounts Payable	ICMA-RC	$116,082.49		
	Invoice		Date	Description			Amount		
	1/3/26PR		01/12/2026	1/3/26PR-ICMA			$116,082.49		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$116,082.49		
170613	01/09/2026	Open			Accounts Payable	INTERNAL REVENUE SERVICE	$209,495.97		
	Invoice		Date	Description			Amount		
	1/3/26PR		01/09/2026	1/3/26PR-FEDERAL TAXES			$209,495.97		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$209,495.97		
170614	01/09/2026	Open			Accounts Payable	STATE OF CALIFORNIA - PR TAXES	$69,048.18		
	Invoice		Date	Description			Amount		
	1/3/26PR		01/09/2026	1/3/26PR-STATE TAXES			$69,048.18		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$69,048.18		
170615	01/09/2026	Open			Accounts Payable	T A P O	$7,110.44		
	Invoice		Date	Description			Amount		
	1/3/26PR		01/09/2026	1/3/26PR-TAPO DUES			$7,110.44		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$7,110.44		
170616	01/09/2026	Open			Accounts Payable	T C E A	$3,078.00		
	Invoice		Date	Description			Amount		
	1/3/26PR		01/09/2026	1/3/26PR-TCEA DUES			$3,078.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$3,078.00		

Payment Register

From Payment Date: 1/1/2026 - To Payment Date: 1/31/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
170617	01/12/2026	Open			Accounts Payable	TFRA	$10,032.65		
	Invoice		Date	Description			Amount		
	12/20/25-RHS		01/12/2026	12/20/25PR-TFRA RHS DUES			$10,032.65		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$10,032.65		
170618	01/09/2026	Open			Accounts Payable	TMAPS	$200.00		
	Invoice		Date	Description			Amount		
	1/3/26PR		01/09/2026	1/3/26PR-TMAPS DUES			$200.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$200.00		
170619	01/12/2026	Open			Accounts Payable	T A P O	$18,902.40		
	Invoice		Date	Description			Amount		
	12/20/25-RHS		01/12/2026	12/20/25PR-TAPO RHS DUES			$18,902.40		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$18,902.40		
170620	01/09/2026	Open			Accounts Payable	T C E A	$76.00		
	Invoice		Date	Description			Amount		
	1/3/26PR-BENEVOL		01/09/2026	1/3/26PR-TCEA BENEVOLENCE DUES			$76.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$76.00		
170621	01/12/2026	Open			Accounts Payable	TFRA	$10,032.65		
	Invoice		Date	Description			Amount		
	1/3/26PR-RHS		01/12/2026	1/3/26PR-TFRA RHS DUES			$10,032.65		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$10,032.65		
170622	01/12/2026	Open			Accounts Payable	T A P O	$18,910.97		
	Invoice		Date	Description			Amount		
	1/3/26PR-RHS		01/12/2026	1/3/26PR-TAPO RHS DUES			$18,910.97		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$18,910.97		
170623	01/12/2026	Open			Accounts Payable	CalPERS	$369,277.24		
	Invoice		Date	Description			Amount		
	12/20/25PR		01/12/2026	12/20/25PR-CALPERS			$369,277.24		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$374,378.92		
	110 - General Fund			110.11000 (Cash)			($3,603.82)		
	217 - Streets - Gas Tax			217.11000 (Cash)			($68.75)		
	246 - Landscape Assessment			246.11000 (Cash)			($137.51)		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			($543.48)		
	420 - WATER			420.11000 (Cash)			($474.73)		
	426 - Transit			426.11000 (Cash)			($137.52)		
	450 - SRWA - Operations			450.11000 (Cash)			($135.87)		
170624	01/13/2026	Open			Accounts Payable	CalPERS	$373,610.68		
	Invoice		Date	Description			Amount		
	1/3/26PR		01/13/2026	1/3/26PR-CALPERS			$373,610.68		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$373,610.68		

City of Turlock

Payment Register

From Payment Date: 1/1/2026 - To Payment Date: 1/31/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
170625	01/14/2026	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	$1,769.00		
	Invoice		Date	Description			Amount		
	BE006892363C		01/14/2026	DELTA DENTAL CLAIMS FOR 1/2/26-1/8/26			$1,769.00		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$1,769.00		
170626	01/14/2026	Open			Accounts Payable	UMR	$130,230.25		
	Invoice		Date	Description			Amount		
	1/6-1/12/26		01/14/2026	UMR CLAIMS FOR 1/6/26-1/12/26			$130,230.25		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$130,230.25		
170627	01/20/2026	Open			Accounts Payable	EMPLOYMENT DEVELOP DEPT	$15,632.00		
	Invoice		Date	Description			Amount		
	L0063237168		01/20/2026	UNEMPLOYMENT CHARGES FOR 10/1/25-12/31/25			$15,632.00		
	Paying Fund			Cash Account			Amount		
	512 - Casualty Insurance			512.11000 (Cash)			$15,632.00		
170628	01/22/2026	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	$5,555.30		
	Invoice		Date	Description			Amount		
	BE006897039C		01/22/2026	DELTA DENTAL CLAIMS FOR 1/9/26-1/15/26			$5,555.30		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$5,555.30		
170629	01/22/2026	Open			Accounts Payable	UMR	$418.15		
	Invoice		Date	Description			Amount		
	FEB 26 CUSTODIAL		01/22/2026	UMR FEBRUARY 2026 CUSTODIAL AND BANKING FEE			$418.15		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$418.15		
170630	01/22/2026	Open			Accounts Payable	UMR	$103,746.98		
	Invoice		Date	Description			Amount		
	1/13-1/20/26		01/22/2026	UMR CLAIMS FOR 1/13/26-1/20/26			$103,746.98		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$103,746.98		
170631	01/22/2026	Open			Accounts Payable	UMR	$165,803.86		
	Invoice		Date	Description			Amount		
	FEB26 PREM		01/22/2026	UMR FEBRUARY 2026 HEALTH PREMIUMS			$165,803.86		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$165,803.86		
170632	01/23/2026	Open			Accounts Payable	CA SDU	$1,898.75		
	Invoice		Date	Description			Amount		
	1/17/26PR		01/23/2026	1/17/26PR-CHILD SUPPORT PAYMENT			$1,898.75		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$1,898.75		
170633	01/23/2026	Open			Accounts Payable	GOLDEN ONE CREDIT UNION	$2,897.00		
	Invoice		Date	Description			Amount		
	1/17/26PR		01/23/2026	1/17/26PR-GOLDEN 1 CU			$2,897.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$2,897.00		

Payment Register

From Payment Date: 1/1/2026 - To Payment Date: 1/31/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
170634	01/27/2026	Open			Accounts Payable	ICMA-RC	$116,322.77		
	Invoice		Date	Description		Amount			
	1/17/26PR		01/27/2026	1/17/26PR-ICMA		$116,322.77			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$116,322.77			
170635	01/23/2026	Open			Accounts Payable	INTERNAL REVENUE SERVICE	$222,790.45		
	Invoice		Date	Description		Amount			
	1/17/26PR		01/23/2026	1/17/26PR-FEDERAL TAXES		$222,790.45			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$222,790.45			
170636	01/23/2026	Open			Accounts Payable	STATE OF CALIFORNIA - PR TAXES	$70,324.17		
	Invoice		Date	Description		Amount			
	1/17/26PR		01/23/2026	1/17/26PR-STATE TAXES		$70,324.17			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$70,324.17			
170637	01/23/2026	Open			Accounts Payable	T A P O	$6,991.22		
	Invoice		Date	Description		Amount			
	1/17/26PR		01/23/2026	1/17/26PR-TAPO DUES		$6,991.22			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$6,991.22			
170638	01/23/2026	Open			Accounts Payable	T C E A	$3,078.00		
	Invoice		Date	Description		Amount			
	1/17/26PR		01/23/2026	1/17/26PR-TCEA DUES		$3,078.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$3,078.00			
170639	01/23/2026	Open			Accounts Payable	TFRA	$6,209.04		
	Invoice		Date	Description		Amount			
	1/17/26PR		01/23/2026	1/17/26PR-TFRA DUES		$6,209.04			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$6,209.04			
170640	01/23/2026	Open			Accounts Payable	TURLOCK CITY FIRE INC	$360.00		
	Invoice		Date	Description		Amount			
	1/17/26PR		01/23/2026	1/17/26PR-FIRE INC DUES		$360.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$360.00			
170641	01/23/2026	Open			Accounts Payable	TURLOCK HEALTH & FITNESS CENTER, INC, DBA BRENDA ATHLETIC	$110.00		
	Invoice		Date	Description		Amount			
	1/17/26PR		01/23/2026	1/17/26PR-TURLOCK HEALTH CLUB		$110.00			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$110.00			
170642	01/26/2026	Open			Accounts Payable	INTERNAL REVENUE SERVICE	$61.20		
	Invoice		Date	Description		Amount			
	1/17/23PR		01/26/2026	1/17/23PR-FEDERAL TAXES-K AUSTIN		$61.20			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		$61.20			

Payment Register

From Payment Date: 1/1/2026 - To Payment Date: 1/31/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
170643	01/27/2026	Open			Accounts Payable	T A P O	$18,750.06		
	Invoice		Date	Description			Amount		
	1/17/26PR-RHS		01/27/2026	1/17/23PR-TAPO RHS DUES			$18,750.06		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$18,750.06		
170644	01/23/2026	Open			Accounts Payable	T C E A	$76.00		
	Invoice		Date	Description			Amount		
	1/17/26PR-BENEVO		01/23/2026	1/17/23PR-TCEA BENEVOLENCE DUES			$76.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$76.00		
170645	01/27/2026	Open			Accounts Payable	TFRA	$9,844.27		
	Invoice		Date	Description			Amount		
	1/17/23PR-RHS		01/27/2026	1/17/26PR-TFRA RHS DUES			$9,844.27		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$9,844.27		
170646	01/27/2026	Open			Accounts Payable	CalPERS	$373,901.81		
	Invoice		Date	Description			Amount		
	1/17/26PR		01/27/2026	1/17/26PR-CALPERS			$373,901.81		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$373,901.81		
170647	01/28/2026	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	$6,528.80		
	Invoice		Date	Description			Amount		
	BE006917745C		01/28/2026	DELTA DENTAL CLAIMS FOR 1/16/26-1/22/26			$6,528.80		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$6,528.80		
170648	01/28/2026	Open			Accounts Payable	DELTA DENTAL OF CALIFORNIA	$4,032.77		
	Invoice		Date	Description			Amount		
	BE006917745A		01/28/2026	DENTAL PREMIUMS - JANUARY 2026			$4,032.77		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$4,032.77		
170649	01/28/2026	Open			Accounts Payable	UMR	$169,570.10		
	Invoice		Date	Description			Amount		
	1/21-1/26/26		01/28/2026	UMR CLAIMS FOR 1/21/26-1/26/26			$169,570.10		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			$169,570.10		
170650	01/28/2026	Open			Accounts Payable	SUN LIFE ASSURANCE COMPANY OF CANADA	$20,271.57		
	Invoice		Date	Description			Amount		
	FEB 2026		01/28/2026	LTD AND LIFE INSURANCE - FEBRUARY 2026			$20,271.57		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$20,271.57		
170651	01/27/2026	Open			Accounts Payable	UMR	($1,175.71)		
	Invoice		Date	Description			Amount		
	DEC25 COBRA REF		01/27/2026	UMR DECEMBER COBRA REFUND			($1,175.71)		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			($1,175.71)		

City of Turlock

Payment Register

From Payment Date: 1/1/2026 - To Payment Date: 1/31/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
170652	01/27/2026	Open			Accounts Payable	UMR	($18,469.45)		

Invoice	Date	Description	Amount
DEC25 RET REF	01/27/2026	UMR DECEMBER 2025 RETIREE REFUND	($18,469.45)

Paying Fund	Cash Account	Amount
511 - Health Care	511.11000 (Cash)	($18,469.45)

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
170653	01/31/2026	Open			Accounts Payable	Optum Bank, Inc.	$29,395.70		

Invoice	Date	Description	Amount
1/3/26PR	01/09/2026	1/3/26PR-HSA EE & ER	$14,693.60
1/17/26PR	01/23/2026	1/17/26PR-HSA EE & ER	$14,702.10

Paying Fund	Cash Account	Amount
511 - Health Care	511.11000 (Cash)	$29,395.70

Type EFT Totals:	46 Transactions	$2,780,479.61	
PR - Payroll Account Totals			

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	46	$2,780,479.61	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Total	46	$2,780,479.61	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	46	$2,780,479.61	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	46	$2,780,479.61	$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	**46**	**$2,780,479.61**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Total	**46**	**$2,780,479.61**	**$0.00**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**46**	**$2,780,479.61**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**46**	**$2,780,479.61**	**$0.00**

I, Isaac Moreno, the Finance Director of the City of Turlock attest that each check is entered into the Check Register with each check number, the date of issue, the amount, and the name of the payee. Each check entered into the Check Register conforms to the current City budget. I hereby submit the Check Register to the City Manager for approval prior to being placed on the council agenda for ratification per Turlock Municipal Code Sections 3-2-05 and 3-2-07.

Check Register dated 5/15/26 – 5/21/26

5-26-26

Isaac Moreno – Finance Director — Date

5-27-26

~~Gary Hampton - Interim City Manager~~ — Date

Christopher Fisher,
ACTING city manager

City of Turlock

Payment Register

From Payment Date: 5/15/2026 - To Payment Date: 5/21/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
Check									
159296	05/20/2026	Open			Utility Management Refund	ADAME, BROOKLYN	$450.00		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Commercial Metered	165204-011	MOVE-OUT CREDIT	05/19/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$450.00

159297	05/20/2026	Open			Utility Management Refund	FORZA PROPERTIES LLC	$205.21		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Multiple Res Metered	206474-003	MOVE-OUT CREDIT	05/19/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$205.21

159298	05/20/2026	Open			Utility Management Refund	SELECT PROPERTY MANAGEMENT	$37.34		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Multiple Res Metered	901369-003	MOVE-OUT CREDIT	05/19/2026	Refund

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$25.00
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$6.65
420 - WATER	420.11000 (Cash)	$5.69

159299	05/20/2026	Open			Utility Management Refund	VALLEYWIDE PROPERTY MANAGEMENT	$159.43		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	656585-004	MOVE-OUT CREDIT	05/19/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$159.43

159300	05/21/2026	Open			Accounts Payable	A-Z BUS SALES INC	$97.58		

Invoice	Date	Description	Amount
INVSAC46663	05/06/2026	07-003-007 8700 SCISSOR LATCH KIT / 0026472-8	$97.58

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$97.58

159301	05/21/2026	Open			Accounts Payable	AFLAC	$3,121.91		

Invoice	Date	Description	Amount
703067	05/15/2026	AFLAC INDIVIDUAL MAY 2026	$3,121.91

Paying Fund	Cash Account	Amount
104 - Payroll Clearing Fund	104.11000 (Cash)	$3,121.91

159302	05/21/2026	Open			Accounts Payable	Aqua Source	$2,987.19		

Invoice	Date	Description	Amount
407026	05/07/2026	Accu-Tab Products for Pool Treatment	$2,987.19

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$2,987.19

159303	05/21/2026	Open			Accounts Payable	AQUAFIX, INC	$11,188.26		

Invoice	Date	Description	Amount
IN023614	04/16/2026	DE FOAM 3000 (4) 55 GALLON DRUM	$2,801.65
IN023286	04/01/2026	DE FOAM 3000 (4) 55 GALLON DRUM	$2,797.07
IN023143	03/24/2026	DE FOAM 3000 (4) 55 GALLON DRUM	$2,791.56

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	IN023763		04/24/2026	DE FOAM 3000 (4) 55 GALLON DRUM			$2,797.98		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$11,188.26		
159304	05/21/2026	Open			Accounts Payable	Arthur Shawn Avalos dba Mid Valley Window Tinting	$420.00		
	Invoice		Date	Description			Amount		
	1068		05/07/2026	Window Tinting #32630 | Ford Explorer | Madico Film | Back Half			$420.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$420.00		
159305	05/21/2026	Open			Accounts Payable	ASSOC RIGHT OF WAY SERV	$6,090.00		
	Invoice		Date	Description			Amount		
	24317		04/30/2026	SR01, 25-044 Well 3 GAC and Arsenic Treatment-4/30/26			$6,090.00		
	Paying Fund			Cash Account			Amount		
	422 - Well Remediation			422.11000 (Cash)			$6,090.00		
159306	05/21/2026	Open			Accounts Payable	AT&T MOBILITY	$1,125.43		
	Invoice		Date	Description			Amount		
	5470X05102026		05/02/2026	ADMIN/ENGINE PHONES APR 03 - MAY 02 2026			$1,125.43		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,125.43		
159307	05/21/2026	Open			Accounts Payable	AutoZone Stores LLC	$212.37		
	Invoice		Date	Description			Amount		
	05701107613		05/06/2026	599-217 1 CLIMATE CONTROL SKU-001076979			$212.37		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$212.37		
159308	05/21/2026	Open			Accounts Payable	BADGER DAYLIGHTING CORP	$4,213.31		
	Invoice		Date	Description			Amount		
	2989334		01/14/2026	FACILITY SLUDGE CLEANUP-HYDROVAC			$4,213.31		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$4,213.31		
159309	05/21/2026	Open			Accounts Payable	BLUETRITON BRANDS INC	$776.06		
	Invoice		Date	Description			Amount		
	16E0033242330		05/08/2026	5 GALLON DRINKING WATER AND CUPS FOR 701 S. WALNUT			$160.97		
	16D0033309543		04/08/2026	5 Gallon water & cups @ Corp Yard (3/7 - /6/2026) - Maint.			$316.96		
	16E0033309543		05/08/2026	5 Gallon water & cups @ Corp Yard (4/7 - 5/6/2026) - Maint.			$298.13		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$307.54		
	217 - Streets - Gas Tax			217.11000 (Cash)			$153.78		
	246 - Landscape Assessment			246.11000 (Cash)			$153.77		
	505 - Fleet			505.11000 (Cash)			$160.97		
159310	05/21/2026	Open			Accounts Payable	BONANDER AUTO TRUCK & TRAILER INC	$49.36		
	Invoice		Date	Description			Amount		
	285654		05/06/2026	84371432 F-(S)HOSE			$49.36		

Payment Register

From Payment Date: 5/15/2026 - To Payment Date: 5/21/2026

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)			$49.36		
159311	05/21/2026	Open			Accounts Payable	BSK & ASSOCIATES	$5,363.75		
	Invoice		Date	Description			Amount		
	0112994		04/30/2026	SR06, 21-043 John Lazar Park-4/30/26			$5,363.75		
	Paying Fund			Cash Account			Amount		
	228 - Park Development Tax			228.11000 (Cash)			$5,363.75		
159312	05/21/2026	Open			Accounts Payable	BUREAU VERITAS NO AMERICA	$2,718.75		
	Invoice		Date	Description			Amount		
	26016500RI00293		04/02/2026	PLAN REVIEW SERVICES FOR BP#25-1192 REV 1			$786.75		
	26012790RI00293		03/18/2026	PLAN REVIEW SERVICES FOR BP#25-1528			$1,092.00		
	26012789RI00293		03/18/2026	PLAN REVIEW SERVICES FOR BP#25-0560			$840.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$2,718.75		
159313	05/21/2026	Open			Accounts Payable	CALIFORNIA LANDSCAPE SUPPLY INC	$2,906.84		
	Invoice		Date	Description			Amount		
	119544		04/21/2026	GRASS SEED (CONTRACTOR BLEND)			$2,906.84		
	Paying Fund			Cash Account			Amount		
	205 - Sports Facilities			205.11000 (Cash)			$2,906.84		
159314	05/21/2026	Open			Accounts Payable	CAROLLO ENGINEERS	$48,451.04		
	Invoice		Date	Description			Amount		
	FB81831		04/30/2026	25-058 TRWQCF Primary Flotator Improvements-4/30/26			$43,488.77		
	FB82485-3		05/11/2026	PROF SVS THROUGH 4/30/26			$4,962.27		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$43,488.77		
	420 - WATER			420.11000 (Cash)			$4,962.27		
159315	05/21/2026	Open			Accounts Payable	CHAMPION INDUSTRIAL	$14,378.49		
	Invoice		Date	Description			Amount		
	87623		04/27/2026	SERVICE CALL; DCB2 AC- MUNI; 3/31/2026			$422.00		
	87752		05/09/2026	PM- March 2026; Section 2 & Section 3 (City Hall Server Room)			$13,956.49		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$6,316.44		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$5,464.71		
	420 - WATER			420.11000 (Cash)			$330.24		
	426 - Transit			426.11000 (Cash)			$851.94		
	501 - Information Technology			501.11000 (Cash)			$854.97		
	505 - Fleet			505.11000 (Cash)			$560.19		
159316	05/21/2026	Open			Accounts Payable	CHARTER COMMUNICATIONS	$255.00		
	Invoice		Date	Description			Amount		
	265479001050126		05/01/2026	ST#34 INTERNET SERVICE			$255.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$255.00		

Payment Register

From Payment Date: 5/15/2026 - To Payment Date: 5/21/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159317	05/21/2026	Open			Accounts Payable	CINTAS FIRST AID AND SAFETY, CINTAS CORP NO 2	$1,566.51		

Invoice	Date	Description	Amount
5333325603	05/01/2026	FIRST AID CABINET REFILL- WQC/ELECTRICAL	$520.40
5334196305	05/05/2026	SRWA Medical Supplies 5.05.26	$94.39
5333859712	05/04/2026	First Aid & Safety Supplies Management - City Hall	$296.58
5330634611	04/20/2026	First Aid & Safety Supplies Management - City Hall	$162.56
5333859701	05/04/2026	First Aid & Safety Supplies Management - Muni	$492.58

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$505.40
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$260.20
420 - WATER	420.11000 (Cash)	$562.57
426 - Transit	426.11000 (Cash)	$27.60
450 - SRWA - Operations	450.11000 (Cash)	$94.39
505 - Fleet	505.11000 (Cash)	$116.35

159318	05/21/2026	Open			Accounts Payable	CONDOR EARTH TECH INC	$6,077.50		

Invoice	Date	Description	Amount
93473	04/30/2026	COT PROFESSIONAL GROUNDWATER SUPPORT 2024/2025	$6,077.50

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$6,077.50

159319	05/21/2026	Open			Accounts Payable	CRIME GUARD INC	$840.00		

Invoice	Date	Description	Amount
29441	05/08/2026	LIVE MONITORING; DENAIR PARK; 4/01-4/30/2026	$840.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$840.00

159320	05/21/2026	Open			Accounts Payable	CURTIS & SONS INC, L N	$17,374.50		

Invoice	Date	Description	Amount
INV1063615	04/29/2026	LIGHTWEIGHT ALUMINUM 45 DEGREE ROCKER LUG SWIVEL ADAPTER	$98.85
INV1064369	04/30/2026	5 GAL. PAIL MUNI GRN PLUS FREE FOAM CONCENTRATE	$9,328.81
INV1063617	04/29/2026	RED HEAD STREAM STRAIGHTENER	$96.68
INV1064374	04/30/2026	ELK-O-LITE LONG BARREL SMOOTH BORE SINGLE TIP	$1,303.50
INV1065448	05/04/2026	SHUTOFF WITH BLK PISTOL GRIP	$535.52
INV1061112	04/21/2026	RIGID FEMALE ROCKER LUG TO MALE ADAPTER, DETENT SHUTOFF VALVE	$2,154.85
INV1061195	04/21/2026	RAPID ATTACK MONITOR, ELK-O-LITE BHC DELUGE TIP	$3,856.29

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$17,374.50

159321	05/21/2026	Open			Accounts Payable	DENAIR LUMBER INC	$1,606.97		

Invoice	Date	Description	Amount
2152651	04/28/2026	LUMBER FOR ST#17	$1,606.97

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$1,606.97

Payment Register

From Payment Date: 5/15/2026 - To Payment Date: 5/21/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159322	05/21/2026	Open			Accounts Payable	DOWNTOWN FORD SALES INC	$41,553.47		
	Invoice		Date	Description			Amount		
	2023445		05/11/2026	32601 2026 FORD F150 REG CAB PICKUP 4X2 SHORT BED			$41,553.47		
	Paying Fund			Cash Account			Amount		
	506 - Vehicle/Equipment Replacement			506.11000 (Cash)			$41,553.47		
159323	05/21/2026	Open			Accounts Payable	E Source Companies LLC	$1,498.20		
	Invoice		Date	Description			Amount		
	14957		04/30/2026	Project administration for water audit compilation			$1,498.20		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$1,498.20		
159324	05/21/2026	Open			Accounts Payable	EDGES ELECTRICAL GROUP LLC	$428.52		
	Invoice		Date	Description			Amount		
	S6717642.001		05/05/2026	REPAIRS FOR CHRISTOFFERSON AND WELLINGTON LN			$132.72		
	S6715036.001		05/04/2026	STREET LIGHT MATERIALS BUCKET TRUCK RESTOCK			$295.80		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$295.80		
	420 - WATER			420.11000 (Cash)			$132.72		
159325	05/21/2026	Open			Accounts Payable	ENGINEERED FIRE SYST INC	$1,755.00		
	Invoice		Date	Description			Amount		
	23209		04/01/2026	PLAN CHECKING SERVICE - MARCH 2026			$1,755.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,755.00		
159326	05/21/2026	Open			Accounts Payable	FASTENAL COMPANY INC	$36.08		
	Invoice		Date	Description			Amount		
	CATUR206234		05/08/2026	50 50 0 5/16-18x2.5 TRX FLOR			$29.98		
	CATUR206174		05/08/2026	10 10 0 15AMP MINI AUTO FUSE			$6.10		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$36.08		
159327	05/21/2026	Open			Accounts Payable	FEDERAL EXPRESS	$228.65		
	Invoice		Date	Description			Amount		
	9-298-76241		05/15/2026	SHIPPING CHARGES FOR 5/15/26			$228.65		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$93.58		
	426 - Transit			426.11000 (Cash)			$135.07		
159328	05/21/2026	Open			Accounts Payable	FIRST SHIELD SECURITY AND PATROL	$20,580.00		
	Invoice		Date	Description			Amount		
	7279		05/04/2026	Unarmed Security Services for City Hall Meetings - April 2026			$420.00		
	7240		05/18/2026	Unarmed Security Services for Transit Center April 2026			$20,160.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$420.00		
	426 - Transit			426.11000 (Cash)			$20,160.00		

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159329	05/21/2026	Open			Accounts Payable	FISHER SCIENTIFIC PRO INC	$879.34		
	Invoice		Date	Description			Amount		
	8420561		04/29/2026	GRAM STRAIN SET / WM FLAS ERLENM/ POLY CUBITAINER			$879.34		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$879.34		
159330	05/21/2026	Open			Accounts Payable	FRANCHISE TAX BOARD	$519.64		
	Invoice		Date	Description			Amount		
	050926MACIAS		05/15/2026	05092026 PAYROLL WITHHOLDING			$519.64		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$519.64		
159331	05/21/2026	Open			Accounts Payable	FRANCHISE TAX BOARD	$97.69		
	Invoice		Date	Description			Amount		
	050926GONZALEZ		05/15/2026	05092026 PAYROLL WITHHOLDING			$97.69		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$97.69		
159332	05/21/2026	Open			Accounts Payable	GARTON TRACTOR INC	$20.48		
	Invoice		Date	Description			Amount		
	P8475601		05/05/2026	18510-63720 KEYS, STARTER S BA1203			$20.48		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$20.48		
159333	05/21/2026	Open			Accounts Payable	GDR ENGINEERING INC	$7,049.55		
	Invoice		Date	Description			Amount		
	29587		05/11/2026	SR03, 25-051 El Paseo and Arbor Sewer Line Replace-3/15/26			$5,350.80		
	29653		03/31/2026	SR02, 24-022 Water Line Replacement on S Center & Crane-3/31/26			$1,698.75		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$5,350.80		
	420 - WATER			420.11000 (Cash)			$1,698.75		
159334	05/21/2026	Open			Accounts Payable	Gerardo Hernandez DBA Jenny's Jumpers	$750.00		
	Invoice		Date	Description			Amount		
	IN00072		05/11/2026	2 BOUNCE HOUSES, GENERATOR AND DELIVERY FEE FOR FAMILY FUN NIGHT			$750.00		
	Paying Fund			Cash Account			Amount		
	120 - Tourism			120.11000 (Cash)			$750.00		
159335	05/21/2026	Open			Accounts Payable	GHD INC	$179.00		
	Invoice		Date	Description			Amount		
	380-0091003		05/02/2026	SR12, 26-008 Maverick's Traffic Impact Study Review-5/2/26			$179.00		
	Paying Fund			Cash Account			Amount		
	216 - Streets - Local Transportation			216.11000 (Cash)			$179.00		
159336	05/21/2026	Open			Accounts Payable	GOMES & SONS INC, JOE M	$3,393.81		
	Invoice		Date	Description			Amount		
	103586		04/17/2026	RED DYE DIESEL FOR PSF GENERATOR			$3,393.81		
	Paying Fund			Cash Account			Amount		

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	110 - General Fund			110.11000 (Cash)			$3,393.81		
159337	05/21/2026	Open			Accounts Payable	GOMES PROPANE	$112.62		
	Invoice		Date	Description			Amount		
	13088		04/14/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT			$112.62		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$112.62		
159338	05/21/2026	Open			Accounts Payable	GRAINGER INC, W W	$4,953.65		
	Invoice		Date	Description			Amount		
	9897402120		04/28/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$573.02		
	9908563340		05/07/2026	2 LED STOP SIGNS: DIANNE & LINWOOD			$3,840.19		
	9899582895		04/30/2026	BACK UP BATTERIES FOR INSTURMENTS AND CONTROLS AT THE PLANT			$92.08		
	9900502554		04/30/2026	TRACK WHEEL WQC FRONT GATE			$57.01		
	9903197698		05/04/2026	SHELF POLY-LINER			$35.15		
	9907167317		05/06/2026	SRWA Supplies - Pipe Flange 7.5"			$356.20		
	Paying Fund			Cash Account			Amount		
	217 - Streets - Gas Tax			217.11000 (Cash)			$3,840.19		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$184.24		
	450 - SRWA - Operations			450.11000 (Cash)			$356.20		
	505 - Fleet			505.11000 (Cash)			$573.02		
159339	05/21/2026	Open			Accounts Payable	Guarantee Janitorial Service	$7,264.21		
	Invoice		Date	Description			Amount		
	3092		05/18/2026	Bus Stop Cleaning and Waste Removal			$7,264.21		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			$7,264.21		
159340	05/21/2026	Open			Accounts Payable	HAJOCA CORPORATION	$753.86		
	Invoice		Date	Description			Amount		
	S015049067.001		05/12/2026	FLANGED GATE VALVE			$753.86		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$753.86		
159341	05/21/2026	Open			Accounts Payable	Haven Technology Corporation	$226.12		
	Invoice		Date	Description			Amount		
	26255		05/19/2026	Repair of the CSR Window Speaker			$226.12		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			$226.12		
159342	05/21/2026	Open			Accounts Payable	HD SUPPLY INC, DBA USABLUEBOOK	$169.36		
	Invoice		Date	Description			Amount		
	INV01034281		04/30/2026	SRWA supplies - Kimwipes, Potassium Hydrox., Buffer			$169.36		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$169.36		
159343	05/21/2026	Open			Accounts Payable	HENSLEY'S PAVING & ENGR	$1,136.00		
	Invoice		Date	Description			Amount		
	26-047B		04/09/2026	21-003 Fulkerth Rd Widening-4/9/26			$1,136.00		
	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			$1,136.00		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159344	05/21/2026	Open			Accounts Payable	HILMAR LUMBER INC	$1,971.94		

Invoice	Date	Description	Amount
781094	05/05/2026	SUPPLIES FOR WQC	$985.32
780569	05/01/2026	PAIL PAINT/ PRIMER PVC/ BALL VALVE / CEMENT PVC/ COUPLER/ PUMP	$986.62

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$1,971.94

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159345	05/21/2026	Open			Accounts Payable	Imperial Bag & Paper Co., LLC DBA Imperial Dade	$35.50		

Invoice	Date	Description	Amount
41538997	04/30/2026	SHIPPING & RECEIVING GENERAL SUPPLIES	$35.50

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$35.50

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159346	05/21/2026	Open			Accounts Payable	Indigo - Hammond & Playle Architects, LLP	$24,000.00		

Invoice	Date	Description	Amount
20361-1	04/22/2026	Turlock Animal Shelter Needs Assessment - 25%	$15,000.00
20361-2	05/11/2026	Turlock Animal Shelter Needs Assessment - 40%	$9,000.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$24,000.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159347	05/21/2026	Open			Accounts Payable	Industrial Filter Manufacturers, INC	$9,631.44		

Invoice	Date	Description	Amount
34894	01/16/2026	Replacement Filters	$9,631.44

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$9,631.44

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159348	05/21/2026	Open			Accounts Payable	ITRON INC	$3,933.43		

Invoice	Date	Description	Amount
733724	05/12/2026	HOSTING 6/1-6/1/26	$3,933.43

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$3,933.43

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159349	05/21/2026	Open			Accounts Payable	K.B.R. Inc dba Rash Curtis & Associates	$40.90		

Invoice	Date	Description	Amount
6250-362	04/30/2026	RASH CURTIS MARCH 2026 UT COLLECTIONS	$40.90

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$15.99
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$7.91
420 - WATER	420.11000 (Cash)	$17.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159350	05/21/2026	Open			Accounts Payable	LEHR Upfitters OpCo LLC dba LEHR	$3,226.15		

Invoice	Date	Description	Amount
SCM16684	05/05/2026	TK1423ITU20 Setina, EZ Lift Cargo Rear Deckw/o #12,	($2,540.21)
SI132079	05/05/2026	TK1413ITU20 Setina EZ Lift Dual Drawer System-D2S P1K	$5,766.36

Paying Fund	Cash Account	Amount
506 - Vehicle/Equipment Replacement	506.11000 (Cash)	$3,226.15

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159351	05/21/2026	Open			Accounts Payable	Lhoist North America of Arizona, Inc.	$9,612.80		
	Invoice		Date	Description			Amount		
	1102609505		05/08/2026	SRWA SUPPLY AND DELIVERY OF Hydrated Lime 5.08.26			$9,612.80		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$9,612.80		
159352	05/21/2026	Voided	INCORRECT VENDOR	05/21/2026	Accounts Payable	LOWE'S INC	$741.71		
	Invoice		Date	Description			Amount		
	5/2/26		05/02/2026	Lowe's Charges Act#9700 190231 7 - 5/2/26 Statement			$741.71		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$632.94		
	246 - Landscape Assessment			246.11000 (Cash)			$108.77		
159353	05/21/2026	Open			Accounts Payable	Mark Thomas & Company, Inc.	$29,844.89		
	Invoice		Date	Description			Amount		
	59829R		05/12/2026	24-031 Design for Roads Task Order 4 - April 2026			$29,844.89		
	Paying Fund			Cash Account			Amount		
	115 - Measure A - Roads			115.11000 (Cash)			$29,844.89		
159354	05/21/2026	Open			Accounts Payable	MARTIN MARIETTA MATERIALS INC	$95.55		
	Invoice		Date	Description			Amount		
	49194479		05/07/2026	ASPHALT			$95.55		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$95.55		
159355	05/21/2026	Open			Accounts Payable	MICROBAC LABORATORIES, INC. dba GEOANALYTICAL LAB	$794.62		
	Invoice		Date	Description			Amount		
	726001402		05/07/2026	DW-WELL38 MONTHLY ANALYSIS			$354.13		
	726001394		05/05/2026	BIMONTHLY WASTEWATER ANALYSIS NITRATE +NITRATE AS N			$124.54		
	726001393		05/05/2026	DW-WELL 38 MONTHLY ANALYSIS			$315.95		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$124.54		
	420 - WATER			420.11000 (Cash)			$670.08		
159356	05/21/2026	Open			Accounts Payable	MODESTO STEEL INC	$95.74		
	Invoice		Date	Description			Amount		
	3413		05/06/2026	P ROUND-CR1018 1-3/8			$95.74		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$95.74		
159357	05/21/2026	Open			Accounts Payable	Mountain Cascade, Inc.	$619,249.62		
	Invoice		Date	Description			Amount		
	PP9/CP23-067 BP3		05/12/2026	23-067 Construction for Roads BP3 March 2026			$619,249.62		
	Paying Fund			Cash Account			Amount		
	218 - Measure L			218.11000 (Cash)			$619,249.62		
159358	05/21/2026	Open			Accounts Payable	MUNISERVICES LLC	$625.00		
	Invoice		Date	Description			Amount		
	INV000302		05/12/2026	STARS Services for 4th Quarter 2025 Data			$625.00		

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	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$625.00			
159359	05/21/2026	Open			Accounts Payable	NAPA AUTO PARTS		$1,000.49		
	Invoice		Date	Description			Amount			
	857417		05/05/2026	601050 FIL FUEL FILTER			$52.91			
	857421		05/05/2026	7548 BAT 2YR WTY BAT			$300.13			
	857454		05/05/2026	25061130 NBH SERPENTINE BELT			$37.50			
	857464		05/05/2026	14AA2 PSB 3MO WTY BAT			$80.51			
	857480		05/05/2026	703-1889 THM TETH FUEL CAP ()			$15.17			
	857476		05/05/2026	70425 GAT 4MXTXREEL ()			$39.28			
	857539		05/06/2026	18533RN NON MULE 533 STARTER ()			$108.61			
	857635		05/07/2026	30RUB BFS 24X30 MUDFLAP (PAIR) (			$32.35			
	857664		05/08/2026	21348MP SFI ENGINE OIL FILTER ()			$6.52			
	857669		05/08/2026	7031718 THM FUEL CAP			$15.87			
	857683		05/08/2026	29883 SFI AIR FILTER			$10.80			
	857693		05/08/2026	6870P FIL AIR FILTER			$173.68			
	857712		05/08/2026	3416 FIL FUEL FILTER			$127.16			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$1,000.49			
159360	05/21/2026	Open			Accounts Payable	New Century Construction & Consulting Inc.		$79,624.25		
	Invoice		Date	Description			Amount			
	PP2/CP 24-036		03/10/2026	24-036 Renovations at Sr Center Marty Yerby Rec Facility-3/10/26			$79,624.25			
	Paying Fund			Cash Account			Amount			
	258 - Housing Stimulus Funds			258.11000 (Cash)			$79,624.25			
159361	05/21/2026	Open			Accounts Payable	OREILLY AUTO PARTS		$195.07		
	Invoice		Date	Description			Amount			
	2800-254474		05/04/2026	DOR 599-217 NW CLIM CTRL			$195.07			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$195.07			
159362	05/21/2026	Open			Accounts Payable	P G & E		$26,243.20		
	Invoice		Date	Description			Amount			
	CITY HALL 5/7/26		05/07/2026	3254375586-5 / 156 S Broadway			$126.24			
	FIRE #1 5/7/26		05/07/2026	3159594551-5 / 540 Marshall St			$204.48			
	SENIOR 5/7/26		05/07/2026	2890831960-2 / 1191 Cahill St			$103.61			
	701 WLNT 5/12/26		05/12/2026	6224543828-8 / 701 S Walnut Rd			$94.79			
	FIRE#2 5/8/26		05/08/2026	6182877164-4 / 791 S Walnut Rd			$42.60			
	AC 5/12/26		05/12/2026	6266210492-6 / 801 S Walnut Rd			$7.84			
	WLNT#E 5/8/26		05/08/2026	6141210500-1 / 701 S Walnut Rd E			$10.99			
	CNG 5/12/26		05/12/2026	8466606707-3 / 901 S Walnut Rd CNG			$683.32			
	WQC 5/8/26		05/08/2026	6349543820-0 / 901 S Walnut Rd			$7.84			
	WLNT#A 5/12/26		05/12/2026	3794250242-0 / 701 S Walnut Rd Ste A / CNG Slow Fill Station			$10,333.82			
	WQC 05/08/26		05/08/2026	6307877156-3 / 901 S Walnut Rd			$127.77			
	PSF 5/12/26		05/12/2026	8391988340-1 / 244 N Broadway-PSF			$6,358.43			
	TRANSIT2 5/12/26		05/12/2026	9448303839-7 / 1418 N Golden State Blvd Ste 2			$46.35			
	TRANSIT1 5/12/26		05/12/2026	0913752739-7 / 1418 N Golden State Blvd Ste 1			$29.05			
	COL POOL 5/12/26		05/12/2026	8183464653-1 / 595 Columbia St			$8,030.11			

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	FIRE#4 5/13/26		05/13/2026	7556584382-0 / 2820 N Walnut-Fire #4			$35.96		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$14,909.27		
	217 - Streets - Gas Tax			217.11000 (Cash)			$10.99		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$135.61		
	426 - Transit			426.11000 (Cash)			$10,409.22		
	505 - Fleet			505.11000 (Cash)			$778.11		
159363	05/21/2026	Open			Accounts Payable	PACE SUPPLY CORPORATION	$5,796.38		
	Invoice		Date	Description			Amount		
	0511399383		05/12/2026	STEEL GRATE			$2,175.59		
	0511408734		05/12/2026	FLG CROSS			$1,753.27		
	1911415767		05/13/2026	CALTRANS GRATE			$1,867.52		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$2,175.59		
	420 - WATER			420.11000 (Cash)			$3,620.79		
159364	05/21/2026	Open			Accounts Payable	PARK ASSOCIATES INC. DBA PARK PLANET	$8,306.70		
	Invoice		Date	Description			Amount		
	IN26-1274		05/05/2026	ENGINEERED WOOD FIBER FOR PLAYGROUNDS			$8,306.70		
	Paying Fund			Cash Account			Amount		
	301 - Capital Improvements			301.11000 (Cash)			$8,306.70		
159365	05/21/2026	Open			Accounts Payable	PAUL'S GLASS CO	$790.67		
	Invoice		Date	Description			Amount		
	39875		05/11/2026	Lexan Clear 3/16" For Fixed Route Bus Stop			$380.13		
	39876		05/11/2026	Plexiglass Replacement for Fixed Route Bus Stop			$316.36		
	39561		05/11/2026	Lexan Clear 3/16" For Fixed Route Bus Stop			$94.18		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			$790.67		
159366	05/21/2026	Open			Accounts Payable	PENCCO, INC	$3,198.79		
	Invoice		Date	Description			Amount		
	219855		05/07/2026	FERRIC CHLORIDE			$3,198.79		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$3,198.79		
159367	05/21/2026	Open			Accounts Payable	PROVOST & PRITCHARD ENGINEERING GROUP INC	$7,527.60		
	Invoice		Date	Description			Amount		
	129229		03/31/2026	SR02, 24-045 Well 36 GAC Treatment-Environmental-3/31/26			$4,712.40		
	130154		04/30/2026	SR02, 24-045 Well 36 GAC Treatment-4/30/26			$2,815.20		
	Paying Fund			Cash Account			Amount		
	422 - Well Remediation			422.11000 (Cash)			$7,527.60		
159368	05/21/2026	Open			Accounts Payable	PUMP PROS INC	$66.04		
	Invoice		Date	Description			Amount		
	2366		05/14/2026	GALV REDUCER COUPLING			$66.04		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$66.04		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159369	05/21/2026	Open			Accounts Payable	QUAD KNOPF, INC. dba QK	$5,397.00		
	Invoice		Date	Description			Amount		
	131938		04/25/2026	SR01, 25-057 System Wide AMI and Water Meter-4/25/26			$5,397.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$5,397.00		
159370	05/21/2026	Open			Accounts Payable	R & S ERECTION INC	$5,645.70		
	Invoice		Date	Description			Amount		
	148439		05/12/2026	SERVICE CALL: 5/8/2026 - Adjusted gate wheels/alignment			$646.70		
	148484		05/13/2026	HYSECURITY PUMP RACK			$4,999.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$5,645.70		
159371	05/21/2026	Open			Accounts Payable	REED INC, GEORGE	$489.52		
	Invoice		Date	Description			Amount		
	100397550		05/05/2026	ASPHALT			$126.51		
	100397266		05/01/2026	ASPHALT			$128.59		
	100397822		05/07/2026	ASPHALT			$120.31		
	100397988		05/08/2026	ASPHALT			$114.11		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$489.52		
159372	05/21/2026	Open			Accounts Payable	Rexel USA, Inc.	$1,003.14		
	Invoice		Date	Description			Amount		
	S145184332.002		04/30/2026	RELAY & FUSES @ SEWERS VT SCADA MIGRATION			$385.03		
	S145184332.001		04/30/2026	RELAYS & FUSES FOR SEWER VT SCADA MIGRATION			$618.11		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,003.14		
159373	05/21/2026	Open			Accounts Payable	RUSH TRUCK CENTERS OF CALIFORNIA, INC.	$326.28		
	Invoice		Date	Description			Amount		
	3046043736		05/04/2026	D37-1046:PB FILTER-AIR NEW MEDIUM			$189.42		
	3046038388		05/08/2026	5M5Z14N089A:FRD RELAY			$22.59		
	3046098463		05/08/2026	305-3330:CT - SPRING-AS			$114.27		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$326.28		
159374	05/21/2026	Open			Accounts Payable	SAFE-T-LITE OF MODESTO, INC	$374.56		
	Invoice		Date	Description			Amount		
	409994		05/01/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$374.56		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$374.56		
159375	05/21/2026	Open			Accounts Payable	SHARPENING SHOP	$96.61		
	Invoice		Date	Description			Amount		
	463789		05/08/2026	16700-Z6L-003 FUEL PUMP			$56.43		
	464101		05/13/2026	SF 400 CLAMSHELL UNIVERSAL FIT (1)			$40.18		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			$40.18		

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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)			$56.43		
159376	05/21/2026	Open			Accounts Payable	Snap Credit Inc. DBA Credit Key	$3,964.78		
	Invoice		Date	Description			Amount		
	CK-AWG4462		03/18/2026	BRADLEY S19314BFSS HALO STAINLESS STEEL EYE WASH			$3,964.78		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$3,964.78		
159377	05/21/2026	Open			Accounts Payable	SOUTHERN TIRE MART	$1,544.90		
	Invoice		Date	Description			Amount		
	7320023204		05/08/2026	255/60R18 FIREHAWK PURSUIT			$1,071.49		
	7320023208		05/08/2026	LT245/70R17/10 TRANSFORCE HT3			$165.50		
	7320023210		05/08/2026	24x9.50-10/4 CARL ALL TRAIL II			$307.91		
	7320023206		05/08/2026	LT265/75R16/10 TRANSFORCE AT2			$345.56		
	7320023211		05/08/2026	LT265/75R16/10 TRANSFORCE AT2 billed credit		wrong tire	($345.56)		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$1,544.90		
159378	05/21/2026	Open			Accounts Payable	ST FRANCIS ELECTRIC, LLC	$66,878.84		
	Invoice		Date	Description			Amount		
	230445127		04/30/2026	CHRISTOFFERSEN & COLORADO			$17,725.00		
	230445125		04/30/2026	CHRISTOFFERSEN & BERKELEY			$17,725.00		
	230445126		04/30/2302	CHRISTOFFERSEN & OLIVE			$17,725.00		
	230445121		04/30/2026	MARCH TS RESPONSE			$7,253.84		
	230445122		04/30/2026	MARCH TS ROUTINE			$6,450.00		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$66,878.84		
159379	05/21/2026	Open			Accounts Payable	STORER TRANSIT SYSTEMS	$371,447.31		
	Invoice		Date	Description			Amount		
	10306T		05/18/2026	Management and Operation of Turlock Transit April 2026			$371,447.31		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			$371,447.31		
159380	05/21/2026	Open			Accounts Payable	STRYKER SALES CORP.	$6,031.07		
	Invoice		Date	Description			Amount		
	9208878456		03/31/2026	LP15 GATEWAYS AND BAGS			$6,031.07		
	Paying Fund			Cash Account			Amount		
	240 - Small Equipment Replacement			240.11000 (Cash)			$6,031.07		
159381	05/21/2026	Open			Accounts Payable	SUPPORT PAYMENT CLEARING	$405.35		
	Invoice		Date	Description			Amount		
	050926BECCHETTI		05/15/2026	05092026 PAYROLL WITHHOLDING			$405.35		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$405.35		
159382	05/21/2026	Open			Accounts Payable	SWIFTLY INC.	$30,703.45		
	Invoice		Date	Description			Amount		
	4189		05/11/2026	Transit ITS System Services (04/01/26 - 03/31/27)			$30,703.45		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			$30,703.45		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159383	05/21/2026	Open			Accounts Payable	TARGET SPECIALTY PROD INC	$23,465.21		

Invoice	Date	Description	Amount
INVP502148520	05/07/2026	HERBICIDES	$23,465.21

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$2,299.57
217 - Streets - Gas Tax	217.11000 (Cash)	$13,832.75
246 - Landscape Assessment	246.11000 (Cash)	$7,332.89

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159384	05/21/2026	Open			Accounts Payable	TOP-TIER COLLISION CENTER, INC.	$885.94		

Invoice	Date	Description		Amount
1130	04/23/2026	ST24-7231 BODY LABOR	$673.20	$885.94

Paying Fund	Cash Account	Amount
217 - Streets - Gas Tax	217.11000 (Cash)	$885.94

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159385	05/21/2026	Open			Accounts Payable	TURF STAR	$237.42		

Invoice	Date	Description	Amount
INV152904	05/06/2026	99-5107: NUT-LOCK	$237.42

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$237.42

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159386	05/21/2026	Open			Accounts Payable	TURLOCK IRRIGATION DISTRICT	$50,532.23		

Invoice	Date	Description	Amount
40766	05/04/2026	SRWA - TID Commissioning Procedures & Normal Operations	$50,532.23

Paying Fund	Cash Account	Amount
950 - SRWA - JPA	950.11000 (Cash)	$50,532.23

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159387	05/21/2026	Open			Accounts Payable	TURLOCK JOURNAL	$950.00		

Invoice	Date	Description	Amount
418737	05/13/2026	Legal Ad 5454	$525.00
418739	05/13/2026	Legal Ad 5455	$425.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$950.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159388	05/21/2026	Open			Accounts Payable	UMR	$984.47		

Invoice	Date	Description	Amount
TOSTA JUNE 2026	05/21/2026	RETIREE HEALTH PREMIUMS JUNE 2026	$984.47

Paying Fund	Cash Account	Amount
104 - Payroll Clearing Fund	104.11000 (Cash)	$984.47

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159389	05/21/2026	Open			Accounts Payable	UNIVAR SOLUTIONS USA, LLC dba UNIVAR SOLUTIONS USA	$26,208.17		

Invoice	Date	Description	Amount
53868709	05/05/2026	SODIUM HYPOCHLORITE	$17,154.85
53873703	05/07/2026	CORP YARD	$1,393.77
53873698	05/07/2026	WELL 27	$464.59
53873702	05/07/2026	WELL 37	$643.28
53873501	05/07/2026	WELL 31	$339.51
53873699	05/07/2026	WELL 32	$393.11
53873700	05/07/2026	WELL 33	$536.06
53873701	05/07/2026	WELL 38	$2,394.42
53870628	05/07/2026	KILROY TANK	$887.27
53870629	05/07/2026	WELL 20	$643.28

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	53870630		05/07/2026	D ST TANK			$786.23			
	53870631		05/07/2026	FULKERTH TANK			$571.80			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$17,154.85			
	420 - WATER			420.11000 (Cash)			$9,053.32			
159390	05/21/2026	Open			Accounts Payable	VERDEK LLC		$57.57		
	Invoice		Date	Description			Amount			
	88361		05/18/2026	ChargePoint RFID Cards			$57.57			
	Paying Fund			Cash Account			Amount			
	426 - Transit			426.11000 (Cash)			$57.57			
159391	05/21/2026	Open			Accounts Payable	VERIZON WIRELESS		$4,703.56		
	Invoice		Date	Description			Amount			
	6142724760		05/03/2026	972530635-00038 SRWA Monthly Service & Equipment 4.4.26 - 5.3.26			$482.84			
	6142724755		05/03/2026	972530635-00030 WQC Apr 4-May 3 2026			$494.13			
	6142724759		05/03/2026	972530635-00037 Master Radio WQC Apr 4-May 3 2026			$118.63			
	6142724756		05/03/2026	972530635-00032 Electrical WQC Apr 4-May 3 2026			$57.50			
	6142724754		05/03/2026	972530635-00029 Utilities Apr 4-May 3 2026			$1,394.84			
	6142724758		05/03/2026	972530635-00036 Maintenance Apr 4-May 3 2026			$611.11			
	6142724757		05/03/2026	972530635-00033 Transit Apr 4-May 3 2026			$300.78			
	6142724750		05/03/2026	972530635-00023 Engineering Apr 4-May 3 2026			$491.31			
	6142724753		05/03/2026	972530635-00028 Recreation Apr 4-May 3 2026			$752.42			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$883.53			
	205 - Sports Facilities			205.11000 (Cash)			$68.03			
	217 - Streets - Gas Tax			217.11000 (Cash)			$262.12			
	246 - Landscape Assessment			246.11000 (Cash)			$80.02			
	255 - CDBG			255.11000 (Cash)			$41.85			
	270 - Recreation Grants			270.11000 (Cash)			$476.34			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,227.52			
	420 - WATER			420.11000 (Cash)			$835.58			
	426 - Transit			426.11000 (Cash)			$300.78			
	450 - SRWA - Operations			450.11000 (Cash)			$482.84			
	505 - Fleet			505.11000 (Cash)			$44.95			
159392	05/21/2026	Open			Accounts Payable	Viking Shred, LLC		$803.00		
	Invoice		Date	Description			Amount			
	51166500		05/05/2026	CITY WIDE SHREDDING - MAY 2026 - 1 OF 2			$757.00			
	51166534		05/06/2026	CITY WIDE SHREDDING - MAY 2026 - 2 OF 2			$46.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$757.00			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$46.00			
159393	05/21/2026	Open			Accounts Payable	VWR INTERNATIONAL INC		$152.73		
	Invoice		Date	Description			Amount			
	8821472369		04/20/2026	BLUE LIGHT AND UV PROTECTIVE GLASSES 1 EA			$62.23			
	8821532327		04/27/2026	SOD DIHYDRGN PHOSPHAT ACS 250G - LAB			$90.50			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$90.50			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	420 - WATER			420.11000 (Cash)			$62.23		
159394	05/21/2026	Open			Accounts Payable	WESTWOOD PROFESSIONAL SERVICES, INC.	$4,122.00		
	Invoice		Date	Description			Amount		
	126403143		04/04/2026	SR03, 21-043 Northeast Neighborhood Park-J Lazar Park-4/4/26			$1,805.00		
	1260403142		04/04/2026	SR04, 25-056 Columbia Pool Exhaust Fan-4/4/26			$2,317.00		
	Paying Fund			Cash Account			Amount		
	228 - Park Development Tax			228.11000 (Cash)			$1,805.00		
	301 - Capital Improvements			301.11000 (Cash)			$2,317.00		
159395	05/21/2026	Open			Accounts Payable	WILLE ELECTRIC SUPPLY INC	$1,897.96		
	Invoice		Date	Description			Amount		
	S2296070.001		04/30/2026	RF LINK FOR SEWER 55 MIGRATION TO VT SCADA			$1,897.96		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,897.96		
159396	05/21/2026	Open			Accounts Payable	WILLEY PRINTING CO	$187.92		
	Invoice		Date	Description			Amount		
	156583		04/24/2026	BACTERIOLOGICAL WATER SAMPLE DATA CARDS			$187.92		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$187.92		
159397	05/21/2026	Open			Accounts Payable	ZERO NOX INC	$405.21		
	Invoice		Date	Description			Amount		
	INV-001651		05/05/2026	TUATARA G1 TRANSFER CASE KIT			$405.21		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$405.21		
159398	05/21/2026	Open			Accounts Payable	ZUMAR INDUSTRIES INC	$1,185.37		
	Invoice		Date	Description			Amount		
	11868		05/13/2026	SBP7 8" STUB X 7" BASE X 1/4" STEEL BASE PLATE W/4 HOLES			$1,185.37		
	Paying Fund			Cash Account			Amount		
	217 - Streets - Gas Tax			217.11000 (Cash)			$1,185.37		
159399	05/21/2026	Open			Accounts Payable	ARIAS, ALISON	$600.00		
	Invoice		Date	Description			Amount		
	2026-00001033		05/15/2026	ARIAS, ALISON -PROFESSIONAL DEVELOPMENT FY 25_26			$600.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$600.00		
159400	05/21/2026	Open			Accounts Payable	BENNETT, JONATHAN	$450.00		
	Invoice		Date	Description			Amount		
	JBENNETT REIMB.		05/12/2026	REIMBURSEMENT FOR ANNUAL SYMPOSIUM OFFICERS' SYMPOSIUM			$450.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$450.00		
159401	05/21/2026	Open			Accounts Payable	Bywater, Jack L.	$750.37		
	Invoice		Date	Description			Amount		
	APN: 087008007		05/21/2026	Monte Vista Village - 3357 FOUR SEASONS DR			$750.37		
	Paying Fund			Cash Account			Amount		

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	246 - Landscape Assessment			246.11000 (Cash)			$750.37			
159402	05/21/2026	Open			Accounts Payable	Cabada, Christina		$500.00		
	Invoice		Date	Description			Amount			
	Prof Dev FY25/26		05/07/2026	Professional Reimbursement - CC FY 25/26			$500.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$500.00			
159403	05/21/2026	Open			Accounts Payable	COCKRELL, CASEY		$250.00		
	Invoice		Date	Description			Amount			
	CCOCKRELL-REIMB.		05/12/2026	PPE REIMBURSEMENT- SPECTACLE KIT FOR SCBA			$250.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$250.00			
159404	05/21/2026	Open			Accounts Payable	CORVELLO, JOHN		$20.00		
	Invoice		Date	Description			Amount			
	4/17/26 ONLINE		05/14/2026	REFUND REQUEST - DUE TO VACCINE EXPIRATION DATE			$20.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$20.00			
159405	05/21/2026	Open			Accounts Payable	Garibay, Jose Juan & Sonia		$245.93		
	Invoice		Date	Description			Amount			
	APN: 073042034		05/21/2026	Legends No. 7 - 2941 GARZELLIS WAY			$245.93			
	Paying Fund			Cash Account			Amount			
	246 - Landscape Assessment			246.11000 (Cash)			$245.93			
159406	05/21/2026	Open			Accounts Payable	Guerrero, Carlos		$249.74		
	Invoice		Date	Description			Amount			
	ProfDev FY 25/26		05/12/2026	ProfDev FY 25/26			$249.74			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$124.87			
	420 - WATER			420.11000 (Cash)			$124.87			
159407	05/21/2026	Open			Accounts Payable	Gutierrez, Juan A, & Guadalupe R		$320.37		
	Invoice		Date	Description			Amount			
	APN: 072053012		05/21/2026	North Berkeley Estates - 3432 SCOTTLEE DR			$320.37			
	Paying Fund			Cash Account			Amount			
	246 - Landscape Assessment			246.11000 (Cash)			$320.37			
159408	05/21/2026	Open			Accounts Payable	Heaslett, Eric		$200.00		
	Invoice		Date	Description			Amount			
	OP 45977 T4		05/11/2026	SRWA Certification - T4 Test Reimbursement & Certification Fees			$200.00			
	Paying Fund			Cash Account			Amount			
	450 - SRWA - Operations			450.11000 (Cash)			$200.00			
159409	05/21/2026	Open			Accounts Payable	INDERBITZEN, PAUL		$150.00		
	Invoice		Date	Description			Amount			
	TR 5272 PER DIEM		03/17/2026	SHERMAN BLOCK LEADERSHIP, 6/3/26 - 6/6/26, MILPITAS			$150.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$150.00			

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159410	05/21/2026	Open			Accounts Payable	MAGALLON VALENCIA, KATELYN	$325.00		
	Invoice		Date	Description			Amount		
	KATELYN MAGALLON		05/12/2026	WQE GRADE 1 EXAM FEE			$325.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$162.50		
	420 - WATER			420.11000 (Cash)			$162.50		
159411	05/21/2026	Open			Accounts Payable	Ram, Jaiyant, & Prabha Wati	$2,457.36		
	Invoice		Date	Description			Amount		
	APN: 071059001		05/21/2026	Ferreira Ranch Estates No. 2 - 421 MEMORY LN			$2,457.36		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$2,457.36		
159412	05/21/2026	Open			Accounts Payable	Rich , Green	$402.08		
	Invoice		Date	Description			Amount		
	TR 5302 Reimb		05/11/2026	TR5302 Reimbursement			$402.08		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			$402.08		
159413	05/21/2026	Open			Accounts Payable	Sampson, Philip M, & Jennifer J	$214.12		
	Invoice		Date	Description			Amount		
	APN: 073049029		05/21/2026	Legends North #2 - 4615 PRAIRIE FALCON WAY			$214.12		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$214.12		
159414	05/21/2026	Open			Accounts Payable	SEQUEIRA CONSTRUCTION	$3,233.72		
	Invoice		Date	Description			Amount		
	METER #15095624		05/08/2026	REFUND FOR HYDRANT METER #15095624			$3,233.72		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$3,495.00		
	420 - WATER			420.11000 (Cash)			($261.28)		
159415	05/21/2026	Open			Accounts Payable	Sha , Tianbing & Yigao	$412.72		
	Invoice		Date	Description			Amount		
	APN: 071070016		05/21/2026	Bandera #2 - 4140 TAHAMA LN			$412.72		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$412.72		
159416	05/21/2026	Open			Accounts Payable	Singh, Renu	$120.15		
	Invoice		Date	Description			Amount		
	APN: 088014008		05/21/2026	Royal Oaks - 2065 NOBLE LN			$120.15		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$120.15		
159417	05/21/2026	Open			Accounts Payable	Torres Jose Antonio, &Garibay Kesia Karin	$282.61		
	Invoice		Date	Description			Amount		
	APN: 072001021		05/21/2026	Northern Sunrise Estates Phase 3 - 604 SUNDAY DR			$282.61		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$282.61		
Type Check Totals:					122 Transactions		$1,685,177.97		
AP - Accounts Payable Totals									

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	121	$1,684,436.26	$0.00

City of Turlock

Payment Register

From Payment Date: 5/15/2026 - To Payment Date: 5/21/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
					Reconciled	0	$0.00		$0.00	
					Voided	1	$741.71		$0.00	
					Stopped	0	$0.00		$0.00	
					Total	122	$1,685,177.97		$0.00	

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	121	$1,684,436.26	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	1	$741.71	$0.00
	Stopped	0	$0.00	$0.00
	Total	122	$1,685,177.97	$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	**121**	**$1,684,436.26**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**1**	**$741.71**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**122**	**$1,685,177.97**	**$0.00**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**121**	**$1,684,436.26**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**1**	**$741.71**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**122**	**$1,685,177.97**	**$0.00**

City Council Staff Report

June 9, 2026

From:	Nichole Fiez, City Clerk
Prepared by:	Nichole Fiez, City Clerk
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Resolution: Calling for the holding of a General Municipal Election to be held on Tuesday, November 3, 2026, for the election of certain officers as required by the provisions of the laws of the State of California relating to General Law Cities and the Turlock Municipal Code

Resolution: Requesting the Board of Supervisors of the County of Stanislaus to consolidate a General Municipal Election to be held on Tuesday, November 3, 2026, with the Statewide General Election to be held on the same date pursuant to Section 10403 of the Elections Code and requesting the Board of Supervisors of the County of Stanislaus to permit the Stanislaus County Registrar of Voters to render specific services to the City of Turlock relating to the conduct of the General Municipal Election

Resolution: Adopting regulations for candidates for elective office pertaining to Candidate Statements submitted to the voters at a General Municipal Election to be held on Tuesday, November 3, 2026, and setting the deposit fee which will be required of candidates who elect to have a Candidate Statement printed in the ballot pamphlet for said Election

2. NARRATIVE:

Approving resolutions calling the General Municipal Election of November 3, 2026, requesting the Board of Supervisors of the County of Stanislaus to consolidate the General Municipal Election with the Statewide General Election, adopting regulations regarding Candidate Statements, and setting the amount of the deposit required of candidates who elect to prepare a Candidate Statement to be included in the ballot pamphlet.

The California Elections Code requires the governing body (City Council) of the local agency to issue a proclamation or resolution calling the election (General Municipal Election) and, if desired, request the County Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election being held on the same date and conducted by the Stanislaus County Registrar of Voters.

The next General Municipal Election is scheduled to be held on November 3, 2026, in which the position of Mayor, one (1) Member, City Council - District 1, and one (1) Member, City Council - District 3 will be voted upon during this election.

Additionally, the City Council is authorized to adopt regulations regarding Candidate Statements (Candidate's Statement of Qualifications) for those candidates who elect to prepare a statement to be included in the ballot pamphlet, including setting the amount of the deposit which will be due upon filing the statement.

The Stanislaus County Registrar of Voters has estimated the cost for publishing a Candidate

Statement (Candidate's Statement of Qualifications) in the November 2026 ballot will be approximately $1,250 for City Mayor (at-large) candidates and $1,000 for City Council (by-district) candidates. These estimates are based on the number of registered voters in a district. Under the proposed policy, candidates will be billed for any additional expenses and/or refunded for any excess payments associated with the filing cost of the Candidate Statement.

3. FISCAL IMPACT / BUDGET AMENDMENT:

$150,00 is being budgeted for Fiscal Year 2026-2027 in account number 110-10-104.43152 "Contract Elections."

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:

Council could direct the City Clerk to conduct a stand-alone election. This is not recommended due to the prohibitive costs and time constraints involved with managing a stand-alone election.

6. ATTACHMENTS:

1. Draft Resolution - Calling Election 2026
2. Draft Resolution - Consolidating Election Request BOS 2026
3. Draft Resolution - Candidate Statements 2026
4. City of Turlock November 2026 Statewide General Election cost estimate

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES AND THE TURLOCK MUNICIPAL CODE	}	**RESOLUTION NO. 2026-XXX**

WHEREAS, under the provisions of the laws relating to General Law Cities in the State of California and the Turlock Municipal Code, a General Municipal Election shall be held on November 3, 2026, for the election of Municipal Officers.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TURLOCK, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That pursuant to the requirements of the laws of the State of California relating to General Law Cities and Turlock Municipal Code Section 1-7-01, there is called and ordered to be held in the City of Turlock, California, on Tuesday, November 3, 2026, a General Municipal Election for the purpose of electing a City Mayor for the full term of four (4) years, one (1) Member, City Council – District 1 for the full term of four (4) years, and one (1) Member, City Council - District 3 for the full term of four (4) years.

Section 2. That the ballots to be used at the election shall be in form and content as required by law.

Section 3. That the City Clerk is authorized, instructed and directed to coordinate with the Stanislaus County Registrar of Voters to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment, and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

Section 4. That the polls for the election shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, pursuant to Election Code Section 10242, except as provided in Section 14401 of the Elections Code of the State of California.

Section 5. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

Section 6. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed, and directed to give further or additional notice of

the election, in time, form and manner as required by law.

Section 7. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

Section 8. The City Council authorizes the City Clerk to administer said election and all reasonable and actual election expenses shall be paid by the City upon presentation of a properly submitted bill.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 2026, by the following vote:

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

ATTEST:

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

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE SAME DATE PURSUANT TO SECTION 10403 OF THE ELECTIONS CODE	}	**RESOLUTION NO. 2026-XXX**

WHEREAS, the City Council of the City of Turlock called a General Municipal Election to be held on November 3, 2026, in the City of Turlock, California, for the purpose of the election of a City Mayor, one (1) Member, City Council - District 1, and one (1) Member, City Council - District 3; and

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Statewide General Election to be held on the same date and that within the City the precincts, polling places, and election officers of the two elections be the same, and that the Stanislaus County Registrar of Voters canvass the returns of the General Municipal Election and that the election be held in all respects as if there were only one election.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TURLOCK, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That pursuant to the requirements of Section 10403 of the Elections Code, the Board of Supervisors of the County of Stanislaus is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide General Election on Tuesday, November 3, 2026, for the purpose of the election of a City Mayor for the full term of four (4) years, one (1) Member, City Council - District 1 for the full term of four (4) years, and one (1) Member, City Council -District 3 for the full term of four (4) years, which will conclude upon the Turlock City Council adopting the official canvass of the November 3, 2026, election.

Section 2. That the Stanislaus County Registrar of Voters is authorized to verify signatures for nomination papers submitted by the City Clerk of the City of Turlock; set up and arrange for election precincts, polling places, voting booths, and election officers; publish notice of election officers and polling places; and canvas the returns of the General Municipal Election. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. The City acknowledges that the consolidated election will be held and conducted in the manner prescribed in Section 10418 of the California Elections Code.

Section 3. That the Board of Supervisors of the County of Stanislaus is requested to issue instructions to the Stanislaus County Registrar of Voters to take any and all steps necessary for the holding of the consolidated election.

Section 4. That the City of Turlock recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs.

Section 5. That the City Clerk is hereby directed to file a certified copy of this resolution with the Board of Supervisors of the County of Stanislaus and the Stanislaus County Registrar of Voters.

Section 6. That the City Clerk shall certify to 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 9th day of June, 2026, by the following vote:

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

ATTEST:

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

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATE STATEMENTS SUBMITTED TO THE VOTERS AT A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026 AND SETTING THE DEPOSIT FEE WHICH WILL BE REQUIRED OF CANDIDATES WHO ELECT TO HAVE A CANDIDATE STATEMENT PRINTED IN THE BALLOT PAMPHLET FOR SAID ELECTION	**RESOLUTION NO. 2026-XXX**

WHEREAS, the City of Turlock will hold a General Municipal Election on November 3, 2026, for purposes of electing a City Mayor, one (1) Member, City Council - District 1, and one (1) Member, City Council - District 3; and

WHEREAS, Section 13307 of the Elections Code of the State of California provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the Candidate Statement; and

WHEREAS, California Elections Code Section 13307(c) authorizes local agencies to estimate the total cost of printing, handling, translating, and mailing the Candidate Statements filed pursuant to Section 13307(a), including costs incurred as a result of complying with the federal Voting Rights Act of 1965, as amended; and

WHEREAS, the local agency may require each candidate filing a statement to pay in advance to the local agency his or her estimated pro rata share as a condition of having his or her statement included in the voter's pamphlet and in the event the estimated payment is required, the receipt for the payment shall include a written notice that the estimate is just an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements; and

WHEREAS, the City Clerk is not bound by the estimate and may, on a pro rata basis, bill the candidate for additional actual expense or refund any excess paid depending on the final actual cost; and

WHEREAS, the Stanislaus County Registrar of Voters has recommended that a $1,250 deposit be collected for City Treasurer candidates and a $1,000 deposit be collected for City Council candidates who elect to have a Candidate Statement printed in the ballot pamphlet for the General Municipal Election to be held on November 3, 2026. These estimates are based on the number of registered voters in district.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TURLOCK, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. GENERAL PROVISIONS. That pursuant to Section 13307 of the Elections Code of the State of California, each candidate for elective office to be voted for at an Election to be held in the City of Turlock on Tuesday, November 3, 2026, may prepare a Candidate Statement (Candidate's Statement of Qualifications) on an appropriate form provided by the City Clerk. The deposit for a Candidate Statement is set at $1,250 for City Treasurer candidates and $1,000 for City Council candidates. The City Clerk is authorized to collect the fee in accordance with Section 13307 of California Elections Code. The statement may include the name, age, and occupation of the candidate and a brief description of no more than 200 words of the candidate's education and qualifications expressed by the candidate himself or herself. The statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. The statement shall be filed (in typewritten form) in the Office of the City Clerk at the time the candidate's nomination papers are filed. The statement may be withdrawn, but not changed, during the period for filing nomination papers and until five o'clock p.m. of the next working day after the close of the nomination period.

Section 2. FOREIGN LANGUAGE POLICY.

A. Pursuant to the Federal Voting Rights Act, Candidate Statements will be translated into all languages required by the County of Stanislaus. The County is required to translate candidate statements into the following languages: Spanish.

B. The County will print and mail sample ballots and Candidate Statements to voters in languages specified in (A) above.

Section 3. PAYMENT.

A. Translation:

1. The candidate shall be required to pay for the cost of translating the Candidate Statement into any <u>required</u> foreign language as specified in (A) of Section 2 above pursuant to Federal and/or State law.

B. Printing:

1. The candidate shall be required to pay for the cost of printing the Candidate Statement in English in the main voter pamphlet.

2. The candidate shall be required to pay for the cost of printing the Candidate Statement in a foreign language required in (A) of Section 2 above in the main voter pamphlet.

The City Clerk, in conjunction with the Stanislaus County Registrar of Voters, shall estimate the total cost of printing, handling, translating, and mailing the Candidate Statements filed pursuant to this section, including costs incurred as a result of complying with the Voting Rights Act of 1965 (as amended), and require each candidate filing a statement to pay in advance to the local agency his or her estimated pro rata share as a condition of having his or her statement included in the voter's pamphlet. In the event the estimated payment is required, the estimate is just an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements. Accordingly, the City Clerk is not bound by the estimate and may, on a pro rata basis, bill the candidate for additional actual expense

or refund any excess paid depending on the final actual cost. In the event of underpayment, the City Clerk may require the candidate to pay the balance of the cost incurred. In the event of overpayment, the City Clerk shall prorate the excess amount among the candidates and refund the excess amount paid.

Section 4. ADDITIONAL MATERIALS. No candidate will be permitted to include additional materials in the sample ballot packet.

Section 5. That the City Clerk shall provide each candidate or the candidate's representative a copy of this resolution at the time nominating petitions are issued.

Section 6. That all previous resolutions establishing Council policy on payment for Candidate Statements are repealed.

Section 7. That this resolution shall apply only to the election to be held on November 3, 2026, and shall then be repealed.

Section 8. That the City Clerk shall certify to 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 9th day of June 2026, by the following vote:

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

ATTEST:

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

OFFICE OF COUNTY CLERK-RECORDER

DONNA LINDER
County Clerk-Recorder, Registrar of Voters &
Commissioner of Civil Marriage

ADMINISTRATION:
1021 "I" Street, Suite 101, Modesto, CA 95354
Telephone: 209.525.5211
Facsimile: 209.525.5800

November 3, 2026, Statewide General Election
Cost Estimate
City of Turlock

Estimates may include costs associated with:

Printing / Mailings
Publications
Drop Boxes / Vote Centers
Personnel
Information Technology Support
Miscellaneous

Mayor

Number of Registered Voters **40,000 – 40,600 (projected estimate)**

Cost to conduct a city-wide election in consolidation with the November 3, 2026, Statewide General Election (Costs can increase or decrease based on the number of candidate statements and participation by other cities, districts, etc.)

1. Stanislaus County Registrar of Voter services to conduct a Consolidated election for Mayor. $1.32 - $2.24 per voter

Councilmember District 1

Number of Registered Voters **9,900 – 10,600 (projected estimate)**

Cost to conduct a district-wide election in consolidation with the November 3, 2026, Statewide General Election (Costs can increase or decrease based on the number of candidate statements and participation by other cities, districts, etc.)

1. Stanislaus County Registrar of Voter services to conduct a Consolidated election for Councilmember District 1. $1.32 - $2.24 per voter

Councilmember District 3

Number of Registered Voters **11,000 – 11,700 (projected estimate)**

Cost to conduct a district-wide election in consolidation with the November 3, 2026, Statewide General Election (Costs can increase or decrease based on the number of candidate statements and participation by other cities, districts, etc.)

1. Stanislaus County Registrar of Voter services to conduct a Consolidated election for Councilmember District 3. $1.32 - $2.24 per voter

Ballot Measure

Number of Registered Voters **40,000 – 40,600 (projected estimate)**

Cost to conduct a city-wide vote by mail election in consolidation with the November 3, 2026 Statewide General Election (Costs can increase or decrease based on the number of candidate statements and participation by other cities, districts, etc.)

1. Stanislaus County Registrar of Voter services to conduct a city-wide election for a ballot measure. $1.32 - $2.24 per voter

Donna Linder, County Clerk / Recorder / Registrar of Voters
April 16, 2026

City Council Staff Report

June 9, 2026

From:	Jessie Dhami, Human Relations Director
Prepared by:	Darlene Ingersoll, Principal HR Analyst
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Motion: Approving an agreement with the law firm of Atkinson, Andelson, Loya, Ruud & Romo to provide labor negotiation, labor/employment law to the City of Turlock pursuant to an updated attorney representation agreement effective July 1, 2026 for a one (1) year term, in a total maximum not to exceed contract amount of $300,000 to be paid from "General Fund" account number 110-10-109.4310 "Contract Attorney".

2. NARRATIVE:

Staff is seeking to continue the services of Atkinson, Andelson, Loya, Ruud & Romo ("AALRR") into Fiscal Year 2026-2027 pursuant to an updated Attorney Representation Agreement to perform the following:

- Labor negotiations with Turlock City Employees Association ("TCEA"), Turlock Associated Police Officers ("TAPO"), Turlock Firefighters, Local #2434 ("Turlock Firefighters"), Turlock Management Association - Public Safety ("TMAPS"), Management Employees, and Confidential Employees.
- Various labor and employment law matters including, but not limited to, disciplinary issues, and advice and counsel on an as-needed basis, etc.

Staff is requesting the continued services of AALRR into Fiscal Year 2026-2027. The Human Relations Department has estimated $300,000 as a fiscal impact.

The Turlock City Council engaged the law firm of AALRR to act as lead negotiator on behalf of the City of Turlock for collective bargaining during the past several years and to handle labor/employment law issues such as personnel matters.

Staff requests and recommends continued engagement with AALRR for anticipated labor and employment matters, engaging in labor negotiations with the various unions and employee groups.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Adequate funds have been requested through the Fiscal Year 2026-2027 budget process in Fund “General Fund” account number 110-10-109.43010 “Contract Attorney”.

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:

Council could decline to approve this action and direct staff to explore other options with regard to continuing the labor and employment law services and labor negotiation services. Due to the expertise of AALRR and its current involvement in important employment law matters, and the ongoing and upcoming labor negotiations, this alternative is not recommended.

6. ATTACHMENTS:

1. Attorney Representation Agreement
2. Addendum - Insurance

ATTORNEY REPRESENTATION AGREEMENT

I. PARTIES

This Attorney Representation Agreement ("Agreement") is entered into by and between the law firm of ATKINSON, ANDELSON, LOYA, RUUD & ROMO, a professional corporation, hereinafter referred to as "Attorney" or the "Law Firm" and the CITY OF TURLOCK, hereinafter referred to as "Client."

II. PURPOSE

Client desires to retain and engage Law Firm to provide services and consultation relating to labor negotiations, labor relations, and general employment law needs and other services on an as-needed basis. Law Firm accepts this engagement on the terms and conditions contained in this Agreement.

III. TERMS AND CONDITIONS

A. Fees for Services

1. Hourly Rate Services

Client agrees to pay the Law Firm at the following standard hourly rates:

Partners/Of Counsel: $385.00

Associates (depending on years of professional experience): $320.00 - $345.00

Paralegals: $250.00

2. Costs and Expenses

In addition to the fees described above, Client agrees to pay a five percent (5%) “administrative fee” calculated and based on the total monthly billed fees to cover certain operating expenses of the Law Firm incurred in providing services to Client. This administrative fee is in lieu of charging Client for Westlaw, photocopies, automobile mileage, parking, facsimiles, telephone, document preparation, and postage.

Costs relating to fees charged by third parties retained to perform services ancillary to the Law Firm's representation of Client are not included and are charged separately. These include, but are not limited to, deposition and court reporter fees, transcript costs, witness fees (including expert witnesses), process server fees, and other similar third party fees. The Law Firm shall not be obligated to advance costs on behalf of Client; however, for purposes of convenience and in order to expedite matters, the Law Firm reserves the right to advance costs on behalf of Client with Client's prior approval in the event a particular cost item exceeds $2,000.00 in amount, and without the prior approval of Client in the event a particular cost item totals $2,000.00 or less.

B. Billing Practices

1. A detailed description of the work performed and the costs and expenses advanced by the Law Firm will be prepared on a monthly basis as of the last day of the month and will be mailed to Client on or about the 15th of the following month, unless other arrangements are made. Payment of the full amount due, as reflected on the monthly statement, will be due to the Law Firm from Client by the 10th of the month following delivery of the statement, unless other arrangements are made. In the event that there are funds of Client in the Law Firm's Trust Account at the time a monthly billing statement is prepared, funds will be transferred from the Law Firm's Trust Account to the Law Firm's General Account to the extent of the balance due on the monthly statement and a credit will be reflected on the monthly statement. Any balance of fees or costs advanced remaining unpaid for a period of 60 days will be subject to a 1% per month service charge.

2. Hourly rate services shall be charged to Client at a minimum increment of one-tenth hour, including reasonable travel time billed portal-to-portal. When time spent by Attorney on a particular service exceeds one-tenth hour, the charge will be rounded up to the next one- tenth hour increment.

3. Client agrees to review the Law Firm’s monthly statements promptly upon receipt and to notify the Law Firm, in writing, with respect to any disagreement with the monthly statement.

4. After the conclusion of a particular engagement (e.g. an investigation) should a need arise for the Firm to respond to any subpoena or discovery, to provide testimony at deposition, trial or arbitration, or to otherwise perform services with respect to any matter relating to or arising out of that engagement, Client shall compensate the Firm at its then applicable rates for time expended, including all required preparation time.

C. Termination of Representation

Client has the right, at any time, and either with or without good cause, to discharge the Law Firm as its attorneys. In the event of such a discharge of the Law Firm by Client, however, any and all unpaid attorneys' fees and costs owing to the Firm by Client shall be immediately due and payable.

The Law Firm reserves the right to discontinue the performance of legal services on behalf of Client on a particular matter upon the occurrence of anyone or more of the following events:

1. Upon order of a court of law requiring the Law Firm to discontinue the performance of legal services;

2. Upon a determination by the Law Firm in the exercise of its reasonable and sole discretion, that state or federal legal ethical principles require it to discontinue the performance of legal services;

3. Upon a failure of Client to perform any of Client's obligations with respect to the payment of the Law Firm's fees, costs or expenses as reflected on the monthly bill; or,

4. Upon failure to cooperate with Law Firm as described in paragraph E.

In the event that the Law Firm ceases to perform legal services for Client, Client agrees that it will promptly pay to the Law Firm any and all unpaid fees and costs advanced. Further, the Client agrees that, with respect to any litigation where the Law Firm has made an appearance in a court of law on its behalf, Client will promptly execute an appropriate Substitution of Attorney form. Any termination of Law Firm's representation on such a matter may be subject to approval by the applicable court of law.

D. Possible Third Party Conflicts

The Firm has a number of attorneys. The Firm may currently or in the future represent one or more other clients in matters involving Client. The Firm undertakes this engagement on the condition that the Firm may represent another client in a matter in which the Firm does not represent Client, even if the interests of the other client are adverse to those of Client (including appearance on behalf of another client adverse to Client in litigation or arbitration), provided the other matter is not substantially related to the Firm's representation of Client and in the course of representing Client attorneys of the Firm have not obtained confidential information of Client material to the representation of the other client ("Permitted Adverse Representation"). Client's consent to this arrangement is required because of its possible adverse effects on performance of the Firm's duties as attorneys to remain loyal and available to those other clients and to render legal services with vigor and competence. Also, if an attorney does not continue an engagement or must withdraw therefrom, the client may incur delay, prejudice or additional cost such as acquainting new counsel for the matter. Client agrees not to seek to disqualify the Firm from representing such other client in any Permitted Adverse Representation.

E. Client Cooperation

Client understands and agrees that, in order for the Law Firm to represent Client effectively, it is necessary for Client to assist and cooperate with the Law Firm during this engagement. Client agrees to: (1) make its employees and officials available to discuss issues as they arise; (2) attend and participate in meetings, preparation sessions and court proceedings, review drafts of documents, and perform other activities in connection with the representation; and (3) provide complete and accurate information and documents to us on a timely basis. Noncooperation will be grounds for the Law Firm's withdrawal from representing Client on a particular matter. It is essential that Client and the Law Firm maintain open communications.

F. Identification of Insurance Coverage

With respect to insurance coverage for any matters covered by the scope of services under this Agreement, Client agrees that it has the responsibility, rather than the Law Firm, to identify potential insurance coverage and to tender legal matters to any appropriate insurance companies that may insure Client. If Client desires that the Law Firm become involved in identifying potential insurers and/or the tender of legal disputes, then a separate written agreement between Client and the Law Firm to that effect will be required.

G. Arbitration: Waiver of Jury Trial

If any dispute arises out of, or related to, a claimed breach of this agreement, the professional services rendered by attorneys, or any other disagreement of any nature, type, or description, regardless of the facts or the legal theories which may be involved, including attorney malpractice, breach of fiduciary duty, misrepresentation, or conflict of interest, such dispute shall be resolved by confidential and binding arbitration upon the written request of one party after service of that request on the other party.

There are significant advantages and disadvantages of binding arbitration. The parties shall agree on an arbitrator with special skills and experience to hear and determine the dispute unlike in a court proceeding where a judge is assigned. If the parties cannot agree, then the Superior Court of Stanislaus County shall choose an impartial arbitrator whose decision shall be final and conclusive on all matters.

The parties shall each have the right of discovery in accordance with Code of Civil Procedure Section 1283. Arbitrations conducted pursuant to this agreement permit the same discovery rights as in a court proceeding. Each party shall bear their own costs and attorney fees, including payments to the arbitrator which can be significantly more costly than the filing fee in Court proceedings where costs may be awarded to the prevailing party. Each party to this agreement waives and therefore gives up important constitutional rights in arbitration as the arbitrator's decision is final. There is no right to appeal to challenge any errors made in the arbitration proceeding. Unlike court proceedings, arbitration proceedings are conducted privately and the outcome will remain confidential. There is no right to a trial by a judge or jury of one's peers. There is no limitation on the type of monetary damage that can be awarded by the arbitrator. The client is advised that the client has the right to have an independent lawyer of client's choice review this arbitration provision.

H. Protection of Client Confidences - High Tech Communication Devices

The Law Firm is aware of its important obligation to preserve the secrets and confidences of its clients which it holds in precious trust for them. To that end it is important that Client and the Law Firm agree from the outset what kinds of communications technology the Law Firm should employ in the course of representing Client. For example, the exchange of documents and other information using email or other types of electronic communications involves some risk that information will be retrieved by third parties with no right to see it. Even the use of facsimile machines can cause problems if documents are sent to numbers where the documents sit in open view.

Therefore, Client should only provide the Law Firm with cellular numbers, facsimile numbers and email addresses which are acceptable to Client for receiving confidential communications from the Law Firm. Client agrees that the Law Firm may use any of the cellular numbers, facsimile numbers and email addresses other than those which you specify in writing that the Law Firm should not use.

I. Document Retention and Destruction

After a file on a matter is closed, Client has a right to request the Law Firm to return the file to Client. Absent such a request, the Law Firm shall retain the file on Client's behalf for a period of five (5) years. Following this period of time, the Law Firm will destroy such files.

J. Miscellaneous

1. Law Firm and Client agree that the Law Firm, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and is not an employee of Client.

2. The Law Firm maintains errors and omissions insurance coverage applicable to the services to be rendered.

K. Entire Agreement

This Agreement represents the entire agreement between Client and the Law Firm unless a particular matter is covered by a separate written agreement. By execution of this Agreement, Client certifies that it has carefully reviewed and understands the contents of this Agreement and agrees to be bound by all of its terms and conditions. Furthermore, Client acknowledges that the Law Firm has made no representations or guarantees regarding the outcome, or the time necessary to complete or resolve a particular matter. No change or waiver of any of the provisions of this Agreement will be binding on either Client or the Law Firm unless the change is in writing and signed by both Client and the Law Firm.

IV. DURATION

This Agreement shall commence on July 1, 2026. The attorney-client relationship between the Firm and Client will cease at the conclusion of the matter(s) specified above. If the Firm is not asked by Client to provide advice for a period of one (1) year from the last date the Firm provided such advice, both Client and the Firm agree that the attorney-client relationship

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terminated on the last date the Firm provided advice without further action or notice by either party.

"Law Firm"

ATKINSON, ANDELSON, LOYA, RUUD & ROMO

Dated: May 20, 2026

By: _____
Kevin R. Dale

"Client"

CITY OF TURLOCK

Dated: _____

By: _____
Gary Hampton
Interim City Manager

APPROVED AS TO FORM

Dated: _____

By: _____
Katie O. Lucchesi
City Attorney

ATTEST

Dated: _____

By: _____
Nichole Fiez
City Clerk

ADDENDUM TO
CITY OF TURLOCK
AGREEMENT FOR SERVICES

Contractor: Atkinson, Andelson, Loya, Ruud & Romo (AALRR) **Date: July 1, 2026**

City Contract No. 2027-020 **Scope of Work: Attorney Services**

1. INSURANCE:

Attorney shall not commence work under this Agreement until Attorney has obtained City's approval regarding all insurance requirements, forms, endorsements, amounts, and carrier ratings, nor shall Attorney allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor shall have been so obtained and approved. Attorney 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 Attorney, 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: Attorney 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.

(b) Workers' Compensation Insurance: Attorney shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least One Million Dollars ($1,000,000.00). Attorney shall submit to City the certificate of insurance.

(c) Automobile Liability Insurance: Attorney shall provide auto liability coverage for non-owned and hired autos using ISO Business Auto Coverage form CA 00 01, or the equivalent, with a limit of no less than One Million Dollars ($1,000,000) per accident.

(d) Cyber Liability Insurance: [Intentionally Omitted]

(e) Builder's Risk Insurance: [Intentionally Omitted]

(f) Contractors Pollution Insurance: [Intentionally Omitted]

(g) Professional Liability Insurance: Attorney 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 this Agreement, 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.

(h) Umbrella or Excess Policy: Attorney 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 Professional's primary and excess liability policies are exhausted.

(i) Deductibles and Self-Insured Retentions: Any deductibles or self-insured retentions must be declared to the City with the exception of Professional Liability Insurance. If Attorney's insurance is used for any purpose related to this agreement, Attorney agrees to pay for any and all deductibles and/or self-insured retentions.

(j) 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 Attorney, including materials, parts or equipment furnished in connection with such work or operations. The coverage shall be provided in the form of an endorsement to Attorney's insurance (at least as broad as ISO CG 20 10 for ongoing operations and CG 20 37 for products/completed operations for construction services).

(2) For any claims related to this project, Attorney's insurance coverage shall allow and be endorsed primary insurance as respects City and any insurance or self-insurance maintained by City shall be excess of Attorney'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 Attorney 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 sole 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.

(k) 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.

(l) Additional Insurance Requirements: Within five (5) days of the Effective Date, Attorney 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 Attorney 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 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. If a carrier will not provide the required notice of cancellation, Attorney 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 Professional and shall be endorsed to state such; (c) name City of Turlock as a certificate holder; (d) cover products and completed operations of Professional, premises owned, occupied, or used by the Professional, or non-owned and hired automobiles used by Attorney; 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 Attorney'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.

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

(n) Subcontractors: Attorney 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.

(o) Surety Bonds: [Intentionally Omitted]

2. INDEMNIFICATION:

Indemnity for Professional Liability: When the law establishes a professional standard of care for Attorney's Services, to the fullest extent permitted by law, Attorney shall indemnify, protect, 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 and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs but only to the extent the Attorney (and its Subcontractors) are responsible for such damages, liabilities and costs on a comparative basis of fault between Attorney (and its Subcontractors) and the City in the negligent performance of professional services under this Agreement. Attorney shall not be obligated to defend or indemnify City for the City's own negligence or for the negligence of others.

Indemnity for other than Professional Liability: Other than in the performance of professional services and to the full extent permitted by law, Attorney 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 negligent performance of this Agreement by Attorney or by any individual or agency for which Attorney is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of Attorney.

3. BUSINESS LICENSE: Attorney shall obtain a business license from City before they commence performance of the Services.

4. TERM: The term of this Agreement shall be for one (1) year, effective on July 1, 2026 and terminate on June 30, 2027, subject to City's availability of funds.

5. VOLUNTARY TERMINATION: Either party may terminate this Agreement without cause or legal excuse by providing thirty (30) days' written notice to the other party.

6. CONFLICT: Should any conflict exist between the terms and conditions of the Agreement and this Addendum, the terms and conditions of this Addendum shall prevail.

7. EXTENSION OF AGREEMENT: [Intentionally Omitted]

8. CONFIDENTIALITY AND CALIFORNIA PUBLIC RECORDS ACT COMPLIANCE: Attorney understands and agrees that City must comply with the California Public Records Act, California Government Code section 7920 et seq.

9. EXECUTION AND COUNTERPARTS. This Addendum 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 Addendum 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 Addendum or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

10. GOVERNING LAW: This Addendum shall be interpreted, construed, and governed according to the laws of the State of California, and venue for all actions arising from or related to this Agreement shall be in the County of Stanislaus, State of California.

11. CONTRACT ADMINISTRATOR: The City's contract administrator and contact person for this Agreement is:

Jessie Dhami
City of Turlock
Human Relations Department
156 S. Broadway, Suite 235
Turlock, California 95380
Telephone Number: (209) 668-5150
E-mail Address: jdhami@turlock.ca.us

ADDENDUM TO
CITY OF TURLOCK
AGREEMENT FOR SERVICES

Contractor: Atkinson, Andelson, Loya, Ruud & Romo (AALRR) **Date: July 1, 2026**

City Contract No. 2027-020 **Scope of Work: Attorney Services**

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

CITY OF TURLOCK, a municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date: _____

By: _____
Jessie Dhami, Human Relations Director

APPROVED AS TO FORM:

By: _____
Katie O. Lucchesi, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

ATKINSON, ANDELSON, LOYA, RUUD & ROMO, a professional corporation

By: _____
Kevin R. Dale, Partner

Date: May 20, 2026

City Council Staff Report

June 9, 2026

From:	Will Richards, Acting Municipal Services Director
Prepared by:	Salena Estrada, Water Treatment Plant Manager
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Motion: Approving an agreement (City Contract No. 2027-011) with Chemtrade Chemicals Corporation US LLC, pursuant to the Bay Area Chemical Consortium (BACC) cooperative agreement Bid No. 01-2026 for the supply and delivery of Aluminum Sulfate, commencing July 1, 2026, for a period of one (1) year, in a total not-to-exceed amount of $160,000, for the Stanislaus Regional Water Authority (SRWA), to be expensed to Fund 450 "SRWA Operations," in accordance with Turlock Municipal Code Section 2-7-08(b)(5) allowing use of joint, cooperative, or leveraged purchasing plans without requiring an additional City bid procedure.

2. NARRATIVE:

The City of Turlock (City) annually solicits competitive bids for the procurement of water treatment chemicals on behalf of the Stanislaus Regional Water Authority (SRWA). These chemicals are purchased in bulk and are essential to the treatment process, which is designed to protect public health, preserve environmental quality, and ensure compliance with the City's regulatory permits.

SRWA utilizes Aluminum Sulfate in its water treatment process to meet the State of California's drinking water standards for human consumption. Aluminum Sulfate serves as a coagulant, aiding in the removal of suspended particles from raw surface water. It facilitates the aggregation of fine particles into larger clumps, known as floc, which can then be more efficiently removed through conventional filtration and sedimentation processes. This step is critical in ensuring the delivery of safe, high-quality drinking water to the community.

The SRWA facility is capable of treating up to 5.5 billion gallons of surface water annually - nearly 15 million gallons per day (MGD) - which requires the use of approximately 315 gallons of Aluminum Sulfate daily and 115,000 gallons annually.

Turlock Municipal Code Section 2-7-08(b)(5) allows staff to directly purchase from companies that are a part of a cooperative purchasing agreement that have been solicited and awarded on a competitive basis. In 2023, the City of Turlock joined the Bay Area Chemical Consortium (BACC), a cooperative purchasing group formed by public agencies affiliated with the Bay Area Clean Water Agencies (BACWA). This partnership enables participating agencies to consolidate chemical procurement efforts and leverage collective purchasing power to secure competitive pricing on chemical commonly used in the water and wastewater industry. For the Fiscal Year 2026-2027 bid cycle, Chemtrade Chemicals US LLC was selected as the supplier of Aluminum Sulfate under BACC Bid No. 01-2026, titled "For Supply and Delivery of Aluminum Sulfate." The solicitation was issued by BACC on February 19, 2026 via PlanetBids.com.

Chemical	Lowest Bidder	Unit Cost, Units	Annual Usage, Units	Total Cost, $
Aluminum Sulfate	Chemtrade	$ 1.3679 per gal	115,000 gallons	$157,309

Staff recommends awarding the procurement of Aluminum Sulfate for FY 2026–27 based on the pricing established through this cooperative agreement.

3. FISCAL IMPACT / BUDGET AMENDMENT:

No General Fund money will be used for this expense.

Based on current usage of approximately 115,000 gallons annually at a unit cost of $1.3679 per gallon, the estimated annual cost is $157,309. A not to exceed amount of $160,000 is recommended to account for minor fluctuations in usage and potential price adjustments during the contract term.

The total compensation under this contract will not exceed $160,000 in Fiscal Year 2026–27. City staff will include adequate funding in Fund 450, “SRWA Operations,” account number 450-53-550.44005, “Chemicals,” in the Fiscal Year 2026–27 budget, and sufficient funds will be available even with a status quo budget. No budget appropriation is needed 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) of the CEQA guidelines.

5. ALTERNATIVES:

A. Do not approve this agreement. Staff does not recommend this alternative. If the agreement is not approved, staff would need to initiate a new procurement process to secure Aluminum Sulfate from another vendor. This would likely result in higher costs and significant administrative delays. Such delays could jeopardize the operational efficiency of the SRWA Surface Water Treatment Facility and strain resources needed to maintain compliance with State and federal drinking water standards.

6. ATTACHMENTS:

1. ChemTrade-BACC-01-2026-Bid-Form-and-Required-Info SDS included
2. BACWA Single Bid Award
3. Supplier Agreement with Chemtrade Chemicals US LLC for Aluminum Sulfate CC#2027-011

BAY AREA CHEMICAL CONSORTIUM
BID FORM FOR BID NO.01-2026
FOR SUPPLY AND DELIVERY OF ALUMINUM SULFATE

Sealed bids must be submitted in a PDF format and bidders must enter bid prices into the electronic bid platform (Line Item page)
https://bacwa.org/about-bacc/

No later than 4:00 PM. PT
Thursday, February 19, 2026

Legal Name of Bidder:
CHEMTRADE CHEMICALS US LLC

Business Address
90 EAST HALSEY ROAD, SUITE 200
PARSIPPANY, NJ 07054

Telephone Number: 800-441-2659
Facsimile Number: 973-515-4461
Email Address: bids@chemtradelogistics.com

Authorized Representative (Please Print):
ELIZABETH RYNO, BID SPECIALIST
Signature: Elizabeth Ryno
Date: FEBRUARY 18, 2026

I. **All costs except California State sales tax and tariffs for the purchase of ALUMINUM SULFATE must be included in the amount shown entered into the electronic bid platform (Line Item page), including any and all mill assessments, fees, excise taxes, transportation charges, etc. Any exceptions to the bid must be noted under Specific Deviations on the Standard Agreement. Bidders shall submit bids per unit of measure as specified in the electronic bid platform (Line Item page).**

II. **Bidders must submit all of the following, attached to this Bid Form:**
   a. All requirements listed in Section 2.21 Manufacturer's Info.
   b. If applicable, the name, address, and contact information for the third party hauling company as well as an affidavit signed by the Bidder that the third party hauler can and will deliver the chemical to each and every participating BACC Agency.

III. **Bidder Obligations**
By signing this Bid Form and entering into individual purchase orders, purchase agreements and /or contracts with BACC agencies, the bidder expressly agrees to be bound by all the provisions of the bid solicitation, including Sections I-IV.

Water Chemicals Group
90 East Halsey Road
Parsippany, NJ 07054
Tel: 800-441-2659
Fax: 973-515-4461
www.chemtradelogistics.com

Bay Area Chemical Consortium
Bid Number: 01-2026 Liquid Aluminum Sulfate
Opening: February 19, 2026 @ 4:00 p.m.

SUBCONTRACTOR UTILIZATION

Please note that Chemtrade Chemical's Liquid Aluminum Sulfate manufacturing plant located in Pittsburg, CA. Products are typically shipped through our third-party carrier. Their information is as follows:

Chemical Transfer
1033 Stokes Avenue
Stockton, CA 95215
Phone: (209) 943-2639

Chemical Transfer has a long-standing relationship with Chemtrade Chemicals and meets all of our security and safety standards and due diligence in performing personnel background checks is in compliance. We further certify that this 3rd party carrier can haul and deliver the required chemicals to every participating BACC Agency.

Should you have any questions or concerns, please feel free to contact me.

Sincerely,

Elizabeth Ryno

Elizabeth Ryno
Bid Specialist
Phone: (973) 515-1858
Email: bids@ChemtradeLogistics.com

CHEMTRADE

Water Treatment Group

90 East Halsey Road
Parsippany, NJ 07054
Tel: 1-800-441-2653
Fax: (973) 515-4461
www.chemtradelogistics.com

PRODUCT CERTIFICATION

Chemtrade Chemicals certifies that all grades of Aluminum Sulfate as produced by our manufacturing locations will meet National Sanitation Foundation Standard 60 and ANSI/AWWA B 403-24 standard in every respect.

Additionally, we certify that the product meets or exceeds the specifications set forth in the Bay Area Chemical Consortium bid.

Safety Data Sheet, NSF Certification and related technical information is attached for review.

Elizabeth Ryno
Bid Specialist

The Public Health and Safety Organization

NSF Product and Service Listings

These NSF Official Listings are current as of **Wednesday, February 18, 2026** at 12:15 a.m. Eastern Time. Please contact NSF to confirm the status of any Listing, report errors, or make suggestions.

Alert: NSF is concerned about fraudulent downloading and manipulation of website text. Always confirm this information by clicking on the below link for the most accurate information:
http://info.nsf.org/Certified/PwsChemicals/Listings.asp?CompanyName=chemtrade+&TradeName=alum&PlantState=California+CA&

NSF/ANSI/CAN 60
Drinking Water Treatment Chemicals - Health Effects

Chemtrade Solutions LLC (formerly
General Chemical LLC)
155 Gordon Baker Road
Suite 300
Toronto, ON M2H 3N5
Canada
866-887-8805
416-496-5856
Visit this company's website
(http://www.chemtradelogistics.com)

Facility : Pittsburg, CA

Aluminum Chloride[AL]

Trade Designation	*Product Function*	*Max Use*
Aluminum Chloride Solution	Coagulation & Flocculation	200mg/L

[AL] Based on an evaluation of health effects data, the level of aluminum in the finished drinking water shall not exceed 2 mg/L.

Aluminum Sulfate[AL] [CP]

Trade Designation	*Product Function*	*Max Use*
Alum	Coagulation & Flocculation	400 mg/L
Aluminum Sulfate	Coagulation & Flocculation	400 mg/L
Liquid Alum	Coagulation & Flocculation	400mg/L
Liquid Alum Acidized 0.5-10.0%	Coagulation & Flocculation	400 mg/L

[AL] Based on an evaluation of health effects data, the level of aluminum in the finished drinking water shall not exceed 2 mg/L.

[CP] The finished drinking water shall be monitored to ensure that levels of copper do not exceed 1.3 mg/L.

Polyaluminum Chloride[AL]

Trade Designation	*Product Function*	*Max Use*
Polyaluminum Chloride	Coagulation & Flocculation	250 mg/L

[AL] Based on an evaluation of health effects data, the level of aluminum in the finished drinking water shall not exceed 2 mg/L.

Number of matching Manufacturers is 1

Number of matching Products is 6

Processing time was 2 seconds

CHEMTRADE

ANALYTICAL SERVICES LABORATORY
REPORT OF ANALYSIS

To: Bay Area
cc: Beth Ryno

Lab. Log # 503130600

SAMPLES: Liquid Aluminum Sulfate - Semi-Annual Audit

ORIGIN: Baypoint

All analyses are reported as PPM unless stated otherwise

PARAMETER	Concentration	PARAMETER	Concentration
As	<2	% Al2O3 (total by wt)	8.1
Ba	<1	% Free Al2O3 (free by wt)	0.2
Be	<1	% Fe2O3 (total soluble by wt)	0.001
Ca	13	% Insolubles (by wt)	0.020
Cd	<1		
Co	<1	Turbidity (NTU)	2.4
Cr	<1	Appearance	clear water white
Cu	<1		
Fe	10		
Hg	<0.5		
K	3		
Mg	5		
Mn	<1		
Mo	<1		
Na	289		
Ni	<1		
P	2		
Pb	<1.5		
Sb	<1.5		
Se	<1		
Si	9		
Sn	<1		
Sr	<1		
Ti	2		
Tl	<1.5		
V	<1		
Zn	<1		
Zr	<1		

NOTES:
Product within specification for all parameters analyzed.

Analysts	Record	Report Date
Z. Miller	WC033125	BR 02/16/2026
S. Ulman	45748.383	

Chemtrade is not engaged in the business of consulting or providing technical, operational or safety advice for a fee. Any such advice provided herein has been furnished as an accommodation and without charge and is made without any warranty of representation as to its completeness, accuracy, fitness for a particular purpose or any other matter. The recipient's use or non-use of such advice is made solely at the discretion and risk of the recipient.

CHEMTRADE

ANALYTICAL SERVICES LABORATORY
REPORT OF ANALYSIS

To: Bay Area
cc: Beth Ryno

Lab. Log # 503130601

SAMPLES: Liquid Aluminum Acidified, 2% - Semi-Annual Audit

ORIGIN: Baypoint

All analyses are reported as PPM unless stated otherwise

PARAMETER	Concentration	PARAMETER	Concentration
As	<2	% Al2O3 (total by wt)	7.4
Ba	<1	% Free HsSO4 (free by wt)	2.1
Be	<1	% Fe2O3 (total soluble by wt)	0.001
Ca	12	% Insolubles (by wt)	0.020
Cd	<1		
Co	<1		
Cr	<1		
Cu	<1		
Fe	9		
Hg	<0.5		
K	3		
Mg	5		
Mn	<1		
Mo	<1		
Na	261		
Ni	<1		
P	2		
Pb	<1.5		
Sb	<1.5		
Se	<1		
Si	9		
Sn	<1		
Sr	<1		
Ti	2		
Tl	<1.5		
V	<1		
Zn	<1		
Zr	<1		

NOTES:
Product within specification for all parameters analyzed.

Analysts	Record	Report Date
Z. Miller		BR 02/16/2026
S. Ulman		

Chemtrade is not engaged in the business of consulting or providing technical, operational or safety advice for a fee. Any such advice provided herein has been furnished as an accommodation and without charge and is made without any warranty of representation as to its completeness, accuracy, fitness for a particular purpose or any other matter. The recipient's use or non-use of such advice is made solely at the discretion and risk of the recipient.

2/16/2026;

CHEMTRADE

ANALYTICAL SERVICES LABORATORY
REPORT OF ANALYSIS

To: Bay Area
cc: Beth Ryno

Lab. Log # 503130602

SAMPLES: Liquid Aluminum Acidified, 5% - Semi-Annual Audit

ORIGIN: Baypoint

All analyses are reported as PPM unless stated otherwise

PARAMETER	Concentration	PARAMETER	Concentration
As	<2	% Al2O3 (total by wt)	6.7
Ba	<1	% Free Al2O3 (free by wt)	5.2
Be	<1	% Fe2O3 (total soluble by wt)	0.001
Ca	11	% Insolubles (by wt)	0.020
Cd	<1		
Co	<1		
Cr	<1		
Cu	<1		
Fe	8		
Hg	<0.5		
K	3		
Mg	4		
Mn	<1		
Mo	<1		
Na	235		
Ni	<1		
P	2		
Pb	<1.5		
Sb	<1.5		
Se	<1		
Si	8		
Sn	<1		
Sr	<1		
Ti	2		
Tl	<1.5		
V	<1		
Zn	<1		
Zr	<1		

NOTES:
Product within specification for all parameters analyzed.

Analysts
Z. Miller
S. Ulman

Record

Report Date
BR 02/16/2026

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CHEMTRADE

Water Chemicals Group
90 East Halsey Road
Parsippany, NJ 07054
Tel: 973-515-0900
Fax: 973-515-4461

Bay Area Chemical Consortium
Bid Number: 01-2026 - Liquid Aluminum Sulfate
Opening: February 19, 2026 @ 4:00 p.m.

MANUFACTURING & SHIPPING INFORMATION:

Please note that the products included in this bid are manufactured in the United States of America. Chemtrade Chemicals will be manufacturing and shipping this material from our USA plant. Please see below for the exact address:

Bay Point Works
501 Nicholas Road
Pittsburg, CA 94565

Ph: (925) 458-7300
Fax: (925) 458-7352

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Elizabeth Ryno

Elizabeth Ryno
Bid Specialist
Ph: (973) 515-1858
bids@ChemtradeLogistics.com

Liquid Alum
PRODUCT DATA SHEET

CHARACTERISTICS
Liquid Alum is a clear, light green, slight yellow, brown, amber or orange-like tinted solution. It is a cationic inorganic coagulant and flocculant suitable for industrial and municipal water and wastewater treatment applications.

NSF/ANSI/CAN Standard 60: Drinking Water Chemicals - Health Effects; Certified

TYPICAL PROPERTIES
Formula: Aqueous solution of aluminum sulfate
C.A.S. 10043-01-3 (Aluminum sulfate)

pH (neat)	1.4 - 2.6
Specific Gravity @ 21°C (70°F)	1.30 - 1.35
Freezing Point	-16°C (4°F)
Density, lbs./gal., US	10.8 - 11.3
Aluminum as Al, %	4.2 - 4.5
Aluminum as Al_2O_3, %	8.0 - 8.4
Aluminum as $Al_2(SO_4)_3 \cdot 14H_2O$ (Dry Alum), %	46 - 49

PRODUCT USES
Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking. Fixing rosin sizes on paper fibers. Paper machine drainage and retention aid. Paper machine pitch control.

SHIPPING CONTAINERS
Bulk transport | Bulk car | 275 US gal. one-way container | 55 US gal. plastic drum

SHIPPING REGULATIONS (US DOT / TDG)
Proper Shipping Name: Corrosive Liquid, Acidic, Inorganic, N.O.S. (Contains Aluminum Sulfate)
Hazard Class: 8 ID Number: UN3264 Packing Group: III
The US EPA reportable quantity (RQ) for aluminum sulfate is 5,000 lbs.

PRODUCT SAFETY INFORMATION
Anyone procuring, using or disposing of these products or their containers must be familiar with the appropriate safety and handling precautions. Such information may be found in the **Safety Data Sheets (SDS)** for these products or you may contact Chemtrade at 416-496-5856.
In the event of an emergency with these products, call the 24-hour **Emergency Number: USA and Canada (CHEMTREC) 1-800-424-9300**. For additional Water Chemicals contacts:

TECHNICAL SUPPORT
✉ WaterChem@chemtradelogistics.com

ORDERS & GENERAL INQUIRIES
✆ 1-844-204-9672

All information, statements, data, advice and/or recommendations, including, without limitation, those relating to storage, loading/unloading, piping and transportation (collectively referred to herein as "information") are believed to be accurate and reliable. However, no representation or warranty, express or implied, is made as to its completeness, accuracy, fitness for a particular purpose or any other matter, including, without limitation, that the practice or application of any such information is free of patent infringement or other intellectual property misappropriation. Chemtrade Logistics Inc. and its affiliates (collectively, "Chemtrade") are not engaged in the business of providing technical, operational, engineering or safety information for a fee, and, therefore, any such information provided herein has been furnished as an accommodation and without charge. All information provided herein is intended for use by persons having requisite knowledge, skill and experience in the chemical industry. Chemtrade shall not be responsible or liable for the use, application or implementation of the information provided herein, and all such information is to be used at the risk, and in the sole judgment and discretion, of such persons, their employees, advisors and agents.

Liquid Alum, Acidized 2.0%
PRODUCT DATA SHEET

CHARACTERISTICS
Liquid Alum, Acidized 2.0% is a colorless to light green or amber colored liquid. It is an advanced cationic coagulant and flocculant suitable for industrial and municipal water and wastewater treatment applications.

NSF/ANSI/CAN Standard 60: Drinking Water Chemicals - Health Effects; Certified

TYPICAL PROPERTIES
Formula: Aqueous solution of aluminum sulfate and sulfuric acid
C.A.S. 10043-01-3 / 7664-93-9 (Aluminum sulfate / Sulfuric acid)

pH (neat)	Less than 1
Specific Gravity @ 21°C (70°F)	1.29 - 1.31
Freezing Point (approx.)	Less than -15°C (< 5°F)
Density, lbs./gal., US	10.8 - 10.9
Aluminum as Al, %	3.9 - 4.0
Aluminum as Al_2O_3, %	7.4 - 7.6
Free Acid, % as H_2SO_4	2

PRODUCT USES
Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking. Paper machine pitch control.

SHIPPING CONTAINERS
Bulk transport | Bulk car | 275 US gal. one-way container | 55 US gal. plastic drum

SHIPPING REGULATIONS (US DOT / TDG)
Proper Shipping Name:
Corrosive Liquid, Acidic, Inorganic, N.O.S. (Contains Aluminum Sulfate, Sulfuric Acid)
Hazard Class: 8 ID Number: UN3264 Packing Group: II
The US EPA reportable quantity (RQ) for aluminum sulfate is 5,000 lbs. and for sulfuric acid is 1,000 lbs.

PRODUCT SAFETY INFORMATION
Anyone procuring, using or disposing of these products or their containers must be familiar with the
Anyone procuring, using or disposing of these products or their containers must be familiar with the appropriate safety and handling precautions. Such information may be found in the **Safety Data Sheets (SDS)** for these products or you may contact Chemtrade at 416-496-5856.
In the event of an emergency with these products, call the 24-hour **Emergency Number: USA and Canada (CHEMTREC) 1-800-424-9300**. For additional Water Chemicals contacts:

TECHNICAL SUPPORT
✉ WaterChem@chemtradelogistics.com

ORDERS & GENERAL INQUIRIES
1-844-204-9672

CHE-5060P-04 Revision Date: January 24, 2026

All information, statements, data, advice and/or recommendations, including, without limitation, those relating to storage, loading/unloading, piping and transportation (collectively referred to herein as "information") are believed to be accurate and reliable. However, no representation or warranty, express or implied, is made as to its completeness, accuracy, fitness for a particular purpose or any other matter, including, without limitation, that the practice or application of any such information is free of patent infringement or other intellectual property misappropriation. Chemtrade Logistics Inc. and its affiliates (collectively, "Chemtrade") are not engaged in the business of providing technical, operational, engineering or safety information for a fee, and, therefore, any such information provided herein has been furnished as an accommodation and without charge. All information provided herein is intended for use by persons having requisite knowledge, skill and experience in the chemical industry. Chemtrade shall not be responsible or liable for the use, application or implementation of the information provided herein, and all such information is to be used at the risk, and in the sole judgment and discretion, of such persons, their employees, advisors and agents.

Liquid Alum, Acidized 5.0%
PRODUCT DATA SHEET

CHARACTERISTICS
Liquid Alum, Acidized 5.0% is a colorless to light green or amber colored liquid. It is an advanced cationic coagulant and flocculant suitable for industrial and municipal water and wastewater treatment applications.

NSF/ANSI/CAN Standard 60: Drinking Water Chemicals - Health Effects; Certified

TYPICAL PROPERTIES
Formula: Aqueous solution of aluminum sulfate and sulfuric acid
C.A.S. 10043-01-3 / 7664-93-9 (Aluminum sulfate / Sulfuric acid)

pH (neat)	Less than 1
Specific Gravity @ 21°C (70°F)	1.28 - 1.30
Freezing Point (approx.)	Less than -18°C (< 0°F)
Density, lbs./gal., US	10.7 - 10.8
Aluminum as Al, %	3.5 - 3.7
Aluminum as Al_2O_3, %	6.7 - 6.9
Free Acid, % as H_2SO_4	5

PRODUCT USES
Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking. Paper machine pitch control.

SHIPPING CONTAINERS
Bulk transport | Bulk car | 275 US gal. one-way container | 55 US gal. plastic drum

SHIPPING REGULATIONS (US DOT / TDG)
Proper Shipping Name:
Corrosive Liquid, Acidic, Inorganic, N.O.S. (Contains Aluminum Sulfate, Sulfuric Acid)
Hazard Class: 8 ID Number: UN3264 Packing Group: II
The US EPA reportable quantity (RQ) for aluminum sulfate is 5,000 lbs. and for sulfuric acid is 1,000 lbs.

PRODUCT SAFETY INFORMATION
Anyone procuring, using or disposing of these products or their containers must be familiar with the appropriate safety and handling precautions. Such information may be found in the **Safety Data Sheets (SDS)** for these products or you may contact Chemtrade at 416-496-5856.
In the event of an emergency with these products, call the 24-hour **Emergency Number: USA and Canada (CHEMTREC) 1-800-424-9300**. For additional Water Chemicals contacts:

TECHNICAL SUPPORT
✉ WaterChem@chemtradelogistics.com

ORDERS & GENERAL INQUIRIES
1-844-204-9672

CHE-5060P-08 Revision Date: January 24, 2026

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Section 1. Identification

Product identifier

Product Identity Liquid Alum

Other means of identification Aluminum Sulfate, liquid (CHE-5001S)

Relevant identified uses of the substance or mixture and uses advised against

Alum is used as a coagulating agent in municipal and industrial water and wastewater treatment and as an additive in papermaking.

Restrictions on use:
For use in water treatment, refer to NSF dosage information.

Details of the supplier of the safety data sheet

Company Name

Chemtrade Logistics Inc. (Canada)
155 Gordon Baker Road Suite 300
Toronto, Ontario M2H 3N5
(416) 496-5856

Chemtrade Logistics Inc. (US)
90 East Halsey Road, Suite 200
Parsippany, NJ 07054
(800) 228- 8558

Emergency

24 hour Emergency Telephone No.

Chemtrade Emergency Contact: (866) 416-4404 (US and Canada)
CHEMTREC +1-800-424-9300
For Chemical Emergency, Spill, Leak, Fire, Exposure, or Accident, call CHEMTREC – Day or Night

Customer Service:

For SDS Info: (416) 496-5856
www.chemtradelogistics.com

Section 2. Hazard(s) identification

Exposure may aggravate pre-existing eye, skin, or respiratory conditions.

Classification of the substance or mixture

Metal corrosion;H290	May be corrosive to metals.
Skin corrosion/irritation category 1C;H314	Causes severe skin burns and eye damage.

Serious eye damage / eye irritation, category 1;H318	Causes serious eye damage.

Label elements

Danger

H290 May be corrosive to metals.
H314 Causes severe skin burns and eye damage.

[Prevention]:
P234 Keep only in original packaging.
P260 Do not breathe dust, fume, mist, vapors or spray.
P264 Wash thoroughly after handling.
P280 Wear protective gloves, protective clothing, eye protection, face protection.
[Response]:
P303+361+353 IF ON SKIN (or hair): Take off immediately all contaminated clothing. Rinse skin with water or shower.
P304+340 IF INHALED: Remove person to fresh air and keep comfortable for breathing.
P305+351+338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
P310 Immediately call a POISON CENTER, doctor or physician.
P301+330+331 IF SWALLOWED: Rinse mouth. Do NOT induce vomiting.
P363 Wash contaminated clothing before reuse.
P390 Absorb spillage to prevent material damage.
[Storage]:
P405 Store locked up.
P406 Store in a corrosive resistant, container with a resistant inner liner.
[Disposal]:
P501 Dispose of contents or container in accordance with local and national regulations.

Other hazards

This product contains no PBT/vPvB/vPvM chemicals.

This product contains no endocrine disrupting chemicals.
Does NOT contain component(s) that meet a 'definition' of per & poly fluoroalkyl substance (PFAS) per the US EPA PFASMASTER combined list of PFAS chemicals.

Section 3. Composition/information on ingredients

This product contains the following substances that present a hazard within the meaning of the Hazardous Products Regulations.

Ingredient/Chemical Designations	Weight %	GHS Classification	Notes
Aluminium sulfate CAS Number: 10043-01-3 Synonyms: Aluminum sulfate, Aluminum sulfate.	45 - 70	Serious eye damage / eye irritation, category 1;H318 Metal corrosion;H290 Skin corrosion/irritation category 1C;H314*	No data available

The actual concentration or concentration range is withheld as a trade secret.
*PBT/vPvB - PBT, vPvM or vPvB-substance.
The full texts of the phrases are shown in Section 16.

The specific chemical identity and/or exact percentage of composition are withheld as a trade secret within the meaning of the OSHA Hazard Communication Standard [29 CFR 1910.1200].
* Skin corrosion classification based on Corrositex® test results. Corrositex® is a validated and accepted OECD in vitro test method that assesses if a substance can produce skin corrosion.

Section 4. First aid measures

Description of first aid measures

General In all cases of doubt, or when symptoms persist, seek medical attention. Never give anything by mouth to an unconscious person.

Inhalation Remove to fresh air, keep patient warm and at rest. If unconscious, place in the recovery position and obtain immediate medical attention. Give nothing by mouth.

Eyes Irrigate copiously with clean water for at least 30 minutes, holding the eyelids apart and seek medical attention. Remove contact lenses, if present and easy to do. Continue rinsing.

Skin Remove contaminated clothing. Wash skin thoroughly with soap and water or use a recognized skin cleanser. Drench affected area with water for at least 30 minutes. Obtain medical attention if irritation develops or persists.

Ingestion If swallowed obtain immediate medical attention. Keep at rest. Do NOT induce vomiting.

Most important symptoms and effects, both acute and delayed

Overview Contact with skin causes severe skin burns. Causes serious eye damage.
Acute Health Effects: the substance causes serious eyes damage and severe burns.
EYE: Contact causes serious eye damage. Causes permanent damage to the cornea, iris, or conjunctiva with redness, pain, swelling, blurred vision, and severe burns

(Immediate). No delayed effects from eye contact are expected. No chronic effects from eye contact are known.
SKIN: Causes severe irritation which will progress to chemical burns. Symptoms may include redness, pain, serious skin burns, and blisters. (Immediate). No delayed effects from skin contact are expected. No chronic effects from skin contact are known.
INHALATION: May be corrosive to the respiratory tract. Prolonged exposure may cause irritation of the upper respiratory passages. (Immediate). May cause delayed pulmonary edema. No chronic effects from inhalation are known.
INGESTION: May cause burns or irritation of the linings of the mouth, throat, and gastrointestinal tract (Immediate). No delayed symptoms from ingestion are expected. No chronic effects from ingestion are known.

Indication of Any Immediate Medical Attention and Special Treatment Needed: If exposed or concerned, get medical advice and attention.
See section 2 for further details.

Eyes	Causes serious eye damage.
Skin	Causes severe skin burns and eye damage.

Section 5. Fire-fighting measures

Extinguishing media

Suitable Extinguishing Media: Water spray, dry chemical, foam, carbon dioxide.
Unsuitable extinguishing media: Do not use water jet, or heavy water stream. Use of heavy stream of water may spread fire.

Special hazards arising from the substance or mixture

Hazardous decomposition: Can liberate toxic and corrosive fumes of SO2 and SO3 under extreme conditions when boiled to dryness or heated above 600 ° C (1112 °F).

Keep only in original packaging.

Do not breathe dust, fume, mist, vapors or spray.

Advice for fire-fighters

As with all fires, wear positive pressure, self-contained breathing apparatus, (SCBA) with a full-face piece and protective clothing. Persons without respiratory protection should leave area. Wear SCBA during clean up immediately after fire. No smoking.

Fire Hazard: Product is not flammable but may burn at high temperatures. **Explosion Hazard:** Product is not explosive. Contact with metallic substances may release flammable hydrogen gas.
Firefighting Instructions: Do not enter fire area without proper protective equipment, including respiratory protection. Use water spray or fog for cooling exposed containers. Remove containers from fire area if this can be done without risk. **Exercise caution when fighting any chemical fire.**

Hazardous reactions will not occur under normal conditions.
Other Information: Do not allow run-off from fire fighting to enter drains or water courses.
ERG Guide No. 154

Section 6. Accidental release measures

Personal precautions, protective equipment and emergency procedures
General Measures: Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Do not touch or walk through spilled material. Avoid contact with eyes, skin and clothing. Provide adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Put on appropriate personal protective equipment. See Section 8.
Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.
Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).
Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.
Environmental precautions
Prevent entry to sewers and public waters. Avoid release to environment.
See Section 8 for exposure controls and personal protection and Section 13 for disposal considerations.
Methods and material for containment and cleaning up
Upon arrival at the scene, a first responder is expected to recognize the presence of dangerous goods, protect oneself and the public, secure the area, and call for the assistance of trained personnel as soon as conditions permit.
Ventilate area.
Contain, dilute cautiously with water, and neutralize with soda ash or lime.
Containment: Contain any spills with dikes or absorbents to prevent migration and entry into sewers or streams. As an immediate precautionary measure, isolate spill or leak area in all directions. Ventilate area.
Equip cleanup crew with proper protection.
Methods for Clean up: Clean up spills immediately and dispose of waste safely. Transfer spilled material to a suitable container for disposal. Contact competent authorities after a spill.

Section 7. Handling and storage

Precautions for safe handling
Handle containers carefully to prevent damage and spillage.
Store locked up.
Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.
Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).

Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.

See section 2 for further details. - [Prevention]:

Conditions for safe storage, including any incompatibilities

Keep container closed when not in use. Store in a dry, cool place. Keep/Store away from extremely high or low temperatures and incompatible materials. Store in original container or corrosive resistant and/or lined container.

Comply with applicable regulations.

Incompatible materials: Non acid-proof metals (such as aluminum, copper and iron), bases, unalloyed steel, galvanized surfaces.

See section 2 for further details. - [Storage]:

Specific end use(s)

Alum is used as a coagulating agent in municipal and industrial water and wastewater treatment and as an additive in papermaking.

Restrictions on use:

For use in water treatment, refer to NSF dosage information.

Section 8. Exposure controls / personal protection

Control parameters

Exposure Limits

CAS No.	Ingredient	Source	Value
10043-01-3	Aluminium sulfate	ACGIH	No Established Limit
		OSHA	No Established Limit
		NIOSH	TWA 2 mg/m³
		Alberta	No Established Limit
		British Columbia	No Established Limit
		Manitoba	No Established Limit
		New Brunswick	No Established Limit
		Newfoundland and Labrador	No Established Limit
		Nova Scotia	No Established Limit
		Northwest Territories	No Established Limit
		Nunavut	No Established Limit
		Ontario	No Established Limit
		Prince Edward Island	No Established Limit
		Quebec	No Established Limit
		Saskatchewan	No Established Limit
		Yukon	No Established Limit

Exposure controls

Respiratory	If exposure limits are exceeded or irritation is experienced, approved respiratory protection should be worn. In case of inadequate ventilation, oxygen deficient atmosphere, or where exposure levels are not known wear approved respiratory protection.
Eyes	Wear chemical safety goggles and face shield. **Where higher splash potential exists** (e.g. loading, unloading, line breaking, sampling of product), wear goggles and face shield with side and chin protection: chemical and impact resistant.
Skin	Wear chemical resistant gloves: Poly vinyl chloride (PVC), nitrile, viton™ (a trademark of the Chemours company), butyl or butyl rubber. Wear chemical resistant clothing. **Where higher splash potential exists** (e.g. loading, unloading, line breaking, sampling of product), wear hard hat and chemical splash shroud, Chemical resistant jacket and pants or bib overalls: PVC, neoprene, PVC coated polyester, or polyester trilaminate gore.
Engineering Controls	**Exposure Controls Appropriate Engineering Controls:** Emergency eyewash fountains and safety showers should be available in the immediate vicinity of any potential exposure. Ensure adequate ventilation, especially in confined areas. Ensure all national/local regulations are observed.
Other Work Practices	Put on appropriate personal protective equipment. Chemically compatible gloves (e.g.PVC, nitrile, viton butyl or butyl rubber), Chemical resistant clothing (e.g. PVC, neoprene, PVC coated polyester, or polyester trilaminate gore), and chemical resistant safety goggles and face shield. Where there is insufficient ventilation: wear respiratory protection. **WHERE HIGHER SPLASH POTENTIAL EXISTS** (e.g. loading, unloading, line breaking, sampling of product), wear hard hat and chemical splash shroud, chemical resistant jacket and pants or bib overalls: PVC, neoprene, PVC coated polyester, or polyester trilaminate gore. Follow all posted PPE requirements **AND** wear goggles and face shield with side and chin protection: chemical and impact resistant. Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours. Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details). Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.

See section 2 for further details.

Section 9. Physical and chemical properties

Information on basic physical and chemical properties

Physical State	Liquid
Color	Clear
Odor	Odorless
Odor threshold	No available information
Melting point / freezing point	-15.56 °C (3.99 °F)
Initial boiling point and boiling range	101 °C (213.8 °F)
Flammability (solid, gas)	Not Applicable
Upper/lower flammability or explosive limits	Lower Explosive Limit: No available information Upper Explosive Limit: No available information
Flash Point	No available information
Auto-ignition temperature	No available information
Decomposition temperature	No available information
pH	1.4 - 2.6
Viscosity (cSt)	No available information
Solubility in Water	Completely Soluble in water.
Partition coefficient n-octanol/water (Log Kow)	No available information
Vapour pressure (Pa)	No available information
Relative Density	No available information
Vapour Density	No available information
Evaporation rate (Ether = 1)	No available information Not applicable
Specific Gravity	1.30 - 1.35

Other information

No other relevant information.

Section 10. Stability and reactivity

Reactivity

May be corrosive to metals. Contact with metals may evolve flammable hydrogen gas. May react exothermically with water releasing heat. Adding an acid to a base or base to an acid may cause a violent reaction.

Chemical stability

Stable under recommended handling and storage conditions (see section 7).

Possibility of hazardous reactions

Hazardous polymerization will not occur.

Conditions to avoid

Direct sunlight, extremely high or low temperatures, and incompatible materials.

Incompatible materials

Non acid-proof metals (such as aluminum, copper and iron), bases, unalloyed steel, galvanized surfaces.

Hazardous decomposition products

Can liberate toxic and corrosive fumes of SO2 and SO3 under extreme conditions when boiled to dryness or heated above 600 ° C (1112 °F).

Section 11. Toxicological information

Acute toxicity

Note: When no route specific LD50 data is available for an acute toxin, the converted acute toxicity point estimate was used in the calculation of the product's ATE (Acute Toxicity Estimate).

	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LC50, mg/L/4hr	Inhalation Dust/Mist LC50, mg/L/4hr	Inhalation Gas LC50, ppm
Product Acute Toxicity Estimates	NA	NA	NA	NA	NA

Ingredient	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LC50, mg/L/4hr	Inhalation Dust/Mist LC50, mg/L/4hr	Inhalation Gas LC50, ppm
Aluminium sulfate - (10043-01-3)	6,207.00, Mouse - Category: NA	No data available.	No data available.	No data available.	No data available.

Carcinogen Data

CAS No.	Ingredient	Source	Value
10043-01-3	Aluminium sulfate	IARC	No
		ACGIH	No Established Limit

Classification	Category	Hazard Description
Acute toxicity (oral)	---	Not Applicable
Acute toxicity (dermal)	---	Not Applicable
Acute toxicity (inhalation)	---	Not Applicable
Skin corrosion/irritation	1C	Causes severe skin burns and eye damage.
Serious eye damage/irritation	1	Causes serious eye damage.
Respiratory sensitization	---	Not Applicable
Skin sensitization	---	Not Applicable
Germ cell mutagenicity	---	Not Applicable
Carcinogenicity	---	Not Applicable
Reproductive toxicity	---	Not Applicable

STOT-single exposure	---	Not Applicable
STOT-repeated exposure	---	Not Applicable
Aspiration hazard	---	Not Applicable

Possible routes of entry:
Inhalation, ingestion, skin contact, and skin absorption.

Symptoms and effects, both acute and delayed:
Contact with skin causes severe skin burns. Causes serious eye damage.

Acute Health Effects: the substance causes serious eyes damage and severe burns.

EYE: Contact causes serious eye damage. Causes permanent damage to the cornea, iris, or conjunctiva with redness, pain, swelling, blurred vision, and severe burns (Immediate). No delayed effects from eye contact are expected. No chronic effects from eye contact are known.

SKIN: Causes severe irritation which will progress to chemical burns. Symptoms may include redness, pain, serious skin burns, and blisters. (Immediate). No delayed effects from skin contact are expected. No chronic effects from skin contact are known.

INHALATION: May be corrosive to the respiratory tract. Prolonged exposure may cause irritation of the upper respiratory passages. (Immediate). May cause delayed pulmonary edema. No chronic effects from inhalation are known.

INGESTION: May cause burns or irritation of the linings of the mouth, throat, and gastrointestinal tract (Immediate). No delayed symptoms from ingestion are expected. No chronic effects from ingestion are known.

Indication of Any Immediate Medical Attention and Special Treatment Needed: If exposed or concerned, get medical advice and attention.

Eyes Causes serious eye damage.

Skin Causes severe skin burns and eye damage.

Section 12. Ecological information

Toxicity

No additional information provided for this product. See Section 3 for chemical specific data.

Aquatic Ecotoxicity

Ingredient	96 hr LC50 fish, mg/l	48 hr EC50 crustacea, mg/l	ErC50 algae, mg/l
Aluminium sulfate - (10043-01-3)	186.00, Danio rerio	38.20, Daphnia	No data available.

Persistence and degradability

There is no data available on the preparation itself.

Bioaccumulative potential

No available information

Mobility in soil

No available information

Results of PBT and vPvB assessment

This product contains no PBT/vPvB/vPvM chemicals.

Other adverse effects

No available information

Section 13. Disposal considerations

Waste treatment methods

Dispose of waste material in accordance with all local, regional, federal, provincial, state, territorial and international regulations.

Ecology - Waste Materials: Avoid release to the environment. This material is hazardous to the aquatic environment. Keep out of sewers and waterways.

Additional Information: Container may remain hazardous when empty. Continue to observe all precautions.

Section 14. Transport information

Classification Method: Classified as per Part 2, Sections 2.1-2.8 of the Transportation of Dangerous Goods Regulations.

DOT (Domestic Surface Transportation)	
UN number	UN3264
UN proper shipping name	UN3264,Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate),8,III
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

TDG (Domestic Surface Transportation)	
UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s., (contains aluminum sulfate)
Transport hazard class(es)	8

Sub Class	Not Applicable
Packing group	III

IMO / IMDG (Ocean Transportation)	
UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s., (contains aluminum sulfate)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

ICAO/IATA	
UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s., (contains aluminum sulfate)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

Environmental hazards
IMDG Marine Pollutant: No;
Special precautions for user
No available information

Section 15. Regulatory information

Regulatory Overview The regulatory data in Section 15 is not intended to be all-inclusive, only selected regulations are represented.

Toxic Substance Control Act (TSCA) All components of this material are either listed or exempt from listing on the TSCA Inventory.

NFPA Ranking
Health (blue) :3
Fire (red) :0
Reactivity (yellow) :1
Special (white) :ACID

Toxic Substance Control Act (TSCA)

Aluminium sulfate

Water

CERCLA Chemicals and RQs (lbs):

Aluminium sulfate (5,000.00)

EPCRA 302 Extremely Hazardous:

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

EPCRA 313 Toxic Chemicals:

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Canadian Domestic Substance List (DSL):

Aluminium sulfate

Water

Canadian Non-Domestic Substance List (NDSL):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

New Jersey RTK Substances (>1%):

Aluminium sulfate

Pennsylvania RTK Substances (>1%):

Aluminium sulfate

Proposition 65 - Carcinogens (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Developmental Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Female Repro Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Male Repro Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 Label Warning:

This product contains no chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

Chemical Name (CAS Number)	US TSCA	Australia AICS	Korea ECL	EU EINECS	EU ELINCS	EU SVHC	EN NLP	Mexico INSQ
Aluminium sulfate (10043-01-3)	Yes	Yes	Yes	Yes	No	No	No	Yes

Chemical Name (CAS Number)	China IECSC	Japan ENCS	Japan ISHL	Japan PDSCL	Japan PRTR 1	Japan PRTR 2	Philippines PICCS	New Zealand NZIOC
Aluminium sulfate (10043-01-3)	Yes	Yes	No	No	No	No	Yes	Yes

Section 16. Other information

Revision Date 02/12/2026

Revision Number 13.1

The information and recommendations contained herein are based upon data believed to be correct. However, no guarantee or warranty of any kind, expressed or implied, is made with respect to the information contained herein. We accept no responsibility and disclaim all liability for any harmful effects which may be caused by exposure to our products. Customers/users of this product must comply with all applicable health and safety laws, regulations, and orders.

The full text of the phrases appearing in section 3 is:

H290 May be corrosive to metals.

H314 Causes severe skin burns and eye damage.

H318 Causes serious eye damage.

Disclaimer: The information presented herein is supplied as a guide to those who handle or use this product. Safe work practices must be employed when working with any materials. It is important that the end user makes a determination regarding the adequacy of the safety procedures employed during the use of this product.

End of Document

Section 1. Identification

Product identifier

Product Identity Aluminum Sulfate, Acidized (CHE-5060S)

Other means of identification Not Applicable

Relevant identified uses of the substance or mixture and uses advised against

Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking.

Restrictions on use:
Not available

Details of the supplier of the safety data sheet

Company Name

Chemtrade Logistics Inc. (Canada)
155 Gordon Baker Road Suite 300
Toronto, Ontario M2H 3N5
(416) 496-5856

Chemtrade Logistics Inc. (US)
90 East Halsey Road, Suite 200
Parsippany, NJ 07054
(800) 228- 8558

Emergency

24 hour Emergency Telephone No.

Chemtrade Emergency Contact: (866) 416-4404 (US and Canada)
CHEMTREC +1-800-424-9300
For Chemical Emergency, Spill, Leak, Fire, Exposure, or Accident, call CHEMTREC – Day or Night

Customer Service:

For SDS Info: (416) 496-5856
www.chemtradelogistics.com

Section 2. Hazard(s) identification

Classification of the substance or mixture

Metal corrosion;H290	May be corrosive to metals.
Skin corrosion/irritation category 2;H315	Causes skin irritation.

Serious eye damage / eye irritation, category 1;H318	Causes serious eye damage.

Label elements

Danger

H290 May be corrosive to metals.
H315 Causes skin irritation.
H318 Causes serious eye damage.

[Prevention]:
P234 Keep only in original packaging.
P264 Wash thoroughly after handling.
P280 Wear protective gloves, eye protection, and face protection.
[Response]:
P302+352 IF ON SKIN: Wash with plenty of soap and water.
P305+351+338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
P310 Immediately call a POISON CENTER, doctor or physician.
P332+313 If skin irritation occurs: Get medical attention.
P362+364 Take off contaminated clothing and wash it before reuse.
P390 Absorb spillage to prevent material damage.
[Storage]:
P406 Store in a corrosive resistant, container with a resistant inner liner.
[Disposal]:
No GHS disposal statements

Other hazards

This product contains no PBT/vPvB/vPvM chemicals.
This product contains no endocrine disrupting chemicals.
Does NOT contain component(s) that meet a 'definition' of per & poly fluoroalkyl substance (PFAS) per the US EPA PFASMASTER combined list of PFAS chemicals.

Section 3. Composition/information on ingredients

This product contains the following substances that present a hazard within the meaning of the Hazardous Products Regulations.

Ingredient/Chemical Designations	Weight %	GHS Classification	Notes
Aluminium sulfate CAS Number: 10043-01-3 Synonyms: Aluminum sulfate, Aluminum sulfate.	30 - 60	Serious eye damage / eye irritation, category 1;H318 Metal corrosion;H290	No data available
Sulfuric acid CAS Number: 7664-93-9 Synonyms: Sulfuric acid (acid aerosols including mists, vapors, gas, fog, and other airborne forms of any particle size), Sulphuric acid	7 - 13	Skin corrosion/irritation category 1A;H314: C ≥ 15 % Skin corrosion/irritation category 2;H315: 5 % ≤ C < 15 % Serious eye damage / eye irritation, category 2;H319: 5 % ≤ C < 15 % Metal corrosion;H290 > 1%	No data available

The actual concentration or concentration range is withheld as a trade secret.
*PBT/vPvB - PBT, vPvM or vPvB-substance.
The full texts of the phrases are shown in Section 16.

The specific chemical identity and/or exact percentage of composition are withheld as a trade secret within the meaning of the OSHA Hazard Communication Standard [29 CFR 1910.1200].

Section 4. First aid measures

Description of first aid measures

General In all cases of doubt, or when symptoms persist, seek medical attention. Never give anything by mouth to an unconscious person.

Inhalation Remove to fresh air, keep patient warm and at rest. If unconscious, place in the recovery position and obtain immediate medical attention. Give nothing by mouth.

Eyes Irrigate copiously with clean water for at least 30 minutes, holding the eyelids apart and seek medical attention. Remove contact lenses, if present and easy to do. Continue rinsing.

Skin Remove contaminated clothing. Wash skin thoroughly with soap and water or use a recognized skin cleanser. Drench affected area with water for at least 30 minutes. Obtain medical attention if irritation develops or persists.

Ingestion Do NOT induce vomiting. Rinse mouth and slowly drink several glasses of water. Call a physician. Do NOT give anything by mouth to an unconscious or convulsing person.

Most important symptoms and effects, both acute and delayed

Overview Contact with eyes causes serious eye damage. Contact with the skin causes irritation.

Acute Health Effects : the substance causes serious eyes damage and is irritating to the skin.

EYE: Contact causes serious eye damage. Causes permanent damage to the cornea, iris, or conjunctiva. (IMMEDIATE)
SKIN: Causes skin irritation (IMMMEDIATE).
INHALATION: May be corrosive to the respiratory tract. (IMMEDIATE) Prolonged exposure may cause irritation of the upper respiratory passages.
INGESTION: May cause burns or irritation of the linings of the mouth, throat, and gastrointestinal tract. (IMMEDIATE)

Indication of Any Immediate Medical Attention and Special Treatment Needed: If exposed or concerned, get medical advice and attention.
See section 2 for further details.

Eyes	Causes serious eye damage.
Skin	Causes skin irritation.
Chronic effects	Not available, none known.

Section 5. Fire-fighting measures

Extinguishing media

Suitable Extinguishing Media: Water spray, dry chemical, foam, carbon dioxide.

Unsuitable extinguishing media: Do not use water jet, or heavy water stream. Use of heavy stream of water may spread fire.

Special hazards arising from the substance or mixture

Hazardous decomposition: Oxides of sulfur at high temperatures. Hazardous gases may evolve on contact with chemicals such as cyanides, sulfides, and carbides.

Keep only in original packaging.

Advice for fire-fighters

As with all fires, wear positive pressure, self-contained breathing apparatus, (SCBA) with a full-face piece and protective clothing. Persons without respiratory protection should leave area. Wear SCBA during clean up immediately after fire. No smoking.

Fire Hazard: Product is not flammable but may burn at high temperatures.

Hazardous Combustion Products: Oxides of aluminum. Sulfur oxides. Carbon oxides (CO, CO_2). Nitrogen oxides. Hydrogen chloride, hydrogen cyanide.

Explosion Hazard: Product is not explosive. Contact with metallic substances may release flammable hydrogen gas.

Firefighting Instructions: Do not enter fire area without proper protective equipment, including respiratory protection. Use water spray or fog for cooling exposed containers. Remove containers from fire area if this can be done without risk. **Exercise caution when fighting any chemical fire.**

Hazardous reactions will not occur under normal conditions.

Other Information: Do not allow run-off from fire fighting to enter drains or water courses.

ERG Guide No. 154

Section 6. Accidental release measures

Personal precautions, protective equipment and emergency procedures

General Measures: Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Do not touch or walk through spilled material. Avoid contact with eyes, skin and clothing. Provide adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Put on appropriate personal protective equipment. See Section 8.

Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.

Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).

Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.

Environmental precautions

Prevent entry to sewers and public waters. Avoid release to environment.

See Section 8 for exposure controls and personal protection and Section 13 for disposal considerations.

Methods and material for containment and cleaning up

Upon arrival at the scene, a first responder is expected to recognize the presence of dangerous goods, protect oneself and the public, secure the area, and call for the assistance of trained personnel as soon as conditions permit.

Ventilate area.

Contain, dilute cautiously with water, and neutralize with soda ash or lime.

Containment: Contain any spills with dikes or absorbents to prevent migration and entry into sewers or streams. As an immediate precautionary measure, isolate spill or leak area in all directions. Ventilate area.

Equip cleanup crew with proper protection.

Section 7. Handling and storage

Precautions for safe handling

Handle containers carefully to prevent damage and spillage.

Do not add water to contents while in container because of violent reaction. Always add slowly and in small amounts. Never use hot water. Never add water to acids-always add acids to water..

See section 2 for further details. - [Prevention]:

Conditions for safe storage, including any incompatibilities

Store between -5C and 40C.

Comply with applicable regulations.

Incompatible materials: Acids react with most metals to release hydrogen gas which can form explosive mixtures in air. Water, alkaline solutions, metals, metal powder, carbides, chlorates, fuminates, nitrates,

picrates, strong oxidizers, reducers, or combustible organics.
Hazardous gases may evolve on contact with chemicals such as cyanides, sulfides, and carbides.
May be corrosive to metals. May release corrosive vapors.
See section 2 for further details. - [Storage]:

Specific end use(s)

Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking.

Restrictions on use:

Not available

Section 8. Exposure controls / personal protection

Control parameters

Exposure Limits

CAS No.	Ingredient	Source	Value
7664-93-9	Sulfuric acid	ACGIH	0.2 mg/m³ (T) Thoracic Fraction
		OSHA	1 mg/m³
		NIOSH	TWA 1 mg/m³
		Alberta	1 mg/m³ TWA 3 mg/m³ STEL
		British Columbia	0.2 mg/m³ TWA (contained in strong inorganic acid mists, thoracic)
		Manitoba	0.2 mg/m³ TWA (thoracic particulate matter)
		New Brunswick	1 mg/m³ TWA 3 mg/m³ STEL
		Newfoundland and Labrador	0.2 mg/m³ TWA (thoracic particulate matter)
		Nova Scotia	0.2 mg/m³ TWA (thoracic particulate matter)
		Northwest Territories	0.2 mg/m³ TWA (thoracic fraction, strong acid mists only) 0.6 mg/m³ STEL (thoracic fraction, strong acid mists only)
		Nunavut	0.2 mg/m³ TWA (thoracic fraction) 0.6 mg/m³ STEL (thoracic fraction)
		Ontario	0.2 mg/m³ TWA (thoracic)
		Prince Edward Island	0.2 mg/m³ TWA (thoracic particulate matter)
		Quebec	1 mg/m³ TWAEV 3 mg/m³ STEV
		Saskatchewan	0.2 mg/m³ TWA (thoracic fraction) 0.6 mg/m³ STEL (thoracic fraction)
		Yukon	1 mg/m³ TWA 1 mg/m³ STEL
10043-01-3	Aluminium sulfate	ACGIH	No Established Limit
		OSHA	No Established Limit
		NIOSH	TWA 2 mg/m³
		Alberta	No Established Limit
		British Columbia	No Established Limit
		Manitoba	No Established Limit
		New Brunswick	No Established Limit
		Newfoundland and Labrador	No Established Limit
		Nova Scotia	No Established Limit

		Northwest Territories	No Established Limit
		Nunavut	No Established Limit
		Ontario	No Established Limit
		Prince Edward Island	No Established Limit
		Quebec	No Established Limit
		Saskatchewan	No Established Limit
		Yukon	No Established Limit

Exposure controls

Respiratory If exposure limits are exceeded or irritation is experienced, approved respiratory protection should be worn. In case of inadequate ventilation, oxygen deficient atmosphere, or where exposure levels are not known wear approved respiratory protection.

Eyes Chemical safety goggles and face shield.

Skin Wear chemical resistant gloves: Poly vinyl chloride (PVC), nitrile, viton™ (a trademark of the Chemours company), butyl or butyl rubber. Avoid skin contact. Wear protective gloves. Wear suitable protective clothing.
Materials for Protective Clothing: Chemically resistant materials and fabrics.

Engineering Controls **Exposure Controls Appropriate Engineering Controls:** Emergency eyewash fountains and safety showers should be available in the immediate vicinity of any potential exposure. Ensure adequate ventilation, especially in confined areas. Ensure all national/local regulations are observed.

Other Work Practices Put on appropriate personal protective equipment. Chemically compatible gloves, protective clothing, and chemical resistant safety goggles and face shield. If insufficient ventilation: wear respiratory protection.
When line breaking and where there is higher exposure potential, additional protective clothing may be required. A site-specific PPE hazard assessment is recommended and should be reviewed for any additional requirements that may be needed for specific tasks.
Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.
Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).
Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.

See section 2 for further details.

Section 9. Physical and chemical properties

Information on basic physical and chemical properties

Physical State	Liquid
Color	clear, amber to light blue-green colored
Odor	Odorless
Odor threshold	No available information
Melting point / freezing point	<-18°C (< 0°F)
Initial boiling point and boiling range	No available information
Flammability (solid, gas)	Not Applicable
Upper/lower flammability or explosive limits	Lower Explosive Limit: No available information
	Upper Explosive Limit: No available information
Flash Point	No available information
Auto-ignition temperature	No available information
Decomposition temperature	No available information
pH	<1
Viscosity (cSt)	No available information
Solubility in Water	Completely Soluble in water.
Partition coefficient n-octanol/water (Log Kow)	No available information
Vapour pressure (Pa)	No available information
Relative Density	No available information
Vapour Density	No available information
Evaporation rate (Ether = 1)	No available information
	1.25 - 1.28

Other information

No other relevant information.

Section 10. Stability and reactivity

Reactivity

Corrosive to metals. Contact with metals may evolve flammable hydrogen gas.

Chemical stability

Stable under recommended handling and storage conditions (see section 7).

Possibility of hazardous reactions

Reacts with some bases.

Conditions to avoid

Direct sunlight, extremely high or low temperatures, and incompatible materials.

Incompatible materials

Acids react with most metals to release hydrogen gas which can form explosive mixtures in air. Water, alkaline solutions, metals, metal powder, carbides, chlorates, fuminates, nitrates, picrates, strong oxidizers, reducers, or combustible organics.

Hazardous gases may evolve on contact with chemicals such as cyanides, sulfides, and carbides.

Hazardous decomposition products

Oxides of sulfur at high temperatures. Hazardous gases may evolve on contact with chemicals such as cyanides, sulfides, and carbides.

Section 11. Toxicological information

Acute toxicity

Note: When no route specific LD50 data is available for an acute toxin, the converted acute toxicity point estimate was used in the calculation of the product's ATE (Acute Toxicity Estimate).

	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LC50, mg/L/4hr	Inhalation Dust/Mist LC50, mg/L/4hr	Inhalation Gas LC50, ppm
Product Acute Toxicity Estimates	NA	NA	NA	NA	NA

Ingredient	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LC50, mg/L/4hr	Inhalation Dust/Mist LC50, mg/L/4hr	Inhalation Gas LC50, ppm
Aluminium sulfate - (10043-01-3)	6,207.00, Mouse - Category: NA	No data available.	No data available.	No data available.	No data available.
Sulfuric acid - (7664-93-9)	No data available.	No data available.	No data available.	No data available.	No data available.

Carcinogen Data

CAS No.	Ingredient	Source	Value
7664-93-9	Sulfuric acid	IARC	Group 1
		ACGIH	A2 (in strong inorganic acid mists)
10043-01-3	Aluminium sulfate	IARC	No
		ACGIH	No Established Limit

Classification	Category	Hazard Description
Acute toxicity (oral)	---	Not Applicable
Acute toxicity (dermal)	---	Not Applicable
Acute toxicity (inhalation)	---	Not Applicable
Skin corrosion/irritation	2	Causes skin irritation.
Serious eye damage/irritation	1	Causes serious eye damage.

Respiratory sensitization	---	Not Applicable
Skin sensitization	---	Not Applicable
Germ cell mutagenicity	---	Not Applicable
Carcinogenicity	---	Not Applicable
Reproductive toxicity	---	Not Applicable
STOT-single exposure	---	Not Applicable
STOT-repeated exposure	---	Not Applicable
Aspiration hazard	---	Not Applicable

Possible routes of entry:
Inhalation, ingestion, skin contact, and skin absorption.

Symptoms and effects, both acute and delayed:
Contact with eyes causes serious eye damage. Contact with the skin causes irritation.

Acute Health Effects : the substance causes serious eyes damage and is irritating to the skin.
EYE: Contact causes serious eye damage. Causes permanent damage to the cornea, iris, or conjunctiva. (IMMEDIATE)
SKIN: Causes skin irritation (IMMMEDIATE).
INHALATION: May be corrosive to the respiratory tract. (IMMEDIATE) Prolonged exposure may cause irritation of the upper respiratory passages.
INGESTION: May cause burns or irritation of the linings of the mouth, throat, and gastrointestinal tract. (IMMEDIATE)

Indication of Any Immediate Medical Attention and Special Treatment Needed: If exposed or concerned, get medical advice and attention.

Eyes Causes serious eye damage.
Skin Causes skin irritation.
Chronic effects Not available, none known.

Section 12. Ecological information

Toxicity
No additional information provided for this product. See Section 3 for chemical specific data.

Aquatic Ecotoxicity

Ingredient	96 hr LC50 fish, mg/l	48 hr EC50 crustacea, mg/l	ErC50 algae, mg/l
Aluminium sulfate - (10043-01-3)	186.00, Danio rerio	38.20, Daphnia	No data available.
Sulfuric acid - (7664-93-9)	27.00, Lepomis macrochirus	100.00, Desmodesmus subspicatus	100.00, Desmodesmus subspicatus

Persistence and degradability
There is no data available on the preparation itself.
Bioaccumulative potential
No available information
Mobility in soil
No available information
Results of PBT and vPvB assessment
This product contains no PBT/vPvB/vPvM chemicals.
Other adverse effects
No available information

Section 13. Disposal considerations

Waste treatment methods
Dispose of waste material in accordance with all local, regional, federal, provincial, state, territorial and international regulations.
Ecology - Waste Materials: Avoid release to the environment. This material is hazardous to the aquatic environment. Keep out of sewers and waterways.
Additional Information: Container may remain hazardous when empty. Continue to observe all precautions.

Section 14. Transport information

DOT (Domestic Surface Transportation):This product is excepted from HM regulation when transported in compliance with 49CFR 173.154(d).
Materials corrosive to aluminum or steel only. Except for a hazardous substance, a hazardous waste, or a marine pollutant, a material classed as a Class 8, Packing Group III, material solely because of its corrosive effect.
(1) On aluminum is not subject to any other requirements of this subchapter when transported by motor vehicle or rail car in a packaging constructed of materials that will not react dangerously with or be degraded by the corrosive material; or
(2) On steel is not subject to any other requirements of this subchapter when transported by motor vehicle or rail car in a bulk packaging constructed of materials that will not react dangerously with or be degraded by the corrosive material.

Classification Method: Classified as per Part 2, Sections 2.1-2.8 of the Transportation of Dangerous Goods Regulations.

DOT (Domestic Surface Transportation)	
UN number	UN3264
UN proper shipping name	UN3264,Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate, Sulfuric Acid),8,III
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

TDG (Domestic Surface Transportation)	
UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate, Sulfuric Acid)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

IMO / IMDG (Ocean Transportation)	
UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate, Sulfuric Acid)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

ICAO/IATA	
UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate, Sulfuric Acid)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

Environmental hazards

IMDG Marine Pollutant: No;

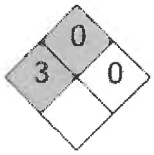
Special precautions for user
No available information

Section 15. Regulatory information

Regulatory Overview The regulatory data in Section 15 is not intended to be all-inclusive, only selected regulations are represented.

Toxic Substance Control Act (TSCA) All components of this material are either listed or exempt from listing on the TSCA Inventory.

NFPA Ranking
Health (blue) :3
Fire (red) :0
Reactivity (yellow) :0
Special (white) :--



Note: Strong inorganic acid mists containing sulfuric acid are listed on the California Proposition 65 Carcinogen List. [Sulfuric acid, in and of itself, is not listed under Proposition 65. However, if one has sulfuric acid, which through its intended use generates an acid mist that in turn contains sulfuric acid that would meet the listing. The term "strong" does not refer to the concentration of the acid, but rather the strength of the acid. The basis for the listing of strong inorganic acid mists containing sulfuric acid was the formal identification by the National Toxicology Program (NTP), in its Ninth Report on Carcinogens, that this chemical mixture is "known to be a human carcinogen." (Public notice available at http://www.oehha.ca.gov/prop65/CRNR_notices/admin_listing/intent_to_list/noil19b4.html.)]

Toxic Substance Control Act (TSCA)

Aluminium sulfate
Sulfuric acid
Water

CERCLA Chemicals and RQs (lbs):

Aluminium sulfate (5,000.00)
Sulfuric acid (1,000.00)

EPCRA 302 Extremely Hazardous:

Sulfuric acid

EPCRA 313 Toxic Chemicals:

Sulfuric acid

Canadian Domestic Substance List (DSL):

Aluminium sulfate
Sulfuric acid
Water

Canadian Non-Domestic Substance List (NDSL):
To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

New Jersey RTK Substances (>1%):

Aluminium sulfate
Sulfuric acid

Pennsylvania RTK Substances (>1%):

Aluminium sulfate
Sulfuric acid

Proposition 65 - Carcinogens (>0.0%):

Sulfuric acid

Proposition 65 - Developmental Toxins (>0.0%):
To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Female Repro Toxins (>0.0%):
To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Male Repro Toxins (>0.0%):
To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 Label Warning:

WARNING: This product can expose you to chemicals including [Sulfuric acid], which is known to the State of California to cause cancer. For more information go to www.P65Warnings.ca.gov.

Note: Strong inorganic acid mists containing sulfuric acid are listed on the California Proposition 65 Carcinogen List. [Sulfuric acid, in and of itself, is not listed under Proposition 65. However, if one has sulfuric acid, which through its intended use generates an acid mist that in turn contains sulfuric acid that would meet the listing. The term "strong" does not refer to the concentration of the acid, but rather the strength of the acid. The basis for the listing of strong inorganic acid mists containing sulfuric acid was the formal identification by the National Toxicology Program (NTP), in its Ninth Report on Carcinogens, that this chemical mixture is "known to be a human carcinogen." (Public notice available at http://www.oehha.ca.gov/prop65/CRNR_notices/admin_listing/intent_to_list/noil19b4.html.)]

Chemical Name (CAS Number)	US TSCA	Australia AICS	Korea ECL	EU EINECS	EU ELINCS	EU SVHC	EN NLP	Mexico INSQ
Aluminium sulfate (10043-01-3)	Yes	Yes	Yes	Yes	No	No	No	Yes
Sulfuric acid (7664-93-9)	Yes	Yes	Yes	Yes	No	No	No	Yes

Chemical Name (CAS Number)	China IECSC	Japan ENCS	Japan ISHL	Japan PDSCL	Japan PRTR 1	Japan PRTR 2	Philippines PICCS	New Zealand NZIOC
Aluminium sulfate (10043-01-3)	Yes	Yes	No	No	No	No	Yes	Yes
Sulfuric acid (7664-93-9)	Yes	Yes	Yes	Yes	No	No	Yes	Yes

Section 16. Other information

Revision Date 11/03/2025

Revision Number 7

The information and recommendations contained herein are based upon data believed to be correct. However, no guarantee or warranty of any kind, expressed or implied, is made with respect to the information contained herein. We accept no responsibility and disclaim all liability for any harmful effects which may be caused by exposure to our products. Customers/users of this product must comply with all applicable health and safety laws, regulations, and orders.

The full text of the phrases appearing in section 3 is:

H290 May be corrosive to metals.

H314 Causes severe skin burns and eye damage.

H315 Causes skin irritation.

H318 Causes serious eye damage.

H319 Causes serious eye irritation.

Disclaimer: The information presented herein is supplied as a guide to those who handle or use this product. Safe work practices must be employed when working with any materials. It is important that the end user makes a determination regarding the adequacy of the safety procedures employed during the use of this product.

End of Document

Bay Area Clean Water Agencies

Bay Area Clean Water Agencies
Bid Results for Project 01-2026 ALUMINUM SULFATE
Bid Due on February 19, 2026 4:00 PM (PDT)
SINGLE BID AWARD

Section	ALUMINUM SULFATE 44%-49% Liquid Solution						Aluminum Sulfate 2% Acidized (OPTIONAL BID ITEM)	Aluminum Sulfate 5% Acidized (OPTIONAL BID ITEM)
Description	**Central Valley**	**East Bay**	**North Bay**	**Sacramento**	**South Bay**	**Tri Valley**	**South Bay**	**South Bay**
Unit of Measure	**gal**	**gal**	**gal**	**gal**	**gal**	**gal**	**gal**	**gal**
Chemtrade Chemicals, LLC US	1.3679	1.3679	1.3679	1.3053	1.5419	1.3679	1.6679	1.5049

2.16 Method of Award
Bids may be awarded to the lowest responsive and responsible bidder meeting the specifications for bulk loads for the chemical. The lowest responsive bidder will be determined by multiplying the estimated annual quantity for each participating BACC agency by the bid price for their region and adding up the aggregate cost to all of the participating agencies in the regions. The single bid that results in the lowest overall cost to the participating agencies as a group will be determined by BACC to be the low bid,
assuming the bid is determined by BACC to be complete and in compliance with the bid requirements. BACC has the right to delete terms or options from the bid contract documents and reserves the right to reject any and all bids and to waive irregularities in said bids.

Single Bid Award	**44% - 49% Liquid Solution**						**2% optional**	**5% optional**
Aggregate Cost Calculation:	**Central Valley**	**East Bay**	**North Bay**	**Sacramento**	**South Bay**	**Tri Valley**	**South Bay**	**South Bay**
Estimated annual quantity	**115,000**	**700,000**	**1,202,000**	**1,403,000**	**2,276,000**	**859,600**	450,000	1,500,000
Chemtrade Chemicals, LLC US	$157,308.50	$957,530.00	$1,644,215.80	$1,831,335.90	$3,509,364.40	$1,175,846.84	$750,555.00	$2,257,350.00

AGREEMENT BETWEEN THE CITY OF TURLOCK

and

Chemtrade Chemicals US LLC

for

Supplier Agreement with Chemtrade Chemicals US LLC for Aluminum Sulfate - Piggybacking on cooperative BACC bid

City Contract No. 2027-011

THIS SUPPLIER AGREEMENT (the "Agreement") is entered into by and between the City of Turlock, a California municipal corporation ("City"), and Chemtrade Chemicals US LLC, a Limited Liability Company (LLC) ("Supplier"), on Wednesday, July 1, 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 Supplier Agreement with Chemtrade Chemicals US LLC for Aluminum Sulfate - Piggybacking on cooperative BACC bid; and

WHEREAS, Supplier has made a proposal to City to provide Supplier Agreement with Chemtrade Chemicals US LLC for Aluminum Sulfate - Piggybacking on cooperative BACC bid. 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 Supplier Agreement with Chemtrade Chemicals US LLC for Aluminum Sulfate - Piggybacking on cooperative BACC bid 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 38 of this Agreement, Sections 1 through 38 shall prevail.

2. PURCHASE OF PRODUCT:

Supplier agrees to sell, and City agrees to purchase Supplier Agreement with Chemtrade Chemicals US LLC for Aluminum Sulfate - Piggybacking on cooperative BACC bid, 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. In no event shall the annual amount of this Agreement exceed One Hundred Sixty Thousand and No/100ths Dollars ($160,000.00). Supplier agrees that compensation shall be paid in the manner and at the time 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 1 years and will commence on the Effective Date and terminate on Wednesday, June 30, 2027 ("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.

7.1. COMMERCIAL GENERAL LIABILITY:

Supplier 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.

7.2. WORKERS' COMPENSATION INSURANCE AND EMPLOYER'S LIABILITY:

Supplier shall maintain workers' compensation insurance as required by the State of California under the Labor Code. Supplier 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.

7.3. COMMERCIAL AUTOMOBILE LIABILITY:

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 per accident for owned, leased, hired, and non-owned, borrowed automobiles.

7.4. 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 Commercial General Liability and automobile Liability insurance. No insurance coverage or policies maintained by the City ("Additional Insured"), whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Supplier's primary and excess liability policies are exhausted.

7.5. DEDUCTIBLES AND SELF-INSURED RETENTION:

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.

7.6. 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.

7.7. 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.

7.8. 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.

7.9. WAIVER OF SUBROGATION:

With the exception of Supplier liability, Supplier hereby agrees to waive subrogation which any insurer of Supplier may acquire from Supplier 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 Supplier, its agents, employees, independent contractors and subcontractors. Supplier shall provide written proof of waiver of subrogation in the Certificate of Insurance. Additionally, Supplier agrees to obtain any available endorsements that may be necessary to effectuate this waiver of subrogation.

7.10. 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.

7.11. ADDITONAL 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. CONFIDENTIALITY AND CALIFORNIA PUBLIC RECORDS ACT COMPLIANCE:

Supplier understands and agrees that City must comply with the California Public Records Act, California Government Code section 7920 et seq.

12. 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.

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) Supplier'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 by and construed in accordance with the laws of the state of California.

22. HEADINGS NOT CONTROLLING:

Headings used in this 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 have a City of Turlock business license.

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:

If to City: **City of Turlock**
Attn: Chris Fisher, Director
156 S. Broadway, Suite 270
Turlock, California 95380

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

If to Supplier: **Chemtrade Chemicals US LLC**
Attn: Elizabeth Ryno, Bid Specialist
90 East Halsey Road, Suite 200
Parsippany, NJ 07054

27. CITY CONTRACT ADMINISTRATOR:

City's contract administrator and contact person for this Agreement is:

Janice Virgo, Staff Services Assistant
1235 Aldrich Rd
Hughson, CA 95326
Telephone: (209) 542-4948
E-mail: jvirgo@turlock.ca.us

28. 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.

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. 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.

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 "Arbitration of Disputes" 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.

38. 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.

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

Chemtrade Chemicals US LLC

SIGNATURE

Elizabeth Ryno

FULL NAME

Bid Specialist

TITLE

DATE SIGNED

CITY OF TURLOCK, a California municipal corporation

SIGNATURE

Gary R. Hampton

FULL NAME

Interim City Manager

TITLE

DATE SIGNED

APPROVED AS TO SUFFICIENCY:

SIGNATURE

Christopher Fisher

FULL NAME

Municipal Services Director

TITLE

DATE SIGNED

APPROVED AS TO FORM:

SIGNATURE

Katie O. Lucchesi

FULL NAME

City Attorney

TITLE

DATE SIGNED

ATTEST:

SIGNATURE

Nichole Fiez

FULL NAME

City Clerk

TITLE

DATE SIGNED

Exhibits List

A - ChemTrade-BACC-01-2026-Bid-Form-and-Required-Info SDS included

B - BACWA Single Bid Award

Exhibit A

ChemTrade-BACC-01-2026-Bid-Form-and-Required-Info SDS included

BAY AREA CHEMICAL CONSORTIUM
BID FORM FOR BID NO.01-2026
FOR SUPPLY AND DELIVERY OF ALUMINUM SULFATE

Sealed bids must be submitted in a PDF format and bidders must enter bid prices into the electronic bid platform (Line Item page)
https://bacwa.org/about-bacc/

No later than 4:00 PM. PT
Thursday, February 19, 2026

Legal Name of Bidder:
CHEMTRADE CHEMICALS US LLC

Business Address
90 EAST HALSEY ROAD, SUITE 200
PARSIPPANY, NJ 07054

Telephone Number: 800-441-2659
Facsimile Number: 973-515-4461
Email Address: bids@chemtradelogistics.com

Authorized Representative (Please Print):
ELIZABETH RYNO, BID SPECIALIST
Signature: Elizabeth Ryno
Date: FEBRUARY 18, 2026

I. **All costs except California State sales tax and tariffs for the purchase of ALUMINUM SULFATE must be included in the amount shown entered into the electronic bid platform (Line Item page), including any and all mill assessments, fees, excise taxes, transportation charges, etc. Any exceptions to the bid must be noted under Specific Deviations on the Standard Agreement. Bidders shall submit bids per unit of measure as specified in the electronic bid platform (Line Item page).**

II. **Bidders must submit all of the following, attached to this Bid Form:**
   a. All requirements listed in Section 2.21 Manufacturer's Info.
   b. If applicable, the name, address, and contact information for the third party hauling company as well as an affidavit signed by the Bidder that the third party hauler can and will deliver the chemical to each and every participating BACC Agency.

III. **Bidder Obligations**
By signing this Bid Form and entering into individual purchase orders, purchase agreements and /or contracts with BACC agencies, the bidder expressly agrees to be bound by all the provisions of the bid solicitation, including Sections I-IV.

Water Chemicals Group
90 East Halsey Road
Parsippany, NJ 07054
Tel: 800-441-2659
Fax: 973-515-4461
www.chemtradelogistics.com

Bay Area Chemical Consortium
Bid Number: 01-2026 Liquid Aluminum Sulfate
Opening: February 19, 2026 @ 4:00 p.m.

SUBCONTRACTOR UTILIZATION

Please note that Chemtrade Chemical's Liquid Aluminum Sulfate manufacturing plant located in Pittsburg, CA. Products are typically shipped through our third-party carrier. Their information is as follows:

Chemical Transfer
1033 Stokes Avenue
Stockton, CA 95215
Phone: (209) 943-2639

Chemical Transfer has a long-standing relationship with Chemtrade Chemicals and meets all of our security and safety standards and due diligence in performing personnel background checks is in compliance. We further certify that this 3rd party carrier can haul and deliver the required chemicals to every participating BACC Agency.

Should you have any questions or concerns, please feel free to contact me.

Sincerely,

Elizabeth Ryno

Elizabeth Ryno
Bid Specialist
Phone: (973) 515-1858
Email: bids@ChemtradeLogistics.com

CHEMTRADE

Water Treatment Group

90 East Halsey Road
Parsippany, NJ 07054
Tel: 1-800-441-2653
Fax: (973) 515-4461
www.chemtradelogistics.com

PRODUCT CERTIFICATION

Chemtrade Chemicals certifies that all grades of Aluminum Sulfate as produced by our manufacturing locations will meet National Sanitation Foundation Standard 60 and ANSI/AWWA B 403-24 standard in every respect.

Additionally, we certify that the product meets or exceeds the specifications set forth in the Bay Area Chemical Consortium bid.

Safety Data Sheet, NSF Certification and related technical information is attached for review.

Elizabeth Ryno
Bid Specialist

The Public Health and Safety Organization

NSF Product and Service Listings

These NSF Official Listings are current as of **Wednesday, February 18, 2026** at 12:15 a.m. Eastern Time. Please contact NSF to confirm the status of any Listing, report errors, or make suggestions.

Alert: NSF is concerned about fraudulent downloading and manipulation of website text. Always confirm this information by clicking on the below link for the most accurate information:
http://info.nsf.org/Certified/PwsChemicals/Listings.asp?CompanyName=chemtrade+&TradeName=alum&PlantState=California+CA&

NSF/ANSI/CAN 60
Drinking Water Treatment Chemicals - Health Effects

Chemtrade Solutions LLC (formerly
General Chemical LLC)
155 Gordon Baker Road
Suite 300
Toronto, ON M2H 3N5
Canada
866-887-8805
416-496-5856
Visit this company's website
(http://www.chemtradelogistics.com)

Facility : Pittsburg, CA

Aluminum Chloride[AL]

Trade Designation	*Product Function*	*Max Use*
Aluminum Chloride Solution	Coagulation & Flocculation	200mg/L

[AL] Based on an evaluation of health effects data, the level of aluminum in the finished drinking water shall not exceed 2 mg/L.

Aluminum Sulfate[AL] [CP]

Trade Designation	*Product Function*	*Max Use*
Alum	Coagulation & Flocculation	400 mg/L
Aluminum Sulfate	Coagulation & Flocculation	400 mg/L
Liquid Alum	Coagulation & Flocculation	400mg/L
Liquid Alum Acidized 0.5-10.0%	Coagulation & Flocculation	400 mg/L

[AL] Based on an evaluation of health effects data, the level of aluminum in the finished drinking water shall not exceed 2 mg/L.

[CP] The finished drinking water shall be monitored to ensure that levels of copper do not exceed 1.3 mg/L.

Polyaluminum Chloride[AL]

Trade Designation	*Product Function*	*Max Use*
Polyaluminum Chloride	Coagulation & Flocculation	250 mg/L

[AL] Based on an evaluation of health effects data, the level of aluminum in the finished drinking water shall not exceed 2 mg/L.

Number of matching Manufacturers is 1

Number of matching Products is 6

Processing time was 2 seconds

CHEMTRADE

ANALYTICAL SERVICES LABORATORY
REPORT OF ANALYSIS

To: Bay Area
cc: Beth Ryno

Lab. Log # 503130600

SAMPLES: Liquid Aluminum Sulfate - Semi-Annual Audit

ORIGIN: Baypoint

All analyses are reported as PPM unless stated otherwise

PARAMETER	Concentration	PARAMETER	Concentration
As	<2	% Al2O3 (total by wt)	8.1
Ba	<1	% Free Al2O3 (free by wt)	0.2
Be	<1	% Fe2O3 (total soluble by wt)	0.001
Ca	13	% Insolubles (by wt)	0.020
Cd	<1		
Co	<1	Turbidity (NTU)	2.4
Cr	<1	Appearance	clear water white
Cu	<1		
Fe	10		
Hg	<0.5		
K	3		
Mg	5		
Mn	<1		
Mo	<1		
Na	289		
Ni	<1		
P	2		
Pb	<1.5		
Sb	<1.5		
Se	<1		
Si	9		
Sn	<1		
Sr	<1		
Ti	2		
Tl	<1.5		
V	<1		
Zn	<1		
Zr	<1		

NOTES:
Product within specification for all parameters analyzed.

Analysts	Record	Report Date
Z. Miller	WC033125	BR 02/16/2026
S. Ulman	45748.383	

Chemtrade is not engaged in the business of consulting or providing technical, operational or safety advice for a fee. Any such advice provided herein has been furnished as an accommodation and without charge and is made without any warranty of representation as to its completeness, accuracy, fitness for a particular purpose or any other matter. The recipient's use or non-use of such advice is made solely at the discretion and risk of the recipient.

CHEMTRADE

ANALYTICAL SERVICES LABORATORY
REPORT OF ANALYSIS

To: Bay Area
cc: Beth Ryno

Lab. Log # 503130601

SAMPLES: Liquid Aluminum Acidified, 2% - Semi-Annual Audit

ORIGIN: Baypoint

All analyses are reported as PPM unless stated otherwise

PARAMETER	Concentration	PARAMETER	Concentration
As	<2	% Al2O3 (total by wt)	7.4
Ba	<1	% Free HsSO4 (free by wt)	2.1
Be	<1	% Fe2O3 (total soluble by wt)	0.001
Ca	12	% Insolubles (by wt)	0.020
Cd	<1		
Co	<1		
Cr	<1		
Cu	<1		
Fe	9		
Hg	<0.5		
K	3		
Mg	5		
Mn	<1		
Mo	<1		
Na	261		
Ni	<1		
P	2		
Pb	<1.5		
Sb	<1.5		
Se	<1		
Si	9		
Sn	<1		
Sr	<1		
Ti	2		
Tl	<1.5		
V	<1		
Zn	<1		
Zr	<1		

NOTES:
Product within specification for all parameters analyzed.

Analysts	Record	Report Date
Z. Miller		BR 02/16/2026
S. Ulman		

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2/16/2026;

CHEMTRADE

ANALYTICAL SERVICES LABORATORY
REPORT OF ANALYSIS

To: Bay Area
cc: Beth Ryno

Lab. Log # 503130602

SAMPLES: Liquid Aluminum Acidified, 5% - Semi-Annual Audit

ORIGIN: Baypoint

All analyses are reported as PPM unless stated otherwise

PARAMETER	Concentration	PARAMETER	Concentration
As	<2	% Al2O3 (total by wt)	6.7
Ba	<1	% Free Al2O3 (free by wt)	5.2
Be	<1	% Fe2O3 (total soluble by wt)	0.001
Ca	11	% Insolubles (by wt)	0.020
Cd	<1		
Co	<1		
Cr	<1		
Cu	<1		
Fe	8		
Hg	<0.5		
K	3		
Mg	4		
Mn	<1		
Mo	<1		
Na	235		
Ni	<1		
P	2		
Pb	<1.5		
Sb	<1.5		
Se	<1		
Si	8		
Sn	<1		
Sr	<1		
Ti	2		
Tl	<1.5		
V	<1		
Zn	<1		
Zr	<1		

NOTES:
Product within specification for all parameters analyzed.

Analysts
Z. Miller
S. Ulman

Record

Report Date
BR 02/16/2026

Chemtrade is not engaged in the business of consulting or providing technical, operational or safety advice for a fee. Any such advice provided herein has been furnished as an accommodation and without charge and is made without any warranty of representation as to its completeness, accuracy, fitness for a particular purpose or any other matter. The recipient's use or non-use of such advice is made solely at the discretion and risk of the recipient.

CHEMTRADE

Water Chemicals Group
90 East Halsey Road
Parsippany, NJ 07054
Tel: 973-515-0900
Fax: 973-515-4461

Bay Area Chemical Consortium
Bid Number: 01-2026 - Liquid Aluminum Sulfate
Opening: February 19, 2026 @ 4:00 p.m.

MANUFACTURING & SHIPPING INFORMATION:

Please note that the products included in this bid are manufactured in the United States of America. Chemtrade Chemicals will be manufacturing and shipping this material from our USA plant. Please see below for the exact address:

Bay Point Works
501 Nicholas Road
Pittsburg, CA 94565

Ph: (925) 458-7300
Fax: (925) 458-7352

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Elizabeth Ryno

Elizabeth Ryno
Bid Specialist
Ph: (973) 515-1858
bids@ChemtradeLogistics.com

Liquid Alum
PRODUCT DATA SHEET

CHARACTERISTICS
Liquid Alum is a clear, light green, slight yellow, brown, amber or orange-like tinted solution. It is a cationic inorganic coagulant and flocculant suitable for industrial and municipal water and wastewater treatment applications.

NSF/ANSI/CAN Standard 60: Drinking Water Chemicals - Health Effects; Certified

TYPICAL PROPERTIES

Formula:	Aqueous solution of aluminum sulfate	
C.A.S.	10043-01-3 (Aluminum sulfate)	
	pH (neat)	1.4 - 2.6
	Specific Gravity @ 21°C (70°F)	1.30 - 1.35
	Freezing Point	-16°C (4°F)
	Density, lbs./gal., US	10.8 - 11.3
	Aluminum as Al, %	4.2 - 4.5
	Aluminum as Al_2O_3, %	8.0 - 8.4
	Aluminum as $Al_2(SO_4)_3 \cdot 14H_2O$ (Dry Alum), %	46 - 49

PRODUCT USES
Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking. Fixing rosin sizes on paper fibers. Paper machine drainage and retention aid. Paper machine pitch control.

SHIPPING CONTAINERS
Bulk transport | Bulk car | 275 US gal. one-way container | 55 US gal. plastic drum

SHIPPING REGULATIONS (US DOT / TDG)
Proper Shipping Name: Corrosive Liquid, Acidic, Inorganic, N.O.S. (Contains Aluminum Sulfate)
Hazard Class: 8 ID Number: UN3264 Packing Group: III
The US EPA reportable quantity (RQ) for aluminum sulfate is 5,000 lbs.

PRODUCT SAFETY INFORMATION
Anyone procuring, using or disposing of these products or their containers must be familiar with the appropriate safety and handling precautions. Such information may be found in the **Safety Data Sheets (SDS)** for these products or you may contact Chemtrade at 416-496-5856.
In the event of an emergency with these products, call the 24-hour **Emergency Number: USA and Canada (CHEMTREC) 1-800-424-9300**. For additional Water Chemicals contacts:

TECHNICAL SUPPORT
✉ WaterChem@chemtradelogistics.com

ORDERS & GENERAL INQUIRIES
✆ 1-844-204-9672

All information, statements, data, advice and/or recommendations, including, without limitation, those relating to storage, loading/unloading, piping and transportation (collectively referred to herein as "information") are believed to be accurate and reliable. However, no representation or warranty, express or implied, is made as to its completeness, accuracy, fitness for a particular purpose or any other matter, including, without limitation, that the practice or application of any such information is free of patent infringement or other intellectual property misappropriation. Chemtrade Logistics Inc. and its affiliates (collectively, "Chemtrade") are not engaged in the business of providing technical, operational, engineering or safety information for a fee, and, therefore, any such information provided herein has been furnished as an accommodation and without charge. All information provided herein is intended for use by persons having requisite knowledge, skill and experience in the chemical industry. Chemtrade shall not be responsible or liable for the use, application or implementation of the information provided herein, and all such information is to be used at the risk, and in the sole judgment and discretion, of such persons, their employees, advisors and agents.

Liquid Alum, Acidized 2.0%
PRODUCT DATA SHEET

CHARACTERISTICS
Liquid Alum, Acidized 2.0% is a colorless to light green or amber colored liquid. It is an advanced cationic coagulant and flocculant suitable for industrial and municipal water and wastewater treatment applications.

NSF/ANSI/CAN Standard 60: Drinking Water Chemicals - Health Effects; Certified

TYPICAL PROPERTIES
Formula: Aqueous solution of aluminum sulfate and sulfuric acid
C.A.S. 10043-01-3 / 7664-93-9 (Aluminum sulfate / Sulfuric acid)

pH (neat)	Less than 1
Specific Gravity @ 21°C (70°F)	1.29 - 1.31
Freezing Point (approx.)	Less than -15°C (< 5°F)
Density, lbs./gal., US	10.8 - 10.9
Aluminum as Al, %	3.9 - 4.0
Aluminum as Al_2O_3, %	7.4 - 7.6
Free Acid, % as H_2SO_4	2

PRODUCT USES
Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking. Paper machine pitch control.

SHIPPING CONTAINERS
Bulk transport | Bulk car | 275 US gal. one-way container | 55 US gal. plastic drum

SHIPPING REGULATIONS (US DOT / TDG)
Proper Shipping Name:
Corrosive Liquid, Acidic, Inorganic, N.O.S. (Contains Aluminum Sulfate, Sulfuric Acid)
Hazard Class: 8 ID Number: UN3264 Packing Group: II
The US EPA reportable quantity (RQ) for aluminum sulfate is 5,000 lbs. and for sulfuric acid is 1,000 lbs.

PRODUCT SAFETY INFORMATION
Anyone procuring, using or disposing of these products or their containers must be familiar with the
Anyone procuring, using or disposing of these products or their containers must be familiar with the appropriate safety and handling precautions. Such information may be found in the **Safety Data Sheets (SDS)** for these products or you may contact Chemtrade at 416-496-5856.
In the event of an emergency with these products, call the 24-hour **Emergency Number: USA and Canada (CHEMTREC) 1-800-424-9300**. For additional Water Chemicals contacts:

TECHNICAL SUPPORT
✉ WaterChem@chemtradelogistics.com

ORDERS & GENERAL INQUIRIES
✆ 1-844-204-9672

All information, statements, data, advice and/or recommendations, including, without limitation, those relating to storage, loading/unloading, piping and transportation (collectively referred to herein as "information") are believed to be accurate and reliable. However, no representation or warranty, express or implied, is made as to its completeness, accuracy, fitness for a particular purpose or any other matter, including, without limitation, that the practice or application of any such information is free of patent infringement or other intellectual property misappropriation. Chemtrade Logistics Inc. and its affiliates (collectively, "Chemtrade") are not engaged in the business of providing technical, operational, engineering or safety information for a fee, and, therefore, any such information provided herein has been furnished as an accommodation and without charge. All information provided herein is intended for use by persons having requisite knowledge, skill and experience in the chemical industry. Chemtrade shall not be responsible or liable for the use, application or implementation of the information provided herein, and all such information is to be used at the risk, and in the sole judgment and discretion, of such persons, their employees, advisors and agents.

Liquid Alum, Acidized 5.0%
PRODUCT DATA SHEET

CHARACTERISTICS
Liquid Alum, Acidized 5.0% is a colorless to light green or amber colored liquid. It is an advanced cationic coagulant and flocculant suitable for industrial and municipal water and wastewater treatment applications.

NSF/ANSI/CAN Standard 60: Drinking Water Chemicals - Health Effects; Certified

TYPICAL PROPERTIES
Formula: Aqueous solution of aluminum sulfate and sulfuric acid
C.A.S. 10043-01-3 / 7664-93-9 (Aluminum sulfate / Sulfuric acid)

pH (neat)	Less than 1
Specific Gravity @ 21°C (70°F)	1.28 - 1.30
Freezing Point (approx.)	Less than -18°C (< 0°F)
Density, lbs./gal., US	10.7 - 10.8
Aluminum as Al, %	3.5 - 3.7
Aluminum as Al_2O_3, %	6.7 - 6.9
Free Acid, % as H_2SO_4	5

PRODUCT USES
Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking. Paper machine pitch control.

SHIPPING CONTAINERS
Bulk transport | Bulk car | 275 US gal. one-way container | 55 US gal. plastic drum

SHIPPING REGULATIONS (US DOT / TDG)
Proper Shipping Name:
Corrosive Liquid, Acidic, Inorganic, N.O.S. (Contains Aluminum Sulfate, Sulfuric Acid)
Hazard Class: 8 ID Number: UN3264 Packing Group: II
The US EPA reportable quantity (RQ) for aluminum sulfate is 5,000 lbs. and for sulfuric acid is 1,000 lbs.

PRODUCT SAFETY INFORMATION
Anyone procuring, using or disposing of these products or their containers must be familiar with the appropriate safety and handling precautions. Such information may be found in the **Safety Data Sheets (SDS)** for these products or you may contact Chemtrade at 416-496-5856.
In the event of an emergency with these products, call the 24-hour **Emergency Number: USA and Canada (CHEMTREC) 1-800-424-9300**. For additional Water Chemicals contacts:

TECHNICAL SUPPORT
✉ WaterChem@chemtradelogistics.com

ORDERS & GENERAL INQUIRIES
1-844-204-9672

CHE-5060P-08 Revision Date: January 24, 2026

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Section 1. Identification

Product identifier

Product Identity Liquid Alum

Other means of identification Aluminum Sulfate, liquid (CHE-5001S)

Relevant identified uses of the substance or mixture and uses advised against

Alum is used as a coagulating agent in municipal and industrial water and wastewater treatment and as an additive in papermaking.

Restrictions on use:
For use in water treatment, refer to NSF dosage information.

Details of the supplier of the safety data sheet

Company Name

Chemtrade Logistics Inc. (Canada)
155 Gordon Baker Road Suite 300
Toronto, Ontario M2H 3N5
(416) 496-5856

Chemtrade Logistics Inc. (US)
90 East Halsey Road, Suite 200
Parsippany, NJ 07054
(800) 228- 8558

Emergency

24 hour Emergency Telephone No.

Chemtrade Emergency Contact: (866) 416-4404 (US and Canada)
CHEMTREC +1-800-424-9300
For Chemical Emergency, Spill, Leak, Fire, Exposure, or Accident, call CHEMTREC – Day or Night

Customer Service:

For SDS Info: (416) 496-5856
www.chemtradelogistics.com

Section 2. Hazard(s) identification

Exposure may aggravate pre-existing eye, skin, or respiratory conditions.

Classification of the substance or mixture

Metal corrosion;H290	May be corrosive to metals.
Skin corrosion/irritation category 1C;H314	Causes severe skin burns and eye damage.

Serious eye damage / eye irritation, category 1;H318	Causes serious eye damage.

Label elements

Danger

H290 May be corrosive to metals.
H314 Causes severe skin burns and eye damage.

[Prevention]:
P234 Keep only in original packaging.
P260 Do not breathe dust, fume, mist, vapors or spray.
P264 Wash thoroughly after handling.
P280 Wear protective gloves, protective clothing, eye protection, face protection.
[Response]:
P303+361+353 IF ON SKIN (or hair): Take off immediately all contaminated clothing. Rinse skin with water or shower.
P304+340 IF INHALED: Remove person to fresh air and keep comfortable for breathing.
P305+351+338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
P310 Immediately call a POISON CENTER, doctor or physician.
P301+330+331 IF SWALLOWED: Rinse mouth. Do NOT induce vomiting.
P363 Wash contaminated clothing before reuse.
P390 Absorb spillage to prevent material damage.
[Storage]:
P405 Store locked up.
P406 Store in a corrosive resistant, container with a resistant inner liner.
[Disposal]:
P501 Dispose of contents or container in accordance with local and national regulations.

Other hazards

This product contains no PBT/vPvB/vPvM chemicals.

This product contains no endocrine disrupting chemicals.
Does NOT contain component(s) that meet a 'definition' of per & poly fluoroalkyl substance (PFAS) per the US EPA PFASMASTER combined list of PFAS chemicals.

Section 3. Composition/information on ingredients

This product contains the following substances that present a hazard within the meaning of the Hazardous Products Regulations.

Ingredient/Chemical Designations	Weight %	GHS Classification	Notes
Aluminium sulfate CAS Number: 10043-01-3 Synonyms: Aluminum sulfate, Aluminum sulfate.	45 - 70	Serious eye damage / eye irritation, category 1;H318 Metal corrosion;H290 Skin corrosion/irritation category 1C;H314*	No data available

The actual concentration or concentration range is withheld as a trade secret.
*PBT/vPvB - PBT, vPvM or vPvB-substance.
The full texts of the phrases are shown in Section 16.

The specific chemical identity and/or exact percentage of composition are withheld as a trade secret within the meaning of the OSHA Hazard Communication Standard [29 CFR 1910.1200].
* Skin corrosion classification based on Corrositex® test results. Corrositex® is a validated and accepted OECD in vitro test method that assesses if a substance can produce skin corrosion.

Section 4. First aid measures

Description of first aid measures

General In all cases of doubt, or when symptoms persist, seek medical attention. Never give anything by mouth to an unconscious person.

Inhalation Remove to fresh air, keep patient warm and at rest. If unconscious, place in the recovery position and obtain immediate medical attention. Give nothing by mouth.

Eyes Irrigate copiously with clean water for at least 30 minutes, holding the eyelids apart and seek medical attention. Remove contact lenses, if present and easy to do. Continue rinsing.

Skin Remove contaminated clothing. Wash skin thoroughly with soap and water or use a recognized skin cleanser. Drench affected area with water for at least 30 minutes. Obtain medical attention if irritation develops or persists.

Ingestion If swallowed obtain immediate medical attention. Keep at rest. Do NOT induce vomiting.

Most important symptoms and effects, both acute and delayed

Overview Contact with skin causes severe skin burns. Causes serious eye damage.
Acute Health Effects: the substance causes serious eyes damage and severe burns.
EYE: Contact causes serious eye damage. Causes permanent damage to the cornea, iris, or conjunctiva with redness, pain, swelling, blurred vision, and severe burns

(Immediate). No delayed effects from eye contact are expected. No chronic effects from eye contact are known.
SKIN: Causes severe irritation which will progress to chemical burns. Symptoms may include redness, pain, serious skin burns, and blisters. (Immediate). No delayed effects from skin contact are expected. No chronic effects from skin contact are known.
INHALATION: May be corrosive to the respiratory tract. Prolonged exposure may cause irritation of the upper respiratory passages. (Immediate). May cause delayed pulmonary edema. No chronic effects from inhalation are known.
INGESTION: May cause burns or irritation of the linings of the mouth, throat, and gastrointestinal tract (Immediate). No delayed symptoms from ingestion are expected. No chronic effects from ingestion are known.

Indication of Any Immediate Medical Attention and Special Treatment Needed: If exposed or concerned, get medical advice and attention.
See section 2 for further details.

Eyes	Causes serious eye damage.
Skin	Causes severe skin burns and eye damage.

Section 5. Fire-fighting measures

Extinguishing media

Suitable Extinguishing Media: Water spray, dry chemical, foam, carbon dioxide.
Unsuitable extinguishing media: Do not use water jet, or heavy water stream. Use of heavy stream of water may spread fire.

Special hazards arising from the substance or mixture

Hazardous decomposition: Can liberate toxic and corrosive fumes of SO2 and SO3 under extreme conditions when boiled to dryness or heated above 600 ° C (1112 °F).

Keep only in original packaging.

Do not breathe dust, fume, mist, vapors or spray.

Advice for fire-fighters

As with all fires, wear positive pressure, self-contained breathing apparatus, (SCBA) with a full-face piece and protective clothing. Persons without respiratory protection should leave area. Wear SCBA during clean up immediately after fire. No smoking.

Fire Hazard: Product is not flammable but may burn at high temperatures. **Explosion Hazard:** Product is not explosive. Contact with metallic substances may release flammable hydrogen gas.
Firefighting Instructions: Do not enter fire area without proper protective equipment, including respiratory protection. Use water spray or fog for cooling exposed containers. Remove containers from fire area if this can be done without risk. **Exercise caution when fighting any chemical fire.**

Hazardous reactions will not occur under normal conditions.
Other Information: Do not allow run-off from fire fighting to enter drains or water courses.
ERG Guide No. 154

Section 6. Accidental release measures

Personal precautions, protective equipment and emergency procedures
General Measures: Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Do not touch or walk through spilled material. Avoid contact with eyes, skin and clothing. Provide adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Put on appropriate personal protective equipment. See Section 8.
Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.
Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).
Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.
Environmental precautions
Prevent entry to sewers and public waters. Avoid release to environment.
See Section 8 for exposure controls and personal protection and Section 13 for disposal considerations.
Methods and material for containment and cleaning up
Upon arrival at the scene, a first responder is expected to recognize the presence of dangerous goods, protect oneself and the public, secure the area, and call for the assistance of trained personnel as soon as conditions permit.
Ventilate area.
Contain, dilute cautiously with water, and neutralize with soda ash or lime.
Containment: Contain any spills with dikes or absorbents to prevent migration and entry into sewers or streams. As an immediate precautionary measure, isolate spill or leak area in all directions. Ventilate area.
Equip cleanup crew with proper protection.
Methods for Clean up: Clean up spills immediately and dispose of waste safely. Transfer spilled material to a suitable container for disposal. Contact competent authorities after a spill.

Section 7. Handling and storage

Precautions for safe handling
Handle containers carefully to prevent damage and spillage.
Store locked up.
Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.
Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).

Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.

See section 2 for further details. - [Prevention]:

Conditions for safe storage, including any incompatibilities

Keep container closed when not in use. Store in a dry, cool place. Keep/Store away from extremely high or low temperatures and incompatible materials. Store in original container or corrosive resistant and/or lined container.

Comply with applicable regulations.

Incompatible materials: Non acid-proof metals (such as aluminum, copper and iron), bases, unalloyed steel, galvanized surfaces.

See section 2 for further details. - [Storage]:

Specific end use(s)

Alum is used as a coagulating agent in municipal and industrial water and wastewater treatment and as an additive in papermaking.

Restrictions on use:

For use in water treatment, refer to NSF dosage information.

Section 8. Exposure controls / personal protection

Control parameters

Exposure Limits

CAS No.	Ingredient	Source	Value
10043-01-3	Aluminium sulfate	ACGIH	No Established Limit
		OSHA	No Established Limit
		NIOSH	TWA 2 mg/m³
		Alberta	No Established Limit
		British Columbia	No Established Limit
		Manitoba	No Established Limit
		New Brunswick	No Established Limit
		Newfoundland and Labrador	No Established Limit
		Nova Scotia	No Established Limit
		Northwest Territories	No Established Limit
		Nunavut	No Established Limit
		Ontario	No Established Limit
		Prince Edward Island	No Established Limit
		Quebec	No Established Limit
		Saskatchewan	No Established Limit
		Yukon	No Established Limit

Exposure controls

Respiratory	If exposure limits are exceeded or irritation is experienced, approved respiratory protection should be worn. In case of inadequate ventilation, oxygen deficient atmosphere, or where exposure levels are not known wear approved respiratory protection.
Eyes	Wear chemical safety goggles and face shield. **Where higher splash potential exists** (e.g. loading, unloading, line breaking, sampling of product), wear goggles and face shield with side and chin protection: chemical and impact resistant.
Skin	Wear chemical resistant gloves: Poly vinyl chloride (PVC), nitrile, viton™ (a trademark of the Chemours company), butyl or butyl rubber. Wear chemical resistant clothing. **Where higher splash potential exists** (e.g. loading, unloading, line breaking, sampling of product), wear hard hat and chemical splash shroud, Chemical resistant jacket and pants or bib overalls: PVC, neoprene, PVC coated polyester, or polyester trilaminate gore.
Engineering Controls	**Exposure Controls Appropriate Engineering Controls:** Emergency eyewash fountains and safety showers should be available in the immediate vicinity of any potential exposure. Ensure adequate ventilation, especially in confined areas. Ensure all national/local regulations are observed.
Other Work Practices	Put on appropriate personal protective equipment. Chemically compatible gloves (e.g.PVC, nitrile, viton butyl or butyl rubber), Chemical resistant clothing (e.g. PVC, neoprene, PVC coated polyester, or polyester trilaminate gore), and chemical resistant safety goggles and face shield. Where there is insufficient ventilation: wear respiratory protection. **WHERE HIGHER SPLASH POTENTIAL EXISTS** (e.g. loading, unloading, line breaking, sampling of product), wear hard hat and chemical splash shroud, chemical resistant jacket and pants or bib overalls: PVC, neoprene, PVC coated polyester, or polyester trilaminate gore. Follow all posted PPE requirements **AND** wear goggles and face shield with side and chin protection: chemical and impact resistant. Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours. Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details). Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.

See section 2 for further details.

Section 9. Physical and chemical properties

Information on basic physical and chemical properties

Physical State	Liquid
Color	Clear
Odor	Odorless
Odor threshold	No available information
Melting point / freezing point	-15.56 °C (3.99 °F)
Initial boiling point and boiling range	101 °C (213.8 °F)
Flammability (solid, gas)	Not Applicable
Upper/lower flammability or explosive limits	Lower Explosive Limit: No available information Upper Explosive Limit: No available information
Flash Point	No available information
Auto-ignition temperature	No available information
Decomposition temperature	No available information
pH	1.4 - 2.6
Viscosity (cSt)	No available information
Solubility in Water	Completely Soluble in water.
Partition coefficient n-octanol/water (Log Kow)	No available information
Vapour pressure (Pa)	No available information
Relative Density	No available information
Vapour Density	No available information
Evaporation rate (Ether = 1)	No available information Not applicable
Specific Gravity	1.30 - 1.35

Other information

No other relevant information.

Section 10. Stability and reactivity

Reactivity

May be corrosive to metals. Contact with metals may evolve flammable hydrogen gas. May react exothermically with water releasing heat. Adding an acid to a base or base to an acid may cause a violent reaction.

Chemical stability

Stable under recommended handling and storage conditions (see section 7).

Possibility of hazardous reactions

Hazardous polymerization will not occur.

Conditions to avoid

Direct sunlight, extremely high or low temperatures, and incompatible materials.

Incompatible materials

Non acid-proof metals (such as aluminum, copper and iron), bases, unalloyed steel, galvanized surfaces.

Hazardous decomposition products

Can liberate toxic and corrosive fumes of SO2 and SO3 under extreme conditions when boiled to dryness or heated above 600 ° C (1112 °F).

Section 11. Toxicological information

Acute toxicity

Note: When no route specific LD50 data is available for an acute toxin, the converted acute toxicity point estimate was used in the calculation of the product's ATE (Acute Toxicity Estimate).

	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LC50, mg/L/4hr	Inhalation Dust/Mist LC50, mg/L/4hr	Inhalation Gas LC50, ppm
Product Acute Toxicity Estimates	NA	NA	NA	NA	NA

Ingredient	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LC50, mg/L/4hr	Inhalation Dust/Mist LC50, mg/L/4hr	Inhalation Gas LC50, ppm
Aluminium sulfate - (10043-01-3)	6,207.00, Mouse - Category: NA	No data available.	No data available.	No data available.	No data available.

Carcinogen Data

CAS No.	Ingredient	Source	Value
10043-01-3	Aluminium sulfate	IARC	No
		ACGIH	No Established Limit

Classification	Category	Hazard Description
Acute toxicity (oral)	---	Not Applicable
Acute toxicity (dermal)	---	Not Applicable
Acute toxicity (inhalation)	---	Not Applicable
Skin corrosion/irritation	1C	Causes severe skin burns and eye damage.
Serious eye damage/irritation	1	Causes serious eye damage.
Respiratory sensitization	---	Not Applicable
Skin sensitization	---	Not Applicable
Germ cell mutagenicity	---	Not Applicable
Carcinogenicity	---	Not Applicable
Reproductive toxicity	---	Not Applicable

STOT-single exposure	---	Not Applicable
STOT-repeated exposure	---	Not Applicable
Aspiration hazard	---	Not Applicable

Possible routes of entry:
Inhalation, ingestion, skin contact, and skin absorption.

Symptoms and effects, both acute and delayed:
Contact with skin causes severe skin burns. Causes serious eye damage.

Acute Health Effects: the substance causes serious eyes damage and severe burns.

EYE: Contact causes serious eye damage. Causes permanent damage to the cornea, iris, or conjunctiva with redness, pain, swelling, blurred vision, and severe burns (Immediate). No delayed effects from eye contact are expected. No chronic effects from eye contact are known.

SKIN: Causes severe irritation which will progress to chemical burns. Symptoms may include redness, pain, serious skin burns, and blisters. (Immediate). No delayed effects from skin contact are expected. No chronic effects from skin contact are known.

INHALATION: May be corrosive to the respiratory tract. Prolonged exposure may cause irritation of the upper respiratory passages. (Immediate). May cause delayed pulmonary edema. No chronic effects from inhalation are known.

INGESTION: May cause burns or irritation of the linings of the mouth, throat, and gastrointestinal tract (Immediate). No delayed symptoms from ingestion are expected. No chronic effects from ingestion are known.

Indication of Any Immediate Medical Attention and Special Treatment Needed: If exposed or concerned, get medical advice and attention.

Eyes Causes serious eye damage.

Skin Causes severe skin burns and eye damage.

Section 12. Ecological information

Toxicity

No additional information provided for this product. See Section 3 for chemical specific data.

Aquatic Ecotoxicity

Ingredient	96 hr LC50 fish, mg/l	48 hr EC50 crustacea, mg/l	ErC50 algae, mg/l
Aluminium sulfate - (10043-01-3)	186.00, Danio rerio	38.20, Daphnia	No data available.

Persistence and degradability

There is no data available on the preparation itself.

Bioaccumulative potential

No available information

Mobility in soil

No available information

Results of PBT and vPvB assessment

This product contains no PBT/vPvB/vPvM chemicals.

Other adverse effects

No available information

Section 13. Disposal considerations

Waste treatment methods

Dispose of waste material in accordance with all local, regional, federal, provincial, state, territorial and international regulations.

Ecology - Waste Materials: Avoid release to the environment. This material is hazardous to the aquatic environment. Keep out of sewers and waterways.

Additional Information: Container may remain hazardous when empty. Continue to observe all precautions.

Section 14. Transport information

Classification Method: Classified as per Part 2, Sections 2.1-2.8 of the Transportation of Dangerous Goods Regulations.

DOT (Domestic Surface Transportation)	
UN number	UN3264
UN proper shipping name	UN3264,Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate),8,III
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

TDG (Domestic Surface Transportation)	
UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s., (contains aluminum sulfate)
Transport hazard class(es)	8

Sub Class	Not Applicable
Packing group	III

IMO / IMDG (Ocean Transportation)	
UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s., (contains aluminum sulfate)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

ICAO/IATA	
UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s., (contains aluminum sulfate)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

Environmental hazards
IMDG Marine Pollutant: No;
Special precautions for user
No available information

Section 15. Regulatory information

Regulatory Overview The regulatory data in Section 15 is not intended to be all-inclusive, only selected regulations are represented.

Toxic Substance Control Act (TSCA) All components of this material are either listed or exempt from listing on the TSCA Inventory.

NFPA Ranking
Health (blue) :3
Fire (red) :0
Reactivity (yellow) :1
Special (white) :ACID

Toxic Substance Control Act (TSCA)

Aluminium sulfate

Water

CERCLA Chemicals and RQs (lbs):

Aluminium sulfate (5,000.00)

EPCRA 302 Extremely Hazardous:

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

EPCRA 313 Toxic Chemicals:

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Canadian Domestic Substance List (DSL):

Aluminium sulfate

Water

Canadian Non-Domestic Substance List (NDSL):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

New Jersey RTK Substances (>1%):

Aluminium sulfate

Pennsylvania RTK Substances (>1%):

Aluminium sulfate

Proposition 65 - Carcinogens (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Developmental Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Female Repro Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Male Repro Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 Label Warning:

This product contains no chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

Chemical Name (CAS Number)	US TSCA	Australia AICS	Korea ECL	EU EINECS	EU ELINCS	EU SVHC	EN NLP	Mexico INSQ
Aluminium sulfate (10043-01-3)	Yes	Yes	Yes	Yes	No	No	No	Yes

Chemical Name (CAS Number)	China IECSC	Japan ENCS	Japan ISHL	Japan PDSCL	Japan PRTR 1	Japan PRTR 2	Philippines PICCS	New Zealand NZIOC
Aluminium sulfate (10043-01-3)	Yes	Yes	No	No	No	No	Yes	Yes

Section 16. Other information

Revision Date 02/12/2026

Revision Number 13.1

The information and recommendations contained herein are based upon data believed to be correct. However, no guarantee or warranty of any kind, expressed or implied, is made with respect to the information contained herein. We accept no responsibility and disclaim all liability for any harmful effects which may be caused by exposure to our products. Customers/users of this product must comply with all applicable health and safety laws, regulations, and orders.

The full text of the phrases appearing in section 3 is:

H290 May be corrosive to metals.

H314 Causes severe skin burns and eye damage.

H318 Causes serious eye damage.

Disclaimer: The information presented herein is supplied as a guide to those who handle or use this product. Safe work practices must be employed when working with any materials. It is important that the end user makes a determination regarding the adequacy of the safety procedures employed during the use of this product.

End of Document

Section 1. Identification

Product identifier

Product Identity Aluminum Sulfate, Acidized (CHE-5060S)

Other means of identification Not Applicable

Relevant identified uses of the substance or mixture and uses advised against

Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking.

Restrictions on use:
Not available

Details of the supplier of the safety data sheet

Company Name

Chemtrade Logistics Inc. (Canada)
155 Gordon Baker Road Suite 300
Toronto, Ontario M2H 3N5
(416) 496-5856

Chemtrade Logistics Inc. (US)
90 East Halsey Road, Suite 200
Parsippany, NJ 07054
(800) 228- 8558

Emergency

24 hour Emergency Telephone No.

Chemtrade Emergency Contact: (866) 416-4404 (US and Canada)
CHEMTREC +1-800-424-9300
For Chemical Emergency, Spill, Leak, Fire, Exposure, or Accident, call CHEMTREC – Day or Night

Customer Service:

For SDS Info: (416) 496-5856
www.chemtradelogistics.com

Section 2. Hazard(s) identification

Classification of the substance or mixture

Metal corrosion;H290	May be corrosive to metals.
Skin corrosion/irritation category 2;H315	Causes skin irritation.

Serious eye damage / eye irritation, category 1;H318	Causes serious eye damage.

Label elements

Danger

H290 May be corrosive to metals.
H315 Causes skin irritation.
H318 Causes serious eye damage.

[Prevention]:
P234 Keep only in original packaging.
P264 Wash thoroughly after handling.
P280 Wear protective gloves, eye protection, and face protection.
[Response]:
P302+352 IF ON SKIN: Wash with plenty of soap and water.
P305+351+338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
P310 Immediately call a POISON CENTER, doctor or physician.
P332+313 If skin irritation occurs: Get medical attention.
P362+364 Take off contaminated clothing and wash it before reuse.
P390 Absorb spillage to prevent material damage.
[Storage]:
P406 Store in a corrosive resistant, container with a resistant inner liner.
[Disposal]:
No GHS disposal statements

Other hazards

This product contains no PBT/vPvB/vPvM chemicals.
This product contains no endocrine disrupting chemicals.
Does NOT contain component(s) that meet a 'definition' of per & poly fluoroalkyl substance (PFAS) per the US EPA PFASMASTER combined list of PFAS chemicals.

Section 3. Composition/information on ingredients

This product contains the following substances that present a hazard within the meaning of the Hazardous Products Regulations.

Ingredient/Chemical Designations	Weight %	GHS Classification	Notes
Aluminium sulfate CAS Number: 10043-01-3 Synonyms: Aluminum sulfate, Aluminum sulfate.	30 - 60	Serious eye damage / eye irritation, category 1;H318 Metal corrosion;H290	No data available
Sulfuric acid CAS Number: 7664-93-9 Synonyms: Sulfuric acid (acid aerosols including mists, vapors, gas, fog, and other airborne forms of any particle size), Sulphuric acid	7 - 13	Skin corrosion/irritation category 1A;H314: C ≥ 15 % Skin corrosion/irritation category 2;H315: 5 % ≤ C < 15 % Serious eye damage / eye irritation, category 2;H319: 5 % ≤ C < 15 % Metal corrosion;H290 > 1%	No data available

The actual concentration or concentration range is withheld as a trade secret.
*PBT/vPvB - PBT, vPvM or vPvB-substance.
The full texts of the phrases are shown in Section 16.

The specific chemical identity and/or exact percentage of composition are withheld as a trade secret within the meaning of the OSHA Hazard Communication Standard [29 CFR 1910.1200].

Section 4. First aid measures

Description of first aid measures

General In all cases of doubt, or when symptoms persist, seek medical attention. Never give anything by mouth to an unconscious person.

Inhalation Remove to fresh air, keep patient warm and at rest. If unconscious, place in the recovery position and obtain immediate medical attention. Give nothing by mouth.

Eyes Irrigate copiously with clean water for at least 30 minutes, holding the eyelids apart and seek medical attention. Remove contact lenses, if present and easy to do. Continue rinsing.

Skin Remove contaminated clothing. Wash skin thoroughly with soap and water or use a recognized skin cleanser. Drench affected area with water for at least 30 minutes. Obtain medical attention if irritation develops or persists.

Ingestion Do NOT induce vomiting. Rinse mouth and slowly drink several glasses of water. Call a physician. Do NOT give anything by mouth to an unconscious or convulsing person.

Most important symptoms and effects, both acute and delayed

Overview Contact with eyes causes serious eye damage. Contact with the skin causes irritation.

Acute Health Effects : the substance causes serious eyes damage and is irritating to the skin.

EYE: Contact causes serious eye damage. Causes permanent damage to the cornea, iris, or conjunctiva. (IMMEDIATE)
SKIN: Causes skin irritation (IMMMEDIATE).
INHALATION: May be corrosive to the respiratory tract. (IMMEDIATE) Prolonged exposure may cause irritation of the upper respiratory passages.
INGESTION: May cause burns or irritation of the linings of the mouth, throat, and gastrointestinal tract. (IMMEDIATE)

Indication of Any Immediate Medical Attention and Special Treatment Needed: If exposed or concerned, get medical advice and attention.
See section 2 for further details.

Eyes	Causes serious eye damage.
Skin	Causes skin irritation.
Chronic effects	Not available, none known.

Section 5. Fire-fighting measures

Extinguishing media

Suitable Extinguishing Media: Water spray, dry chemical, foam, carbon dioxide.

Unsuitable extinguishing media: Do not use water jet, or heavy water stream. Use of heavy stream of water may spread fire.

Special hazards arising from the substance or mixture

Hazardous decomposition: Oxides of sulfur at high temperatures. Hazardous gases may evolve on contact with chemicals such as cyanides, sulfides, and carbides.

Keep only in original packaging.

Advice for fire-fighters

As with all fires, wear positive pressure, self-contained breathing apparatus, (SCBA) with a full-face piece and protective clothing. Persons without respiratory protection should leave area. Wear SCBA during clean up immediately after fire. No smoking.

Fire Hazard: Product is not flammable but may burn at high temperatures.

Hazardous Combustion Products: Oxides of aluminum. Sulfur oxides. Carbon oxides (CO, CO_2). Nitrogen oxides. Hydrogen chloride, hydrogen cyanide.

Explosion Hazard: Product is not explosive. Contact with metallic substances may release flammable hydrogen gas.

Firefighting Instructions: Do not enter fire area without proper protective equipment, including respiratory protection. Use water spray or fog for cooling exposed containers. Remove containers from fire area if this can be done without risk. **Exercise caution when fighting any chemical fire.**

Hazardous reactions will not occur under normal conditions.

Other Information: Do not allow run-off from fire fighting to enter drains or water courses.

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Section 6. Accidental release measures

Personal precautions, protective equipment and emergency procedures

General Measures: Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Do not touch or walk through spilled material. Avoid contact with eyes, skin and clothing. Provide adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Put on appropriate personal protective equipment. See Section 8.

Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.

Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).

Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.

Environmental precautions

Prevent entry to sewers and public waters. Avoid release to environment.

See Section 8 for exposure controls and personal protection and Section 13 for disposal considerations.

Methods and material for containment and cleaning up

Upon arrival at the scene, a first responder is expected to recognize the presence of dangerous goods, protect oneself and the public, secure the area, and call for the assistance of trained personnel as soon as conditions permit.

Ventilate area.

Contain, dilute cautiously with water, and neutralize with soda ash or lime.

Containment: Contain any spills with dikes or absorbents to prevent migration and entry into sewers or streams. As an immediate precautionary measure, isolate spill or leak area in all directions. Ventilate area.

Equip cleanup crew with proper protection.

Section 7. Handling and storage

Precautions for safe handling

Handle containers carefully to prevent damage and spillage.

Do not add water to contents while in container because of violent reaction. Always add slowly and in small amounts. Never use hot water. Never add water to acids-always add acids to water..

See section 2 for further details. - [Prevention]:

Conditions for safe storage, including any incompatibilities

Store between -5C and 40C.

Comply with applicable regulations.

Incompatible materials: Acids react with most metals to release hydrogen gas which can form explosive mixtures in air. Water, alkaline solutions, metals, metal powder, carbides, chlorates, fuminates, nitrates,

picrates, strong oxidizers, reducers, or combustible organics.
Hazardous gases may evolve on contact with chemicals such as cyanides, sulfides, and carbides.
May be corrosive to metals. May release corrosive vapors.
See section 2 for further details. - [Storage]:

Specific end use(s)

Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking.

Restrictions on use:

Not available

Section 8. Exposure controls / personal protection

Control parameters

Exposure Limits

CAS No.	Ingredient	Source	Value
7664-93-9	Sulfuric acid	ACGIH	0.2 mg/m³ (T) Thoracic Fraction
		OSHA	1 mg/m³
		NIOSH	TWA 1 mg/m³
		Alberta	1 mg/m³ TWA 3 mg/m³ STEL
		British Columbia	0.2 mg/m³ TWA (contained in strong inorganic acid mists, thoracic)
		Manitoba	0.2 mg/m³ TWA (thoracic particulate matter)
		New Brunswick	1 mg/m³ TWA 3 mg/m³ STEL
		Newfoundland and Labrador	0.2 mg/m³ TWA (thoracic particulate matter)
		Nova Scotia	0.2 mg/m³ TWA (thoracic particulate matter)
		Northwest Territories	0.2 mg/m³ TWA (thoracic fraction, strong acid mists only) 0.6 mg/m³ STEL (thoracic fraction, strong acid mists only)
		Nunavut	0.2 mg/m³ TWA (thoracic fraction) 0.6 mg/m³ STEL (thoracic fraction)
		Ontario	0.2 mg/m³ TWA (thoracic)
		Prince Edward Island	0.2 mg/m³ TWA (thoracic particulate matter)
		Quebec	1 mg/m³ TWAEV 3 mg/m³ STEV
		Saskatchewan	0.2 mg/m³ TWA (thoracic fraction) 0.6 mg/m³ STEL (thoracic fraction)
		Yukon	1 mg/m³ TWA 1 mg/m³ STEL
10043-01-3	Aluminium sulfate	ACGIH	No Established Limit
		OSHA	No Established Limit
		NIOSH	TWA 2 mg/m³
		Alberta	No Established Limit
		British Columbia	No Established Limit
		Manitoba	No Established Limit
		New Brunswick	No Established Limit
		Newfoundland and Labrador	No Established Limit
		Nova Scotia	No Established Limit

		Northwest Territories	No Established Limit
		Nunavut	No Established Limit
		Ontario	No Established Limit
		Prince Edward Island	No Established Limit
		Quebec	No Established Limit
		Saskatchewan	No Established Limit
		Yukon	No Established Limit

Exposure controls

Respiratory If exposure limits are exceeded or irritation is experienced, approved respiratory protection should be worn. In case of inadequate ventilation, oxygen deficient atmosphere, or where exposure levels are not known wear approved respiratory protection.

Eyes Chemical safety goggles and face shield.

Skin Wear chemical resistant gloves: Poly vinyl chloride (PVC), nitrile, viton™ (a trademark of the Chemours company), butyl or butyl rubber. Avoid skin contact. Wear protective gloves. Wear suitable protective clothing.
Materials for Protective Clothing: Chemically resistant materials and fabrics.

Engineering Controls **Exposure Controls Appropriate Engineering Controls:** Emergency eyewash fountains and safety showers should be available in the immediate vicinity of any potential exposure. Ensure adequate ventilation, especially in confined areas. Ensure all national/local regulations are observed.

Other Work Practices Put on appropriate personal protective equipment. Chemically compatible gloves, protective clothing, and chemical resistant safety goggles and face shield. If insufficient ventilation: wear respiratory protection.
When line breaking and where there is higher exposure potential, additional protective clothing may be required. A site-specific PPE hazard assessment is recommended and should be reviewed for any additional requirements that may be needed for specific tasks.
Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.
Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).
Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.

See section 2 for further details.

Section 9. Physical and chemical properties

Information on basic physical and chemical properties

Physical State	Liquid
Color	clear, amber to light blue-green colored
Odor	Odorless
Odor threshold	No available information
Melting point / freezing point	<-18°C (< 0°F)
Initial boiling point and boiling range	No available information
Flammability (solid, gas)	Not Applicable
Upper/lower flammability or explosive limits	Lower Explosive Limit: No available information
	Upper Explosive Limit: No available information
Flash Point	No available information
Auto-ignition temperature	No available information
Decomposition temperature	No available information
pH	<1
Viscosity (cSt)	No available information
Solubility in Water	Completely Soluble in water.
Partition coefficient n-octanol/water (Log Kow)	No available information
Vapour pressure (Pa)	No available information
Relative Density	No available information
Vapour Density	No available information
Evaporation rate (Ether = 1)	No available information
	1.25 - 1.28

Other information

No other relevant information.

Section 10. Stability and reactivity

Reactivity

Corrosive to metals. Contact with metals may evolve flammable hydrogen gas.

Chemical stability

Stable under recommended handling and storage conditions (see section 7).

Possibility of hazardous reactions

Reacts with some bases.

Conditions to avoid

Direct sunlight, extremely high or low temperatures, and incompatible materials.

Incompatible materials

Acids react with most metals to release hydrogen gas which can form explosive mixtures in air. Water, alkaline solutions, metals, metal powder, carbides, chlorates, fuminates, nitrates, picrates, strong oxidizers, reducers, or combustible organics.

Hazardous gases may evolve on contact with chemicals such as cyanides, sulfides, and carbides.

Hazardous decomposition products

Oxides of sulfur at high temperatures. Hazardous gases may evolve on contact with chemicals such as cyanides, sulfides, and carbides.

Section 11. Toxicological information

Acute toxicity

Note: When no route specific LD50 data is available for an acute toxin, the converted acute toxicity point estimate was used in the calculation of the product's ATE (Acute Toxicity Estimate).

	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LC50, mg/L/4hr	Inhalation Dust/Mist LC50, mg/L/4hr	Inhalation Gas LC50, ppm
Product Acute Toxicity Estimates	NA	NA	NA	NA	NA

Ingredient	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LC50, mg/L/4hr	Inhalation Dust/Mist LC50, mg/L/4hr	Inhalation Gas LC50, ppm
Aluminium sulfate - (10043-01-3)	6,207.00, Mouse - Category: NA	No data available.	No data available.	No data available.	No data available.
Sulfuric acid - (7664-93-9)	No data available.	No data available.	No data available.	No data available.	No data available.

Carcinogen Data

CAS No.	Ingredient	Source	Value
7664-93-9	Sulfuric acid	IARC	Group 1
		ACGIH	A2 (in strong inorganic acid mists)
10043-01-3	Aluminium sulfate	IARC	No
		ACGIH	No Established Limit

Classification	Category	Hazard Description
Acute toxicity (oral)	---	Not Applicable
Acute toxicity (dermal)	---	Not Applicable
Acute toxicity (inhalation)	---	Not Applicable
Skin corrosion/irritation	2	Causes skin irritation.
Serious eye damage/irritation	1	Causes serious eye damage.

Respiratory sensitization	---	Not Applicable
Skin sensitization	---	Not Applicable
Germ cell mutagenicity	---	Not Applicable
Carcinogenicity	---	Not Applicable
Reproductive toxicity	---	Not Applicable
STOT-single exposure	---	Not Applicable
STOT-repeated exposure	---	Not Applicable
Aspiration hazard	---	Not Applicable

Possible routes of entry:
Inhalation, ingestion, skin contact, and skin absorption.

Symptoms and effects, both acute and delayed:
Contact with eyes causes serious eye damage. Contact with the skin causes irritation.
Acute Health Effects : the substance causes serious eyes damage and is irritating to the skin.
EYE: Contact causes serious eye damage. Causes permanent damage to the cornea, iris, or conjunctiva. (IMMEDIATE)
SKIN: Causes skin irritation (IMMMEDIATE).
INHALATION: May be corrosive to the respiratory tract. (IMMEDIATE) Prolonged exposure may cause irritation of the upper respiratory passages.
INGESTION: May cause burns or irritation of the linings of the mouth, throat, and gastrointestinal tract. (IMMEDIATE)

Indication of Any Immediate Medical Attention and Special Treatment Needed: If exposed or concerned, get medical advice and attention.

Eyes Causes serious eye damage.
Skin Causes skin irritation.
Chronic effects Not available, none known.

Section 12. Ecological information

Toxicity
No additional information provided for this product. See Section 3 for chemical specific data.

Aquatic Ecotoxicity

Ingredient	96 hr LC50 fish, mg/l	48 hr EC50 crustacea, mg/l	ErC50 algae, mg/l
Aluminium sulfate - (10043-01-3)	186.00, Danio rerio	38.20, Daphnia	No data available.
Sulfuric acid - (7664-93-9)	27.00, Lepomis macrochirus	100.00, Desmodesmus subspicatus	100.00, Desmodesmus subspicatus

Persistence and degradability
There is no data available on the preparation itself.
Bioaccumulative potential
No available information
Mobility in soil
No available information
Results of PBT and vPvB assessment
This product contains no PBT/vPvB/vPvM chemicals.
Other adverse effects
No available information

Section 13. Disposal considerations

Waste treatment methods
Dispose of waste material in accordance with all local, regional, federal, provincial, state, territorial and international regulations.
Ecology - Waste Materials: Avoid release to the environment. This material is hazardous to the aquatic environment. Keep out of sewers and waterways.
Additional Information: Container may remain hazardous when empty. Continue to observe all precautions.

Section 14. Transport information

DOT (Domestic Surface Transportation):This product is excepted from HM regulation when transported in compliance with 49CFR 173.154(d).
Materials corrosive to aluminum or steel only. Except for a hazardous substance, a hazardous waste, or a marine pollutant, a material classed as a Class 8, Packing Group III, material solely because of its corrosive effect.
(1) On aluminum is not subject to any other requirements of this subchapter when transported by motor vehicle or rail car in a packaging constructed of materials that will not react dangerously with or be degraded by the corrosive material; or
(2) On steel is not subject to any other requirements of this subchapter when transported by motor vehicle or rail car in a bulk packaging constructed of materials that will not react dangerously with or be degraded by the corrosive material.

Classification Method: Classified as per Part 2, Sections 2.1-2.8 of the Transportation of Dangerous Goods Regulations.

DOT (Domestic Surface Transportation)	
UN number	UN3264
UN proper shipping name	UN3264,Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate, Sulfuric Acid),8,III
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

TDG (Domestic Surface Transportation)	
UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate, Sulfuric Acid)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

IMO / IMDG (Ocean Transportation)	
UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate, Sulfuric Acid)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

ICAO/IATA	
UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate, Sulfuric Acid)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

Environmental hazards

IMDG Marine Pollutant: No;

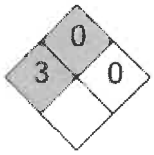
Special precautions for user
No available information

Section 15. Regulatory information

Regulatory Overview The regulatory data in Section 15 is not intended to be all-inclusive, only selected regulations are represented.

Toxic Substance Control Act (TSCA) All components of this material are either listed or exempt from listing on the TSCA Inventory.

NFPA Ranking
Health (blue) :3
Fire (red) :0
Reactivity (yellow) :0
Special (white) :--



Note: Strong inorganic acid mists containing sulfuric acid are listed on the California Proposition 65 Carcinogen List. [Sulfuric acid, in and of itself, is not listed under Proposition 65. However, if one has sulfuric acid, which through its intended use generates an acid mist that in turn contains sulfuric acid that would meet the listing. The term "strong" does not refer to the concentration of the acid, but rather the strength of the acid. The basis for the listing of strong inorganic acid mists containing sulfuric acid was the formal identification by the National Toxicology Program (NTP), in its Ninth Report on Carcinogens, that this chemical mixture is "known to be a human carcinogen." (Public notice available at http://www.oehha.ca.gov/prop65/CRNR_notices/admin_listing/intent_to_list/noil19b4.html.)]

Toxic Substance Control Act (TSCA)

Aluminium sulfate
Sulfuric acid
Water

CERCLA Chemicals and RQs (lbs):

Aluminium sulfate (5,000.00)
Sulfuric acid (1,000.00)

EPCRA 302 Extremely Hazardous:

Sulfuric acid

EPCRA 313 Toxic Chemicals:

Sulfuric acid

Canadian Domestic Substance List (DSL):

Aluminium sulfate
Sulfuric acid
Water

Canadian Non-Domestic Substance List (NDSL):
To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

New Jersey RTK Substances (>1%):

Aluminium sulfate

Sulfuric acid

Pennsylvania RTK Substances (>1%):

Aluminium sulfate

Sulfuric acid

Proposition 65 - Carcinogens (>0.0%):

Sulfuric acid

Proposition 65 - Developmental Toxins (>0.0%):
To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Female Repro Toxins (>0.0%):
To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Male Repro Toxins (>0.0%):
To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 Label Warning:

WARNING: This product can expose you to chemicals including [Sulfuric acid], which is known to the State of California to cause cancer. For more information go to www.P65Warnings.ca.gov.

Note: Strong inorganic acid mists containing sulfuric acid are listed on the California Proposition 65 Carcinogen List. [Sulfuric acid, in and of itself, is not listed under Proposition 65. However, if one has sulfuric acid, which through its intended use generates an acid mist that in turn contains sulfuric acid that would meet the listing. The term "strong" does not refer to the concentration of the acid, but rather the strength of the acid. The basis for the listing of strong inorganic acid mists containing sulfuric acid was the formal identification by the National Toxicology Program (NTP), in its Ninth Report on Carcinogens, that this chemical mixture is "known to be a human carcinogen." (Public notice available at http://www.oehha.ca.gov/prop65/CRNR_notices/admin_listing/intent_to_list/noil19b4.html.)]

Chemical Name (CAS Number)	US TSCA	Australia AICS	Korea ECL	EU EINECS	EU ELINCS	EU SVHC	EN NLP	Mexico INSQ
Aluminium sulfate (10043-01-3)	Yes	Yes	Yes	Yes	No	No	No	Yes
Sulfuric acid (7664-93-9)	Yes	Yes	Yes	Yes	No	No	No	Yes

Chemical Name (CAS Number)	China IECSC	Japan ENCS	Japan ISHL	Japan PDSCL	Japan PRTR 1	Japan PRTR 2	Philippines PICCS	New Zealand NZIOC
Aluminium sulfate (10043-01-3)	Yes	Yes	No	No	No	No	Yes	Yes
Sulfuric acid (7664-93-9)	Yes	Yes	Yes	Yes	No	No	Yes	Yes

Section 16. Other information

Revision Date 11/03/2025

Revision Number 7

The information and recommendations contained herein are based upon data believed to be correct. However, no guarantee or warranty of any kind, expressed or implied, is made with respect to the information contained herein. We accept no responsibility and disclaim all liability for any harmful effects which may be caused by exposure to our products. Customers/users of this product must comply with all applicable health and safety laws, regulations, and orders.

The full text of the phrases appearing in section 3 is:

H290 May be corrosive to metals.

H314 Causes severe skin burns and eye damage.

H315 Causes skin irritation.

H318 Causes serious eye damage.

H319 Causes serious eye irritation.

Disclaimer: The information presented herein is supplied as a guide to those who handle or use this product. Safe work practices must be employed when working with any materials. It is important that the end user makes a determination regarding the adequacy of the safety procedures employed during the use of this product.

End of Document

Exhibit B

BACWA Single Bid Award

Bay Area Clean Water Agencies

Bay Area Clean Water Agencies
Bid Results for Project 01-2026 ALUMINUM SULFATE
Bid Due on February 19, 2026 4:00 PM (PDT)
SINGLE BID AWARD

Section	ALUMINUM SULFATE 44%-49% Liquid Solution						Aluminum Sulfate 2% Acidized (OPTIONAL BID ITEM)	Aluminum Sulfate 5% Acidized (OPTIONAL BID ITEM)
Description	**Central Valley**	**East Bay**	**North Bay**	**Sacramento**	**South Bay**	**Tri Valley**	**South Bay**	**South Bay**
Unit of Measure	**gal**	**gal**	**gal**	**gal**	**gal**	**gal**	**gal**	**gal**
Chemtrade Chemicals, LLC US	1.3679	1.3679	1.3679	1.3053	1.5419	1.3679	1.6679	1.5049

2.16 Method of Award
Bids may be awarded to the lowest responsive and responsible bidder meeting the specifications for bulk loads for the chemical. The lowest responsive bidder will be determined by multiplying the estimated annual quantity for each participating BACC agency by the bid price for their region and adding up the aggregate cost to all of the participating agencies in the regions. The single bid that results in the lowest overall cost to the participating agencies as a group will be determined by BACC to be the low bid,
assuming the bid is determined by BACC to be complete and in compliance with the bid requirements. BACC has the right to delete terms or options from the bid contract documents and reserves the right to reject any and all bids and to waive irregularities in said bids.

Single Bid Award	**44% - 49% Liquid Solution**						**2% optional**	**5% optional**
Aggregate Cost Calculation:	**Central Valley**	**East Bay**	**North Bay**	**Sacramento**	**South Bay**	**Tri Valley**	**South Bay**	**South Bay**
Estimated annual quantity	**115,000**	**700,000**	**1,202,000**	**1,403,000**	**2,276,000**	**859,600**	450,000	1,500,000
Chemtrade Chemicals, LLC US	$157,308.50	$957,530.00	$1,644,215.80	$1,831,335.90	$3,509,364.40	$1,175,846.84	$750,555.00	$2,257,350.00

City Council Staff Report

June 9, 2026

From:	Will Richards, Acting Municipal Services Director
Prepared by:	Oscar Molina, Assistant Engineer
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Motion: Accepting improvements for City Project No. 24-004 "WQC Admin Building Reroof" and authorizing the City Engineer to file a Notice of Completion.

2. NARRATIVE:

On September 9, 2025, the City Council approved an agreement with Barth Roofing Company, Inc. of Lathrop in the amount of $287,800 for construction of City Project No. 24-004 "WQC Admin Building Reroof." All work for the project has been completed per the approved plans and specifications.

The purpose of this project is to remove and replace the existing roofing system at the Administrative Building of the Turlock Regional Water Quality Control Facility (TRWQCF) located at 901 South Walnut Road. The existing roofing system was in poor condition and required replacement.

The main elements of the scope of work for this project consisted of:

- Remove and replace roofing materials for the flat roof portion of the building with a Ketone Ethylene Ester (KEE) roofing system
- Remove the shingles and building paper from the surrounding mansard roof and install a seamless metal roofing system in its place
- Install new edge, corner and penetration flashings and coping
- Replace the soffit
- Install roof drains and downspouts

Change Order Summary:

	Amount	Approval Date
Original Contract	$287,800.00	9/9/2025
Change Order No. 01	($1,721.56)	12/16/2025
Change Order No. 02 (Final)	($21,600.00)	3/21/2026
Adjusted Total Contract	**$264,478.44**	

Change Orders No. 01 and 02 were approved by the City Engineer in accordance with the City's change order policy identified in Resolution 2025-007.

A summary of work performed by change order is provided below.

- **Change Order No. 01 - ($1,721.56)**

A credit was processed back to the City for an allowance on the bid form for roof sheathing repairs that was not fully used.

- **Change Order No. 02 - ($21,600.00)**

A credit was processed back to the City for the Contractor's delayed damages per the terms of the Agreement due to the work not being completed within the specified contract time.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The total project costs are presented below:

Description	Cost
Preliminary Engineering *- City Staff*	$34,094.69
Adjusted Construction Contract *- Barth Roofing*	$264,478.44
Construction Engineering *- City Staff*	$7,244.24
Architect Fee *- WMB Architects*	$13,500.00
Asbestos Survey *- Bovee Environmental*	$625.00
Building Permit Fee	$1,929.08
Total Project Costs	**$321,871.45**

The project costs above were expended as presented below:

Project costs prior to Fiscal Year 2025-2026	$41,681.73
Project costs in Fiscal Year 2025-2026	$280,784.61
Total Project Costs	**$321,871.45**

Out of the $321,871.45 costs to be expended in the 2025-2026 fiscal year, half are expensed to Fund 410 " Water Quality Control" account number 410-51-534.43351 "Facility Site Improvements" and the other half are expended to Fund 420 "Water Enterprise" account number 420-52-551.43351 "Facility Site Improvements". Each of these accounts have sufficient funding for project expenses and no additional funding is needed.

4. ENVIRONMENTAL DETERMINATION:

On September 9, 2025, the City Council determined the project to be exempt from the provisions of CEQA in accordance with Section 15301 (Existing Facilities) of the CEQA guidelines as the project involves negligible or no expansion of use in the existing facilities.

5. ALTERNATIVES:

A. Council could choose to deny authorizing the City Engineer to file the Notice of Completion. Staff does not recommend this alternative. The project is complete, and recordation of a Notice of Completion is the appropriate and customary step to formally close out the contract and establish the statutory claim periods available to any subcontractors or suppliers who provided services under the contract.

6. ATTACHMENTS:

1. Final Quantities
2. Notice of Completion

CITY OF TURLOCK

FINAL QUANTITIES
WQC Admin Building Reroof **Project No. 24-004**

Item No.	Item Description	Unit of Measure	Contractor's Unit Price	Final Actual Quantities	Final Actual Amount	Bid Quantities	Bid Amount	Total Difference
1	Mobilization and Demobilization	LS	$4,500.00	1.00	$4,500.00	1.00	$4,500.00	$0.00
2	Remove Existing Improvements	LS	$14,000.00	1.00	$14,000.00	1.00	$14,000.00	$0.00
3	KEE Roofing and Insulation	LS	$186,000.00	1.00	$186,000.00	1.00	$186,000.00	$0.00
4	Metal Roofing	LS	$58,800.00	1.00	$58,800.00	1.00	$58,800.00	$0.00
5	Painting Exterior	LS	$5,000.00	1.00	$5,000.00	1.00	$5,000.00	$0.00
6	Roof Drains & Downspouts	EA	$750.00	6.00	$4,500.00	6.00	$4,500.00	$0.00
7	Allowance - Roof Sheating	ALLOW	$15,000.00	1.00	$15,000.00	1.00	$15,000.00	$0.00
8	All Other Work Not Included within the Bid Items Above	LS	$0.00	1.00	$0.00	1.00	$0.00	$0.00
	SUB-TOTAL CONTRACT ITEMS =				**$287,800.00**		**$287,800.00**	**$0.00**
C.O. #	***CHANGE ORDERS***							
1	Credit to City - Partial Return of Allowance	LS	($1,721.56)	1	($1,721.56)			
2	Credit to City - Delayed Damages	LS	($21,600.00)	1	($21,600.00)			
	SUB-TOTAL CHANGE ORDER ITEMS =				**($23,321.56)**		**$0.00**	**$0.00**
	TOTAL PROJECT =				**$264,478.44**		**$287,800.00**	**$0.00**

RECORDED AT THE REQUEST OF:
CITY OF TURLOCK

WHEN RECORDED MAIL TO:
CITY OF TURLOCK
OFFICE OF THE CITY CLERK
156 S. BROADWAY, SUITE 230
TURLOCK, CA 95380-5454

NOTICE OF COMPLETION
CITY PROJECT NO. 24-004
WQC ADMIN BUILDING REROOF

Notice is hereby given that work on the above-referenced project located at 901 South Walnut Road within the City of Turlock, CA was completed by the undersigned agency on June 9, 2026. The contractor of work is Barth Roofing Company, Inc., California, and the owner is the City of Turlock, 156 South Broadway, Suite 150, Turlock, California. Kindly refer to said Project Number on all communications relating to this work.

Date: _____

_____
(Signature- William D. Morris, P.E., City Engineer, Owner's Agent),
City of Turlock

VERIFICATION

I, the undersigned, City Engineer of the owner of the aforesaid interest, have read this notice; I know and understand the contents thereof; and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

CITY OF TURLOCK

_____
WILLIAM D. MORRIS, P.E.
CITY ENGINEER
OWNER'S AGENT

Executed on June 10, 2026 at Turlock, California, Stanislaus County

City Council Staff Report

June 9, 2026

From:	Will Richards, Acting Municipal Services Director
Prepared by:	Bill Morris, City Engineer
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Motion: Approving an Agreement between the City of Turlock and Urban SDK, Inc. for roadway traffic data software platform services for the contract term beginning July 1, 2026 through June 30, 2030, and authorizing the City Manager to execute the Agreement.

2. NARRATIVE:

The City of Turlock currently utilizes Urban SDK, Inc. roadway traffic data services to support transportation planning, roadway analysis, and infrastructure improvement efforts. The existing platform provides roadway volume, speed, delay, and congestion data that assists staff in evaluating traffic operations and transportation conditions throughout the City.

Staff is requesting approval of a new agreement with Urban SDK, Inc. for continued traffic data software platform services for the period of July 1, 2026 through June 30, 2030. The agreement includes access to roadway analytics tools, historical and real-time traffic datasets, dashboards, reporting features, and user support services.

Under the proposed agreement, Urban SDK will provide:

- Traffic speed, delay, and congestion data for roadway analysis;
- Annual roadway volume data updates;
- Historical traffic data archives;
- Dashboard and reporting tools for traffic analysis and planning;
- User access and onboarding support for City staff; and
- Ongoing technical assistance and customer support.

The Urban SDK platform supports City initiatives related to traffic calming, congestion management, roadway planning, traffic safety analysis, and infrastructure improvement planning. The software platform also assists staff with evaluating school zone safety, cut-through traffic patterns, and roadway operational concerns.

The proposed agreement term extends from July 1, 2026 through June 30, 2030. Staff believes continued use of the Urban SDK platform will improve the City's ability to analyze roadway conditions, support transportation planning initiatives, and reduce the need for extensive field data collection efforts.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The proposed agreement includes the following annual costs:

FY 2026 - 2027	$25,480

FY 2027 - 2028	$26,499
FY 2028 - 2029	$27,559
FY 2029 - 2030	$28,662

The total not-to-exceed contract amount for the four-year agreement is $108,200, which will be funded from Fund 110 "General Fund", account number 110-40-410.44010-001 "Computer Software Maintenance".

Appropriate funds for the agreement will be allocated during the budget process for the applicable fiscal years.

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. Reject the proposed agreement with Urban SDK, Inc and direct staff to enter into an Agreement for a shorter period of time. Staff does not recommend this alternative as contracting for a longer period of time also enables the City to lock in prices for that period.

B. Reject the proposed Agreement with Urban SDK, Inc. Staff does not recommend this alternative as the proposed services provide valuable roadway analysis and transportation planning capabilities for the City.

C. Provide staff with alternative direction.

6. ATTACHMENTS:

1. City Contract 2027-019 with Urban SDK, Inc

Docusign Envelope ID: F72496F2-C94F-8783-8311-D8FCD6F1F425

AGREEMENT BETWEEN THE CITY OF TURLOCK

and

Urban SDK, Inc

for

Gathering of Roadway Data

City Contract No. 2027-019

THIS SERVICE PROVIDER AGREEMENT (the "Agreement") is entered into by and between the City of Turlock, a California municipal corporation ("City"), and Urban SDK, Inc, a Delaware corporation ("Service Provider"), on Wednesday, July 1, 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 the gathering of comprehensive volume, speed, delay, and congestion data (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:

Docusign Envelope ID: F72496F2-C94F-8783-8311-D8FCD6F1F425

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, the Sections 1 through 52 shall prevail.

2. TERM:

The term of this Agreement shall be four (4) years and will commence on the Effective Date and terminate on Sunday, June 30, 2030 ("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;

Docusign Envelope ID: F72496F2-C94F-8783-8311-D8FCD6F1F425

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 ("CPI") 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 One Hundred Eight Thousand Two Hundred Forty and No/100ths Dollars ($108,240.00) ("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:

Service Provider warrants that it will commence performance of the Services within ten (10) 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 SERVICE PROVIDER:

{Intentionally Omitted}

10. TIME AND PERSONNEL DEVOTED TO SERVICES:

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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 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:

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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.

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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 "Arbitration of Disputes" 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

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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 "Arbitration of DIsputes" of this Agreement.

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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 Equal Employment Opportunity Policy which states, "The City is committed to ensuring that all qualified individuals have a full and fair opportunity to compete in all phases 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, or, 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

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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 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 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.

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24.2. WORKERS' COMPENSATION INSURANCE AND EMPLOYER'S LIABILITY:

Service Provider shall maintain workers' compensation insurance as required by the State of California under the Labor Code. Service Provider 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.

24.3. COMMERCIAL AUTOMOBILE LIABILITY:

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 per accident for owned, leased, hired, and non-owned, borrowed automobiles.

24.4. CYBER LIABILITY INSURANCE:

Contractor must maintain Cyber Liability Insurance with limits not less than Two Million Dollars ($2,000,000) per occurrence or claim. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by Contractor in this Agreement and shall include, but not be limited to, claims involving infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, alteration of electronic information, extortion and network security. The policy shall provide coverage for breach response costs as well as regulatory fines and penalties as well as credit monitoring expenses with limits sufficient to respond to these obligations.

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 Commercial General Liability and automobile Liability insurance. No insurance coverage or policies maintained by the City ("Additional Insured"), whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Service Provider's primary and excess liability policies are exhausted.

24.6. WAIVER OF SUBROGATION:

With the exception of Service Provider 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

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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; (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) 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; (d) allow and be endorsed primary with respect to any insurance or self-insurance programs covering City or City's Agents and any insurance or self-insurance maintained by City or City's Agents shall be in excess of Service Provider'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.

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,

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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: Chris Fisher, Director
156 S. Broadway, Suite 150
Turlock, California 95380

With courtesy copies to:
City of Turlock, City Attorney's Office
Attn: Katie O. Lucchesi, City Attorney
156 S. Broadway, Suite 230
Turlock, California 95380-5456

If to Service Provider:
Urban SDK, Inc
Attn: Micah Dickman, VP of Revenue
100 N Laura St, Ste 602
Jacksonville, FL 32202

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32. CITY CONTRACT ADMINISTRATOR:

City's contract administrator and contact person for this Agreement is:

Bill Morris, City Engineer
156 S. Broadway, Suite 150
Turlock, California 95380
Telephone: 209-668-5520
E-mail: bmorris@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

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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.

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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 "Arbitration of Disputes" 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.

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

URBAN SDK, INC., a Delaware corporation

Signed by:
B046150187FB431...
SIGNATURE

Micah Dickman
FULL NAME

VP of Revenue
TITLE

6/3/2026
DATE SIGNED

CITY OF TURLOCK, a California municipal corporation

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

APPROVED AS TO SUFFICIENCY:

SIGNATURE

Will Richards
FULL NAME

Acting Municipal Services Director
TITLE

DATE SIGNED

APPROVED AS TO FORM:

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

ATTEST:

Docusign Envelope ID: F72496F2-C94F-8783-8311-D8FCD6F1F425

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

Docusign Envelope ID: F72496F2-C94F-8783-8311-D8FCD6F1F425

Exhibits List

A - Exhibit A

Docusign Envelope ID: F72496F2-C94F-8783-8311-D8FCD6F1F425

Exhibit A

Docusign Envelope ID: F72496F2-C94F-8783-8311-D8FCD6F1F425

Urban SDK

&

City of Turlock, California

Prepared For:

Bill Morris

City of Turlock, California

Prepared By:

Micah Dickman

Urban SDK

Docusign Envelope ID: F72496F2-C94F-8783-8311-D8FCD6F1F425

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About Us

Urban SDK is a leading provider of geospatial AI solutions, equipping public leaders with actionable insights and automation for mission-critical decisions. Established in 2018 and headquartered in Jacksonville, Florida, Urban SDK is the only platform on the market that provides a comprehensive System of Action to state and local governments. Our team of military veterans, engineers, scientists, policymakers, and entrepreneurs are all committed to the same unified vision: easing the burdens of community leaders through innovation.

Our System of Action unifies data, workflows, and AI so local governments can break free from technical debt and respond to changing conditions at scale. In doing so, Urban SDK's approach delivers measurable ROI to each of our customers, enabling agencies to recapture time, budget and precision in order to accelerate projects, refine resource allocations and respond more quickly to their constituents.

Our partners throughout North America leverage Urban SDK to help:

- Replace manual data collection and empower decision making
- Orchestrate regulated processes and operating procedures
- Align staff with decision support systems to increase efficiency
- Connect disparate departments to achieve common goals
- Enable officials to adjust actions based on changing conditions

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Popular Use Cases

Including Safety Planning, Urban SDK aids clients with daily mission critical objectives such as:

- **Traffic Calming -** Reducing speeds and improving pedestrian/bike safety
- **Traffic Enforcement -** Proactively reducing risky driving behaviors and ensuring compliance with traffic codes
- **School Zone Safety -** Reducing speeds and improving safety near schools
- **Work Zone Monitoring -** Monitoring traffic, safety, and compliance around road construction zones
- **Traffic Safety Analysis -** Prioritizing resources where crime and traffic risks overlap
- **Event Impact Monitoring -** Tracking congestion, blocked emergency lanes, and road closures before, during, and after major events
- **Cut-Through Traffic -** Identifying local residential streets or unintended routes used to bypass congestion, accidents, or delays on main thoroughfares
- **Sidewalk Inventory -** Performing ADA audits and safety workflows without field visits

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URBANSDK

Traffic Calming

Definition

Traffic calming is a set of strategies and roadway design measures aimed at reducing speeds, discouraging cut-through traffic, and improving pedestrian/bike safety.

Challenges of the Current Process

80% of traffic calming requests are perception issues and never meet local ordinance or criteria standards. Collecting manual data for these perception issues is a massive drain on resources and budgets.

How Urban SDK Solves These Issues

With Urban SDK, agencies now have the ability to identify roadways that qualify for traffic calming prior to complaints. They are able to cut back on a majority of the historical data previously collected, and focus on areas that meet calming criteria.

Key Objectives Improved by Urban SDK

- Speed reduction
- Volume control
- Safety improvements
- Livability goals

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Required Urban SDK Data

01 Speed Module

02 Volume Module

Add-On Options

01 Workflows (Highly recommended)

02 Crash Integration (Could be a requirement-based agency policy)

Platform Features

- Satellite/aerial maps
- Measurement tools
- Geofencing and layering
- Dashboards and reports

Departments that Benefit

Public Works
More efficient calming investments

Engineering
Quicker preparation of studies & plans

Planning
Aligns calming with mobility/zoning

Law Enforcement (Traffic Division)
Enforces in calm areas

Elected Officials
Political champions for livability

Statement of Work (SOW)

Goals

The purpose of this Statement of Work (SOW) is to define the scope, deliverables, and responsibilities associated with Urban SDK's provision of roadway data for City of Turlock, California.

This engagement will deliver comprehensive datasets that support the organization's safety, planning, and operational analysis initiatives.

Responsibilities

Urban SDK

- Provide data access and updates as defined in this SOW.
- Conduct onboarding and training sessions for staff.
- Conduct a full Q&A of all data to ensure locations and results meet the client's needs.
- Maintain application uptime and ensure timely delivery of data.
- Provide customer support throughout the engagement.

City of Turlock, California

- Provide designated points of contact for project oversight and user access assignments.
- Ensure timely attendance at training and onboarding sessions.

Pricing & Fees

Pricing Overview

Contract Start Date	**2026-07-01**
Contract End Date	**2030-06-30**
Proposal Expires	**[Document.ExpirationDate]**

Products & Services

Insights Plan

Price $25,480.00 per year

Base plan for Urban SDK with 13 Months of Historical Data Archive. License includes:- Insights Analytics & Reporting- Workspace Data Storage- Studio Map Builder- Public Portfolio to Share ReportsMonthly Traffic Conditions Data for Functional Road Classes 1-5 - Minimum Speed- Maximum Speed- Average Speed- 50th Percentile Speed- 85th Percentile Speed- 95th Percentile Speed- Speed Difference - Average Speed- Speed Difference - 85th Percentile- Speed Difference - 95th Percentile- Speed Limits

Quantity 1

Total $25,480.00 per year

Traffic Volumes

Price $0.00 per year

Traffic Volume Data for Functional Road Classes 1-5:- Average Annual Daily Traffic Data (AADT)- Average Annual Hourly Traffic Data (AAHT)- Vehicle Miles Travelled Data (VMT) - Updated annually- 1 Year Data Archive

Quantity 1

Total $0.00 per year

Traffic Delay and Congestion

Price $0.00 per year

Traffic Delay Data for Functional Classes 1-5:- TTI (Travel Time Index)- PTI (Planning Time Index)- BTI (Buffer Time Index)

Quantity 1

Total $0.00 per year

Urban SDK User Seat	Price $0.00
Urban SDK Administrative Access	
Quantity 5	Total $0.00

Subtotal	$25,480.00
Total	**$25,480.00**

Proposal Comments

Urban SDK will provide **Turlock, CA** with comprehensive Speed, Delay, and Volume data for every roadway. This includes:

- **Speed Data**:13 month data backfill derived from connected vehicle data, Urban SDK provides average, 85th percentile, and 95th percentile speeds on each road segment, enabling high-resolution analysis by hour or daily period across functional classes 1–5.
- **Delay Data**: Measures average travel time, congestion impact (TTI), peak delay conditions (PTI), and buffer time (BTI) on each roadway
- **Volume Data**: Modeled AADT, AAHT, and VMT data for all functional road classes using machine learning and ground-truth traffic counts to provide daily, hourly, and annual vehicle movement insights across the full road network.
- **Historical Data**: Any historical data supplied will be uploaded into the platform, ensuring continuity and a robust dataset for analysis.
- **Customer Support:** Live chat and email assistance, self-serve knowledge base with how-to articles and videos, and ongoing online training webinars.
- **User Seats:** 5 Administrative Seats.

This is a 4 year agreement:

- **Year 1 - 07/01/2026 to 06/30/2027 - $25,480**
- **Year 2 - 07/01/2027 to 06/30/2028 - $26,499**
- **Year 3 - 07/01/2028 to 06/30/2029 - $27,599**
- **Year 4 - 07/01/2029 to 06/30/2030 - $28,662**

New Contract Start Date: 07/01/2026

New Contract End Date: 06/30/2030

City Council Staff Report

June 9, 2026

From:	Will Richards, Acting Municipal Services Director
Prepared by:	Elizabeth Hardwick, Staff Services Analyst
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Resolution: Adopting a list of projects and expenses for Fiscal Year 2026-27 funded by SB 1: The Road Repair and Accountability Act of 2017

2. NARRATIVE:

Background and Historical Information on SB 1:

Senate Bill 1 (SB 1), known as the Road Repair and Accountability Act of 2017, established a significant and ongoing investment in California's transportation infrastructure. The primary focus of SB 1 is to provide funding for:

- Road Maintenance and rehabilitation
- Safety projects
- Railroad grade separation
- Traffic Control Devices
- Other street components

Revenue is generated through per-gallon fuel excise taxes, diesel sales taxes, and vehicle registration fees (including an additional fee for newer zero-emission vehicles). SB 1 also stabilized the previous price-based fuel tax system by locking in consistent rates and tying them to inflation for future adjustments. As a result, it has more than doubled the amount of funding available for local streets and roads, both through the long-standing Highway Users Tax Account (HUTA), commonly known as the "gas tax", and the newly established Road Maintenance and Rehabilitation Account (RMRA).

For the past several years, the City of Turlock has received the following amounts from the RMRA:

Actual Allocations by Fiscal Year	
FY 2021–22	**$1,492,746.52**
FY 2022–23	**$1,608,757.74**
FY 2023–24	**$1,860,229.24**
FY 2024–25	**$1,966,943.62**
FY 2025–26	**$1,304,250.40***

*FY 2025–26 represents only eight (8) months of allocation to date; the State Controller's office requires several weeks from the time of revenue collection to distribute funds to cities and counties.

The City of Turlock has used these funds for various uses in the past, including:
- Slurry Seal & Crack Seal Projects
- Hot Mix Asphalt (HMA) for street maintenance
- Maintenance of Traffic Signals and Streetlights
- Rehabilitation of various streets
- Funding of two Streets Maintenance positions
- Thermoplastic striping material

Current Issue
For Fiscal Year 2026–27, based on estimates from the California Local Government Finance Almanac, the City of Turlock is projected to receive $2,031,425 in SB 1 revenue. To ensure expenditures align with revenue expectations and program eligibility, staff prepares the required SB 1 project list in coordination with the City's budget development process.

Prior to receiving an apportionment of RMRA funds for the upcoming fiscal year, the City is required to submit a project list to the California Transportation Commission (CTC) by July 1, 2026. This list must be adopted by City Council resolution and must identify the proposed projects or expenditures, including their locations, estimated costs, expected expenditure periods, and the anticipated life expectancy of improvements.

The proposed project list for Fiscal Year 2026–27 includes funding for traffic signal and streetlight maintenance, four full-time Streets Maintenance positions, hot mix asphalt for pothole repair, roadway element maintenance such as crack sealing and slurry, thermoplastic material, and the purchase of two pickup trucks. All listed expenditures are in accordance with SB 1 guidelines and are eligible uses under the Road Maintenance and Rehabilitation Account (RMRA) program.

The CTC has conducted a preliminary review of the City's draft resolution and confirmed that it conforms to program guidelines.

3. FISCAL IMPACT / BUDGET AMENDMENT:

It is estimated that the City will receive approximately $2,031,972 in SB 1 funding in Fiscal Year 2026-27. The estimated cost of the proposed project list aligns with this amount. Any unexpended funds may be carried forward to subsequent fiscal years for use on qualified expenditures.

One requirement under SB 1, the Maintenance of Effort (MOE) provision, is designed to ensure that new transportation revenues supplement rather than replace existing local spending. It requires cities and counties to maintain a consistent level of General Fund investment in roadway projects, based on historical averages. Based on the City's funding history during the state-defined base period, when no General Fund dollars were used for roadway improvements, the City's MOE obligation is zero, and no new General Fund contribution is required to remain in compliance.

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 may choose not to adopt the proposed SB 1 project list. However, staff does not recommend this alternative, as SB 1 represents a key funding source for the rehabilitation and maintenance of City streets, roadways, and traffic infrastructure. Failure to adopt a project list would make the City ineligible to receive its FY 2026–27 SB 1 apportionment, which could delay or jeopardize critical road maintenance and operational improvements.

B. Council may choose to modify the project list prior to adoption. While this is permitted, staff does not recommend modifications at this time, as all listed items address essential road and traffic signal maintenance needs, and have been incorporated into the draft FY 2026–27 budget.

C. Council may opt to continue consideration of the item to a later date; assuming both regularly-scheduled Council meetings occur in June 2026, staff still have ample time to provide the City's information to the CTC. However, staff advises against unnecessary delay, as the SB 1 project list must be submitted to the CTC by July 1, 2026 to ensure the City remains eligible for funding.

6. ATTACHMENTS:

1. Draft Resolution

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ADOPTING A LIST OF PROJECTS AND EXPENSES FOR FISCAL YEAR 2026-27 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017	**RESOLUTION NO. 2026-**

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of Turlock are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City Council of the City of Turlock must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Turlock will receive an estimated $2,031,972 in RMRA funding in Fiscal Year 2026-27 from SB 1; and

WHEREAS, this is the eighth year in which the City of Turlock is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City of Turlock has undergone a robust public process to ensure public input into our community's transportation priorities; and

WHEREAS, the City of Turlock used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City of Turlock maintain and rehabilitate numerous streets, traffic signals, and street lights throughout the City this year and many similar projects into the future; and

WHEREAS, the 2023 California Statewide Local Streets and Roads Needs Assessment found that the City of Turlock's streets and roads are in an "At-Risk" condition and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into a "Good" condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide; 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 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.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock, State of California, as follows:

1. The foregoing recitals are true and correct.

2. The following list of newly proposed projects will be funded in part or solely with Fiscal Year 2026-27 Road Maintenance and Rehabilitation Account revenues:

   Project Title: Maintain Transportation Facilities: Traffic Signals
   Project Description & Location: Work performed under 'Maintain Transportation Facilities – Traffic Signals' includes signal loop replacement, UPS battery systems, controller cabinets, backplates, signal heads, and conductors supporting signal operations city-wide, generally bounded by Taylor Road to the north, Washington Road to the west, Glenwood Avenue to the south and Daubenberger Road to the east.
   Estimated Project Schedule: Start (07/26) – Completion (06/27) based on the component being funded with RMRA funds
   Estimated Project Useful Life: One Year

Project Title: Maintain Transportation Facilities: Street Lights
Project Description & Location: Work performed under 'Maintain Transportation Facilities – Street Lights' includes pole knockdown and restoration, banner and hardware maintenance, and street lighting conductor replacement city-wide, generally bounded by Taylor Road to the north, Washington Road to the west, Glenwood Avenue to the south and Daubenberger Road to the east.
Estimated Project Schedule: Start (07/26) – Completion (06/27) based on the component being funded with RMRA funds
Estimated Project Useful Life: One Year

Project Title: General Road Maintenance Staff, Supplies and Equipment
Project Description & Location: General road maintenance staff, supplies and equipment used for maintaining streets city-wide, generally bounded by Taylor Road to the north, Washington Road to the west, Glenwood Avenue to the south and Daubenberger Road to the east.
Estimated Project Schedule: Start (07/26) – Completion (06/27) based on the component being funded with RMRA funds
Estimated Project Useful Life: One Year

Project Title: Hot Mix Asphalt
Project Description & Location: Hot Mix Asphalt and equipment for potholes city-wide, generally bounded by Taylor Road to the north, Washington Road to the west, Glenwood Avenue to the south and Daubenberger Road to the east.
Estimated Project Schedule: Start (07/26) – Completion (06/27) based on the component being funded with RMRA funds
Estimated Project Useful Life: One Year

Project Title: Roadway Element Maintenance
Project Description & Location: Maintenance of items within the right of way including striping, signage, traffic signals, sidewalks, pedestrian activated signals, line of sight correction, crack sealing, etc. city-wide, generally bounded by Taylor Road to the north, Washington Road to the west, Glenwood Avenue to the south and Daubenberger Road to the east.
Estimated Project Schedule: Start (07/26) – Completion (06/27) based on the component being funded with RMRA funds
Estimated Project Useful Life: One Year

Project Title: Thermoplastic Material

Project Description & Location: Thermoplastic material for striping city-wide, generally bounded by Taylor Road to the north, Washington Road to the west, Glenwood Avenue to the south and Daubenberger Road to the east.
Estimated Project Schedule: Start (07/26) – Completion (06/27) based on the component being funded with RMRA funds
Estimated Project Useful Life: Five Years

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 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

June 9, 2026

From:	Will Richards, Acting Municipal Services Director
Prepared by:	Janine Lee, Associate Engineer
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Motion: Awarding bid and approving an Agreement with United Pavement Maintenance, Inc. of Hughson, California in the amount of $733,242.70 and authorizing a construction contingency amount of $75,000.00 (10.0%) for the construction of City Project No. 26-026 "Water Line Replacement on Lyons Avenue" to be funded by Fund 420 "Water Enterprise".

Resolution: Determining the award of bid for the construction of City Project No. 26-026 "Water Line Replacement on Lyons Avenue" is exempt from the provisions of CEQA in accordance with Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines.

2. NARRATIVE:

The purpose of City Project No. 26-026 "Water Line Replacement on Lyons Avenue" is to install a new water main pipe prior to the rehabilitation of the asphalt concrete road segments on Lyons Avenue between E Main Street and Colorado Avenue that are part of the Roads Program Construction projects in Summer 2026. Upon receipt of potholing data from the Roads Program, it was revealed that the existing water line is located at a shallow depth. To avoid potential damage during construction of the roadway improvements, replacement of the water line is necessary as part of the project. Staff determined that replacing the water line in advance of the roadway improvements would minimize future conflicts and avoid further disruption to the planned construction schedule. Accordingly, design of the water line replacement project was initiated to allow construction to occur prior to the roadway rehabilitation work.

The main elements of the scope of work for this project consist of:

- Install 1,820 lineal feet of PVC water main pipe and remove the existing water main pipe in place
- Install new water service laterals to customers along the alignment of the new water main pipe
- Trench restoration

City staff advertised this project on May 16th, 2026 through the Turlock Journal and on the City's website for construction projects. On June 2nd, 2026, ten (10) bids were received. United Pavement Maintenance, Inc. of Hughson, CA was the lowest responsible bidder with a base bid amount of $733,242.70.

Bid Summary:

BIDDER	BID AMOUNT	
#1 United Pavement Maintenance, Inc	$	733,242.70
#2 Rolfe Construction Inc	$	802,339.00
#3 Utilitix Pipelines Inc	$	883,132.60
#4 Ace-High Engineering	$	1,003,774.00
#5 West Valley Construction Company Inc.	$	1,155,284.15
#6 Mountain Cascade, Inc.	$	1,189,992.00
#7 Mid Cal Pipeline and Utilities, Inc.	$	1,200,060.00
#8 Daleo Inc.	$	1,315,830.86
#9 R Sutton Enterprises LLC.	$	1,334,897.00
#10 Machado and Sons Construction	$	1,378,999.00

Staff reviewed the bids for bidder responsiveness and responsibility and recommends approval of an agreement with United Pavement Maintenance, Inc. of Hughson, California as the lowest responsive, responsible bidder with a bid amount of $733,242.70.

3. FISCAL IMPACT / BUDGET AMENDMENT:

No General Fund money will be used for this project.

The total estimated project costs are displayed below:

Preliminary Engineering Design - *GDR Engineering, Inc.*	$	40,750.00	A
Preliminary Engineering Management - *City Staff*	$	8,000.00	B
Construction Contractor Bid Cost - *Contractor*	$	733,242.70	
Construction Contract Contingency	$	75,000.00	
Construction Engineering Management - *City Staff*	$	50,000.00	
Construction Surveying	$	25,000.00	
Materials Testing Services	$	40,000.00	
Estimated Total Project Costs	**$**	**971,992.70**	**= C**
Project Costs Prior to Fiscal Year 2026-27	$	48,750.00	= A+B
Project Costs in Fiscal Year 2026-27	$	923,242.70	= C-(A+B)

Staff has determined that a total of $923,242.70 is needed to complete the project in Fiscal Year 2026-27. In Fiscal Year 2025-26, the project account number for Preliminary

Engineering Design and Engineering Management is 420-52-551.51126 “Water Main/Waterline Replacement” which has sufficient funds for the project costs of $48,750.00.

The designated construction project account is also Fund 420 “Water Enterprise” account number 420-52-551.51126 “Water Main/Waterline Replacement” for the project costs of $923,242.70 in Fiscal Year 2026-27. Staff will request adequate funding to be included in the Fiscal Year 2026-27 budget for purposes of funding this project. No budget appropriation is needed at this time.

4. ENVIRONMENTAL DETERMINATION:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction) as the project involves replacement.

5. ALTERNATIVES:

A. Council could choose to reject the environmental determination. Staff does not recommend this alternative as an environmental determination is required to be made in accordance with CEQA and Section 15302 (Replacement or Reconstruction) is an appropriate exemption.
B. Council could choose to reject all bids submitted for this project. Staff does not recommend this alternative because funds are available, and the improvements are necessary to address infrastructure conflicts for planned road reconstruction.
C. Council could approve the Agreement with United Pavement Maintenance, Inc. and authorize a different construction contingency amount than recommended by staff. Staff do not recommend this alternative because the proposed 10.0% contingency provides an appropriate balance between fiscal prudence and the need to address unforeseen field conditions without delaying the project.

6. ATTACHMENTS:

1. Draft Resolution
2. Bidder's Summary
3. Agreement CC 2026-179 with United Pavement Maintenance

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF DETERMINING THE AWARD OF BID FOR THE CONSTRUCTION OF CITY PROJECT NO. 26-026 "WATER LINE REPLACEMENT ON LYONS AVENUE" IS EXEMPT FROM THE PROVISIONS OF CEQA IN ACCORDANCE WITH SECTION 15302 (REPLACEMENT OR RECONSTRUCTION) OF THE CEQA GUIDELINES	}	**RESOLUTION NO. 2026-**

WHEREAS, City Project No. 26-026 "Water Line Replacement on Lyons Avenue" will install new water main pipe prior to the rehabilitation of the asphalt concrete road segments on Lyons Avenue between E. Main Street and Colorado Avenue that are part of the Roads Program Construction projects in Summer 2026; and

WHEREAS, on June 2nd, 2026, ten (10) bids were received for the construction of City Project No. 26-026, with United Pavement Maintenance, Inc., of Hughson, California, submitting the lowest responsive, responsible bid in the amount of $733,242.70; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction) as the project involves replacement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby determine the award of bid for the construction of City Project No. 26-026 "Water Line Replacement on Lyons Avenue" is exempt from the provisions of CEQA in accordance with Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 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: WATER LINE REPLACEMENT ON LYONS AVENUE
CITY PROJECT NUMBER: 26-026
BID OPENING: JUNE 2, 2026 AT 1:00 PM
ANTICIPATED COUNCIL AWARD DATE: JUNE 9, 2026

						1		2	
Base Bid				**ENGINEER'S EST.**		United Pavement Maintenance, Inc Hughson, CA		Rolfe Construction, Inc Gilroy, CA	
Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	MOBILIZATION AND DEMOBILIZATION	LS	1	$ 50,000.00	$ 50,000.00	$ 9,785.00	$ 9,785.00	$ 12,693.00	$ 12,693.00
2	CONSTRUCTION PROJECT SIGN	EA	2	$ 3,000.00	$ 6,000.00	$ 2,687.00	$ 5,374.00	$ 4,960.00	$ 9,920.00
3	TRAFFIC CONTROL	LS	1	$ 10,000.00	$ 10,000.00	$ 11,174.00	$ 11,174.00	$ 14,336.00	$ 14,336.00
4	POTHOLE EXISTING UTILITIES	LS	1	$ 15,000.00	$ 15,000.00	$ 11,556.00	$ 11,556.00	$ 21,180.00	$ 21,180.00
5	REMOVE EXISTING IMPROVEMENTS	LS	1	$ 35,000.00	$ 35,000.00	$ 10,038.00	$ 10,038.00	$ 36,852.00	$ 36,852.00
6	EARTHWORK AND GRADING	LS	1	$ 70,000.00	$ 70,000.00	$ 4,108.00	$ 4,108.00	$ 20,222.00	$ 20,222.00
7	SHORING, SHEETING, AND BRACING	LS	1	$ 15,000.00	$ 15,000.00	$ 8,495.00	$ 8,495.00	$ 12,045.00	$ 12,045.00
8	6-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	47	$ 110.00	$ 5,170.00	$ 149.50	$ 7,026.50	$ 228.00	$ 10,716.00
9	8-IN WATER MAIN PVC C900-07, CLASS 315, DR 14	LF	76	$ 145.00	$ 11,020.00	$ 190.30	$ 14,462.80	$ 132.00	$ 10,032.00
10	8-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	1845	$ 130.00	$ 239,850.00	$ 84.00	$ 154,980.00	$ 69.00	$ 127,305.00
11	12-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	20	$ 150.00	$ 3,000.00	$ 302.50	$ 6,050.00	$ 401.00	$ 8,020.00
12	6-IN GATE VALVE AND BOX WITH LID	EA	2	$ 1,870.00	$ 1,870.00	$ 1,743.00	$ 3,486.00	$ 2,154.00	$ 4,308.00
13	8-IN GATE VALVE AND BOX WITH LID	EA	17	$ 2,700.00	$ 43,200.00	$ 2,585.50	$ 43,953.50	$ 2,617.00	$ 44,489.00
14	12-IN BUTTERFLY VALVE AND BOX WITH LID	EA	2	$ 4,500.00	$ 9,000.00	$ 4,324.00	$ 8,648.00	$ 4,805.00	$ 9,610.00
15	1-IN WATER SERVICE W/ RELOCATED METER	EA	17	$ 2,100.00	$ 35,700.00	$ 2,074.00	$ 35,258.00	$ 2,802.00	$ 47,634.00
16	CONNECTION TO EXISTING MAIN	EA	6	$ 5,300.00	$ 53,000.00	$ 6,829.00	$ 40,974.00	$ 6,622.00	$ 39,732.00
17	FIRE HYDRANT ASSEMBLY	EA	4	$ 10,000.00	$ 40,000.00	$ 9,256.20	$ 37,024.80	$ 9,500.00	$ 38,000.00
18	BLUE RAISED REFLECTIVE PAVEMENT MARKERS (TYPE BB)	EA	4	$ 20.00	$ 80.00	$ 52.50	$ 210.00	$ 500.00	$ 2,000.00
19	G5 BOX W/ DIRECTIONAL ARROWS ON LID	EA	13	$ 800.00	$ 8,800.00	$ 1,200.00	$ 15,600.00	$ 1,000.00	$ 13,000.00
20	TEMPORARY BLOW-OFF VALVES (4-IN)	EA	7	$ 3,300.00	$ 16,500.00	$ 5,598.60	$ 39,190.20	$ 5,456.00	$ 38,192.00

Base Bid				ENGINEER'S EST.		1 United Pavement Maintenance, Inc Hughson, CA		2 Rolfe Construction, Inc Gilroy, CA	
Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
21	TEMPORARY DOUBLE CHECK BACKFLOW PREVENTER ASSEMBLY (INSTALL AND REMOVE)	EA	1	$ 8,100.00	$ 8,100.00	$ 10,632.00	$ 10,632.00	$ 17,108.00	$ 17,108.00
22	REMOVE & DISPOSE OF EXISTING WATER LINES	LF	2210	$ 35.50	$ 64,077.50	$ 22.30	$ 49,283.00	$ 9.00	$ 19,890.00
23	REMOVE & DISPOSE EXISTING WATER VALVES	EA	5	$ 700.00	$ 3,500.00	$ 183.00	$ 915.00	$ 555.00	$ 2,775.00
24	REMOVE & DISPOSE OF EXISTING FIRE HYDRANT ASSEMBLIES	EA	1	$ 2,000.00	$ 2,000.00	$ 896.00	$ 896.00	$ 3,421.00	$ 3,421.00
25	STEP 3 TRENCH REPAIR - GRIND AND OVERLAY	SF	1450	$ 10.00	$ 14,500.00	$ 14.00	$ 20,300.00	$ 8.50	$ 12,325.00
26	STEP 3 TRENCH REPAIR - AGGREGATE BASE (6-IN THICK)	TON	403	$ 35.00	$ 14,105.00	$ 64.00	$ 25,792.00	$ 102.00	$ 41,106.00
27	STEP 3 TRENCH REPAIR - HOT MIX ASPHALT (5-IN THICK)	TON	348	$ 100.00	$ 34,800.00	$ 241.70	$ 84,111.60	$ 275.00	$ 95,700.00
28	TEMPORARY PAVEMENT MARKINGS	LS	1	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 7,500.00	$ 7,500.00
29	THERMOPLASTIC MARKINGS	LS	1	$ 20,000.00	$ 20,000.00	$ 25,200.00	$ 25,200.00	$ 22,000.00	$ 22,000.00
30	ADJUST FRAMES AND COVERS TO GRADE FOR VALVE BOXES	EA	19	$ 500.00	$ 9,500.00	$ 1,000.00	$ 19,000.00	$ 1,012.00	$ 19,228.00
31	ALLOWANCE FOR IRRIGATION REPAIRS	ALLOW	1	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
32	ALLOWANCE FOR UNKNOWN UTILITIES	ALLOW	1	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
33	ALLOWANCE FOR TREE TRIMMING	ALLOW	1	$ 5,500.00	$ 5,500.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
34	ALLOWANCE FOR MINOR CONCRETE (CURB AND GUTTER)	ALLOW	1	$ 2,000.00	$ 2,000.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00
35	ALL OTHER WORK NOT COVERED BY BID ITEMS	LS	1	$ 11,500.00	$ 11,500.00	$ 1.00	$ 1.00	$ 4,500.00	$ 4,500.00
36	2-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	2	$ 156.25	$ 312.50	$ 109.15	$ 218.30	$ 5,000.00	$ 10,000.00
			Base Bid Total =	**$**	**881,085.00**	**$**	**733,242.70**	**$**	**802,339.00**

CITY OF TURLOCK BIDDER'S SUMMARY

PROJECT TITLE: WATER LINE REPLACEMENT ON LYONS AVENUE
CITY PROJECT NUMBER: 26-026
BID OPENING: JUNE 2, 2026 AT 1:00 PM
ANTICIPATED COUNCIL AWARD DATE: JUNE 9, 2026

				3		4		5	
Base Bid				Utilitix Pipelines, Inc Hayward, CA		Ace-High Engineering Brentwood, CA		West Valley Construction Company, Inc. Campbell, CA	
Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	MOBILIZATION AND DEMOBILIZATION	LS	1	$ 13,682.65	$ 13,682.65	$ 20,500.00	$ 20,500.00	$ 64,990.00	$ 64,990.00
2	CONSTRUCTION PROJECT SIGN	EA	2	$ 631.18	$ 1,262.36	$ 1,473.00	$ 2,946.00	$ 2,010.00	$ 4,020.00
3	TRAFFIC CONTROL	LS	1	$ 55,995.14	$ 55,995.14	$ 22,326.00	$ 22,326.00	$ 82,900.00	$ 82,900.00
4	POTHOLE EXISTING UTILITIES	LS	1	$ 2,500.00	$ 2,500.00	$ 11,860.00	$ 11,860.00	$ 26,260.00	$ 26,260.00
5	REMOVE EXISTING IMPROVEMENTS	LS	1	$ 4,082.66	$ 4,082.66	$ 19,569.00	$ 19,569.00	$ 18,175.00	$ 18,175.00
6	EARTHWORK AND GRADING	LS	1	$ 4,677.04	$ 4,677.04	$ 14,060.00	$ 14,060.00	$ 3,855.00	$ 3,855.00
7	SHORING, SHEETING, AND BRACING	LS	1	$ 1,753.55	$ 1,753.55	$ 5,000.00	$ 5,000.00	$ 3,280.00	$ 3,280.00
8	6-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	47	$ 229.40	$ 10,781.80	$ 616.00	$ 28,952.00	$ 137.00	$ 6,439.00
9	8-IN WATER MAIN PVC C900-07, CLASS 315, DR 14	LF	76	$ 243.46	$ 18,502.96	$ 584.00	$ 44,384.00	$ 201.00	$ 15,276.00
10	8-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	1845	$ 100.39	$ 185,219.55	$ 148.00	$ 273,060.00	$ 117.00	$ 215,865.00
11	12-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	20	$ 151.61	$ 3,032.20	$ 841.00	$ 16,820.00	$ 313.00	$ 6,260.00
12	6-IN GATE VALVE AND BOX WITH LID	EA	2	$ 2,905.92	$ 5,811.84	$ 2,670.00	$ 5,340.00	$ 1,625.00	$ 3,250.00
13	8-IN GATE VALVE AND BOX WITH LID	EA	17	$ 3,421.04	$ 58,157.68	$ 3,088.00	$ 52,496.00	$ 2,265.00	$ 38,505.00
14	12-IN BUTTERFLY VALVE AND BOX WITH LID	EA	2	$ 5,241.67	$ 10,483.34	$ 5,490.00	$ 10,980.00	$ 5,885.00	$ 11,770.00
15	1-IN WATER SERVICE W/ RELOCATED METER	EA	17	$ 3,260.82	$ 55,433.94	$ 4,550.00	$ 77,350.00	$ 4,000.00	$ 68,000.00
16	CONNECTION TO EXISTING MAIN	EA	6	$ 5,480.01	$ 32,880.06	$ 5,899.00	$ 35,394.00	$ 9,700.00	$ 58,200.00
17	FIRE HYDRANT ASSEMBLY	EA	4	$ 10,643.43	$ 42,573.72	$ 9,924.00	$ 39,696.00	$ 13,800.00	$ 55,200.00
18	BLUE RAISED REFLECTIVE PAVEMENT MARKERS (TYPE BB)	EA	4	$ 20.33	$ 81.32	$ 25.00	$ 100.00	$ 28.00	$ 112.00
19	G5 BOX W/ DIRECTIONAL ARROWS ON LID	EA	13	$ 431.80	$ 5,613.40	$ 659.00	$ 8,567.00	$ 990.00	$ 12,870.00
20	TEMPORARY BLOW-OFF VALVES (4-IN)	EA	7	$ 5,635.58	$ 39,449.06	$ 865.00	$ 6,055.00	$ 3,590.00	$ 25,130.00

				3		4		5	
Base Bid				Utilitix Pipelines, Inc Hayward, CA		Ace-High Engineering Brentwood, CA		West Valley Construction Company, Inc. Campbell, CA	
Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
21	TEMPORARY DOUBLE CHECK BACKFLOW PREVENTER ASSEMBLY (INSTALL AND REMOVE)	EA	1	$ 24,917.88	$ 24,917.88	$ 6,450.00	$ 6,450.00	$ 19,680.00	$ 19,680.00
22	REMOVE & DISPOSE OF EXISTING WATER LINES	LF	2210	$ 51.48	$ 113,770.80	$ 56.00	$ 123,760.00	$ 65.00	$ 143,650.00
23	REMOVE & DISPOSE EXISTING WATER VALVES	EA	5	$ 177.16	$ 885.80	$ 100.00	$ 500.00	$ 150.00	$ 750.00
24	REMOVE & DISPOSE OF EXISTING FIRE HYDRANT ASSEMBLIES	EA	1	$ 1,038.59	$ 1,038.59	$ 6,173.00	$ 6,173.00	$ 3,420.00	$ 3,420.00
25	STEP 3 TRENCH REPAIR - GRIND AND OVERLAY	SF	1450	$ 4.99	$ 7,235.50	$ 14.00	$ 20,300.00	$ 14.00	$ 20,300.00
26	STEP 3 TRENCH REPAIR - AGGREGATE BASE (6-IN THICK)	TON	403	$ 66.05	$ 26,618.15	$ 90.00	$ 36,270.00	$ 190.25	$ 76,670.75
27	STEP 3 TRENCH REPAIR - HOT MIX ASPHALT (5-IN THICK)	TON	348	$ 249.02	$ 86,658.96	$ 157.00	$ 54,636.00	$ 251.80	$ 87,626.40
28	TEMPORARY PAVEMENT MARKINGS	LS	1	$ 2,969.16	$ 2,969.16	$ 1,500.00	$ 1,500.00	$ 2,765.00	$ 2,765.00
29	THERMOPLASTIC MARKINGS	LS	1	$ 21,788.38	$ 21,788.38	$ 20,750.00	$ 20,750.00	$ 22,830.00	$ 22,830.00
30	ADJUST FRAMES AND COVERS TO GRADE FOR VALVE BOXES	EA	19	$ 868.71	$ 16,505.49	$ 420.00	$ 7,980.00	$ 1,390.00	$ 26,410.00
31	ALLOWANCE FOR IRRIGATION REPAIRS	ALLOW	1	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
32	ALLOWANCE FOR UNKNOWN UTILITIES	ALLOW	1	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
33	ALLOWANCE FOR TREE TRIMMING	ALLOW	1	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
34	ALLOWANCE FOR MINOR CONCRETE (CURB AND GUTTER)	ALLOW	1	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00
35	ALL OTHER WORK NOT COVERED BY BID ITEMS	LS	1	$ 500.00	$ 500.00	$ 2,500.00	$ 2,500.00	$ 1,115.00	$ 1,115.00
36	2-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	2	$ 884.81	$ 1,769.62	$ 500.00	$ 1,000.00	$ 1,605.00	$ 3,210.00
			Base Bid Total =	**$**	**883,132.60**	**$**	**1,003,774.00**	**$**	**1,155,284.15**

CITY OF TURLOCK BIDDER'S SUMMARY

PROJECT TITLE: WATER LINE REPLACEMENT ON LYONS AVENUE
CITY PROJECT NUMBER: 26-026
BID OPENING: JUNE 2, 2026 AT 1:00 PM
ANTICIPATED COUNCIL AWARD DATE: JUNE 9, 2026

				6		7	
Base Bid				Mountain Cascade, Inc Livermore, CA		Mid Cal Pipeline & Utilities Merced, CA	
Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total	Unit Price	Total
1	MOBILIZATION AND DEMOBILIZATION	LS	1	$ 45,400.00	$ 45,400.00	$ 40,000.00	$ 40,000.00
2	CONSTRUCTION PROJECT SIGN	EA	2	$ 2,200.00	$ 4,400.00	$ 2,500.00	$ 5,000.00
3	TRAFFIC CONTROL	LS	1	$ 74,980.00	$ 74,980.00	$ 30,000.00	$ 30,000.00
4	POTHOLE EXISTING UTILITIES	LS	1	$ 58,000.00	$ 58,000.00	$ 48,000.00	$ 48,000.00
5	REMOVE EXISTING IMPROVEMENTS	LS	1	$ 16,300.00	$ 16,300.00	$ 50,000.00	$ 50,000.00
6	EARTHWORK AND GRADING	LS	1	$ 29,000.00	$ 29,000.00	$ 30,000.00	$ 30,000.00
7	SHORING, SHEETING, AND BRACING	LS	1	$ 16,000.00	$ 16,000.00	$ 5,000.00	$ 5,000.00
8	6-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	47	$ 220.00	$ 10,340.00	$ 300.00	$ 14,100.00
9	8-IN WATER MAIN PVC C900-07, CLASS 315, DR 14	LF	76	$ 225.00	$ 17,100.00	$ 350.00	$ 26,600.00
10	8-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	1845	$ 79.00	$ 145,755.00	$ 152.00	$ 280,440.00
11	12-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	20	$ 425.00	$ 8,500.00	$ 400.00	$ 8,000.00
12	6-IN GATE VALVE AND BOX WITH LID	EA	2	$ 4,000.00	$ 8,000.00	$ 3,000.00	$ 6,000.00
13	8-IN GATE VALVE AND BOX WITH LID	EA	17	$ 4,500.00	$ 76,500.00	$ 3,500.00	$ 59,500.00
14	12-IN BUTTERFLY VALVE AND BOX WITH LID	EA	2	$ 7,000.00	$ 14,000.00	$ 6,000.00	$ 12,000.00
15	1-IN WATER SERVICE W/ RELOCATED METER	EA	17	$ 2,700.00	$ 45,900.00	$ 3,200.00	$ 54,400.00
16	CONNECTION TO EXISTING MAIN	EA	6	$ 9,200.00	$ 55,200.00	$ 9,000.00	$ 54,000.00
17	FIRE HYDRANT ASSEMBLY	EA	4	$ 14,000.00	$ 56,000.00	$ 10,000.00	$ 40,000.00
18	BLUE RAISED REFLECTIVE PAVEMENT MARKERS (TYPE BB)	EA	4	$ 170.00	$ 680.00	$ 30.00	$ 120.00
19	G5 BOX W/ DIRECTIONAL ARROWS ON LID	EA	13	$ 1,370.00	$ 17,810.00	$ 800.00	$ 10,400.00
20	TEMPORARY BLOW-OFF VALVES (4-IN)	EA	7	$ 8,400.00	$ 58,800.00	$ 2,000.00	$ 14,000.00

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Base Bid				Mountain Cascade, Inc Livermore, CA		Mid Cal Pipeline & Utilities Merced, CA	
Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total	Unit Price	Total
21	TEMPORARY DOUBLE CHECK BACKFLOW PREVENTER ASSEMBLY (INSTALL AND REMOVE)	EA	1	$ 28,000.00	$ 28,000.00	$ 7,000.00	$ 7,000.00
22	REMOVE & DISPOSE OF EXISTING WATER LINES	LF	2210	$ 49.00	$ 108,290.00	$ 50.00	$ 110,500.00
23	REMOVE & DISPOSE EXISTING WATER VALVES	EA	5	$ 3,100.00	$ 15,500.00	$ 500.00	$ 2,500.00
24	REMOVE & DISPOSE OF EXISTING FIRE HYDRANT ASSEMBLIES	EA	1	$ 4,100.00	$ 4,100.00	$ 1,000.00	$ 1,000.00
25	STEP 3 TRENCH REPAIR - GRIND AND OVERLAY	SF	1450	$ 10.00	$ 14,500.00	$ 50.00	$ 72,500.00
26	STEP 3 TRENCH REPAIR - AGGREGATE BASE (6-IN THICK)	TON	403	$ 59.00	$ 23,777.00	$ 100.00	$ 40,300.00
27	STEP 3 TRENCH REPAIR - HOT MIX ASPHALT (5-IN THICK)	TON	348	$ 145.00	$ 50,460.00	$ 300.00	$ 104,400.00
28	TEMPORARY PAVEMENT MARKINGS	LS	1	$ 5,000.00	$ 5,000.00	$ 9,000.00	$ 9,000.00
29	THERMOPLASTIC MARKINGS	LS	1	$ 23,000.00	$ 23,000.00	$ 30,000.00	$ 30,000.00
30	ADJUST FRAMES AND COVERS TO GRADE FOR VALVE BOXES	EA	19	$ 1,200.00	$ 22,800.00	$ 400.00	$ 7,600.00
31	ALLOWANCE FOR IRRIGATION REPAIRS	ALLOW	1	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
32	ALLOWANCE FOR UNKNOWN UTILITIES	ALLOW	1	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
33	ALLOWANCE FOR TREE TRIMMING	ALLOW	1	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
34	ALLOWANCE FOR MINOR CONCRETE (CURB AND GUTTER)	ALLOW	1	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00
35	ALL OTHER WORK NOT COVERED BY BID ITEMS	LS	1	$ 104,800.00	$ 104,800.00	$ 1,000.00	$ 1,000.00
36	2-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	2	$ 2,300.00	$ 4,600.00	$ 100.00	$ 200.00
			Base Bid Total =	**$**	**1,189,992.00**	**$**	**1,200,060.00**

CITY OF TURLOCK BIDDER'S SUMMARY

PROJECT TITLE: WATER LINE REPLACEMENT ON LYONS AVENUE
CITY PROJECT NUMBER: 26-026
BID OPENING: JUNE 2, 2026 AT 1:00 PM
ANTICIPATED COUNCIL AWARD DATE: JUNE 9, 2026

				8		9		10	
Base Bid				Daleo, Inc Gilroy, CA		R Sutton Enterprises, LLC Vallecito, CA		Machado and Sons Construction Turlock, CA	
Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	MOBILIZATION AND DEMOBILIZATION	LS	1	$ 35,000.00	$ 35,000.00	$ 100,000.00	$ 100,000.00	$ 34,273.00	$ 34,273.00
2	CONSTRUCTION PROJECT SIGN	EA	2	$ 800.00	$ 1,600.00	$ 1,500.00	$ 3,000.00	$ 1,944.00	$ 3,888.00
3	TRAFFIC CONTROL	LS	1	$ 161,376.60	$ 161,376.60	$ 65,000.00	$ 65,000.00	$ 70,904.00	$ 70,904.00
4	POTHOLE EXISTING UTILITIES	LS	1	$ 40,102.02	$ 40,102.02	$ 25,000.00	$ 25,000.00	$ 39,212.00	$ 39,212.00
5	REMOVE EXISTING IMPROVEMENTS	LS	1	$ 26,734.68	$ 26,734.68	$ 7,500.00	$ 7,500.00	$ 3,600.00	$ 3,600.00
6	EARTHWORK AND GRADING	LS	1	$ 5,000.00	$ 5,000.00	$ 35,000.00	$ 35,000.00	$ 3,600.00	$ 3,600.00
7	SHORING, SHEETING, AND BRACING	LS	1	$ 1,764.00	$ 1,764.00	$ 25,000.00	$ 25,000.00	$ 6,820.00	$ 6,820.00
8	6-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	47	$ 334.09	$ 15,702.23	$ 185.00	$ 8,695.00	$ 408.00	$ 19,176.00
9	8-IN WATER MAIN PVC C900-07, CLASS 315, DR 14	LF	76	$ 220.00	$ 16,720.00	$ 190.00	$ 14,440.00	$ 700.00	$ 53,200.00
10	8-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	1845	$ 221.02	$ 407,781.90	$ 195.00	$ 359,775.00	$ 135.00	$ 249,075.00
11	12-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	20	$ 825.44	$ 16,508.80	$ 210.00	$ 4,200.00	$ 810.00	$ 16,200.00
12	6-IN GATE VALVE AND BOX WITH LID	EA	2	$ 2,285.18	$ 4,570.36	$ 4,500.00	$ 9,000.00	$ 5,496.00	$ 10,992.00
13	8-IN GATE VALVE AND BOX WITH LID	EA	17	$ 3,322.36	$ 56,480.12	$ 6,500.00	$ 110,500.00	$ 3,642.00	$ 61,914.00
14	12-IN BUTTERFLY VALVE AND BOX WITH LID	EA	2	$ 4,690.82	$ 9,381.64	$ 7,500.00	$ 15,000.00	$ 8,100.00	$ 16,200.00
15	1-IN WATER SERVICE W/ RELOCATED METER	EA	17	$ 6,469.00	$ 109,973.00	$ 6,500.00	$ 110,500.00	$ 4,020.00	$ 68,340.00
16	CONNECTION TO EXISTING MAIN	EA	6	$ 6,005.26	$ 36,031.56	$ 4,500.00	$ 27,000.00	$ 10,296.00	$ 61,776.00
17	FIRE HYDRANT ASSEMBLY	EA	4	$ 14,871.80	$ 59,487.20	$ 6,500.00	$ 26,000.00	$ 15,308.00	$ 61,232.00
18	BLUE RAISED REFLECTIVE PAVEMENT MARKERS (TYPE BB)	EA	4	$ 61.05	$ 244.20	$ 50.00	$ 200.00	$ 22.00	$ 88.00
19	G5 BOX W/ DIRECTIONAL ARROWS ON LID	EA	13	$ 175.76	$ 2,284.88	$ 250.00	$ 3,250.00	$ 1,172.00	$ 15,236.00
20	TEMPORARY BLOW-OFF VALVES (4-IN)	EA	7	$ 1,588.21	$ 11,117.47	$ 1,800.00	$ 12,600.00	$ 9,008.00	$ 63,056.00

				8		9		10	
Base Bid				Daleo, Inc Gilroy, CA		R Sutton Enterprises, LLC Vallecito, CA		Machado and Sons Construction Turlock, CA	
Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
21	TEMPORARY DOUBLE CHECK BACKFLOW PREVENTER ASSEMBLY (INSTALL AND REMOVE)	EA	1	$ 5,000.00	$ 5,000.00	$ 2,500.00	$ 2,500.00	$ 35,466.00	$ 35,466.00
22	REMOVE & DISPOSE OF EXISTING WATER LINES	LF	2210	$ 67.90	$ 150,059.00	$ 75.00	$ 165,750.00	$ 68.00	$ 150,280.00
23	REMOVE & DISPOSE EXISTING WATER VALVES	EA	5	$ 1,200.00	$ 6,000.00	$ 1,000.00	$ 5,000.00	$ 1,964.00	$ 9,820.00
24	REMOVE & DISPOSE OF EXISTING FIRE HYDRANT ASSEMBLIES	EA	1	$ 4,000.00	$ 4,000.00	$ 1,000.00	$ 1,000.00	$ 13,618.00	$ 13,618.00
25	STEP 3 TRENCH REPAIR - GRIND AND OVERLAY	SF	1450	$ 16.46	$ 23,867.00	$ 7.00	$ 10,150.00	$ 11.00	$ 15,950.00
26	STEP 3 TRENCH REPAIR - AGGREGATE BASE (6-IN THICK)	TON	403	$ 35.00	$ 14,105.00	$ 75.00	$ 30,225.00	$ 111.00	$ 44,733.00
27	STEP 3 TRENCH REPAIR - HOT MIX ASPHALT (5-IN THICK)	TON	348	$ 84.90	$ 29,545.20	$ 269.00	$ 93,612.00	$ 475.00	$ 165,300.00
28	TEMPORARY PAVEMENT MARKINGS	LS	1	$ 500.00	$ 500.00	$ 3,500.00	$ 3,500.00	$ 3,172.00	$ 3,172.00
29	THERMOPLASTIC MARKINGS	LS	1	$ 28,224.00	$ 28,224.00	$ 10,000.00	$ 10,000.00	$ 23,274.00	$ 23,274.00
30	ADJUST FRAMES AND COVERS TO GRADE FOR VALVE BOXES	EA	19	$ 530.00	$ 10,070.00	$ 500.00	$ 9,500.00	$ 1,420.00	$ 26,980.00
31	ALLOWANCE FOR IRRIGATION REPAIRS	ALLOW	1	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
32	ALLOWANCE FOR UNKNOWN UTILITIES	ALLOW	1	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
33	ALLOWANCE FOR TREE TRIMMING	ALLOW	1	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
34	ALLOWANCE FOR MINOR CONCRETE (CURB AND GUTTER)	ALLOW	1	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00
35	ALL OTHER WORK NOT COVERED BY BID ITEMS	LS	1	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 3,600.00	$ 3,600.00
36	2-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	LF	2	$ 50.00	$ 100.00	$ 250.00	$ 500.00	$ 762.00	$ 1,524.00
			Base Bid Total =	**$**	**1,315,830.86**	**$**	**1,334,897.00**	**$**	**1,378,999.00**

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AGREEMENT

For

PUBLIC IMPROVEMENT

City Project No. 26-026

Water Line Replacement on Lyons Avenue

THIS PUBLIC IMPROVEMENT AGREEMENT (the "Agreement") is entered into by and between the CITY OF TURLOCK, a California municipal corporation ("City"), and United Pavement Maintenance, Inc, a California corporation ("Contractor"), on Tuesday, June 9, 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 Water Line Replacement on Lyons Avenue (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 June 9, 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.

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

1. CONTRACT DOCUMENTS

This Agreement, together with the following documents, are collectively referred to herein as the "Contract Documents":

A. Notice to Bidders;

B. Contractor's Bid or Proposal accepted by City;

C. Special Provisions of the City of Turlock for Water Line Replacement on Lyons Avenue;

D. Plans and detailed drawings prepared for this Project and approved by City ("Project Plans");

E. All bonds and insurance required in any of the Contract Documents;

F. 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

G. 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

3.1. 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.

3.2. 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 CONTRACT PRICE 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 SCOPE OF WORK 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.

3.3. 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 Water Line Replacement on Lyons Avenue." 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.

3.4. EXHIBITS

All "Exhibits" referred to below or attached hereto are, by this reference, incorporated into the Contract.

Exhibit Designation	Exhibit Title
1. Exhibit A	Contractor's Proposal for 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 SCOPE OF WORK, an amount not to exceed Seven Hundred Thirty Three Thousand Two Hundred Forty Two and 70/100th Dollars ($733,242.70) (the "Contract Price"). Said amount shall be paid pursuant to COMPENSATION 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

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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 shall be substantially completed on or before the expiration of **thirty four (34)** working days (the "Substantial Completion Due Date") beginning on the first day of work or no later than the tenth day after the Notice to Proceed has been issued. All work on this project, including all punch list items, shall be completed on or before the expiration of **forty four (44)** working days (the "Final Completion Due Date") beginning on the first day of work or no later than the tenth day after the Notice to Proceed has been issued.

5.1. RIGHT OF CITY TO INCREASE WORKING DAYS

If Contractor fails to complete the Services by the Substantial and Final Completion Due Dates, 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 Substantial and Final Completion Due Dates, in writing, to the City Engineer.

The Substantial and Final Completion Due Dates 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 Substantial and Final Completion Due Dates will be determined as follows:

A. Additional working days will be awarded where the amount of time is mutually agreed upon by Contractor and the City Engineer; or

B. 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 Substantial and Final Completion Due Dates 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.

5.2. 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 Substantial and Final Completion Due Dates 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.

5.3. 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:

A. 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

B. 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

C. 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

D. 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.

5.4. DELAY DAMAGES

In the event Contractor, for any reason, fails to perform the Services to the satisfaction of the City Engineer by the Substantial Completion Due Date, City may, in accordance with Section 7203 of the Public Contract Code, in lieu of any other of its rights authorized by TERMINATION of this agreement, deduct from payments or credits due Contractor after such breach a sum equal to **Four Thousand Seven Hundred and No/100th Dollars ($4,700.00)** for each calendar day beyond the Substantial Completion Due Date. Upon Substantial Completion of the work, and in the event Contractor, for any reason, fails to perform the Services to the satisfaction of the City Engineer by the Final Completion Due Date, City may, in accordance with Section 7203 of the Public Contract Code, in lieu of any other of its rights authorized by TERMINATION of this agreement, deduct from payments or credits due Contractor after such breach a sum equal to **One Thousand and No/100th Dollars ($1,000.00)** for each calendar day beyond the Final Completion Due 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 Substantial and Final Completion Due Dates. 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 Substantial and Final Completion Due Dates.

Due account shall be taken of any time extensions granted to Contractor by City. Permitting Contractor to continue work beyond the Substantial and Final Completion Due Dates 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 Substantial and Final Completion Due Dates.

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

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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 OWNERSHIP OF WORK PRODUCT 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 OWNERSHIP OF WORK PRODUCT 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 DISPUTES PERTAINING TO PAYMENT FOR WORK of the City Standards 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 TERM 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

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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.

9.1. 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.

9.2. 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.

9.3. 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 ARBITRATION OF DISPUTES 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 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

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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

11.1. 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.

11.2. 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

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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

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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

17.1. 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.

17.2. 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.

18.1. COMMERCIAL 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 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. The policy shall contain, or be endorsed to contain, the following provisions:

A. 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. The coverage shall 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). The City shall be named as a certificate holder on the Certificate of Insurance.

B. For any claims related to the Project, Contractor's insurance coverage shall allow and be endorsed 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.

C. 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.

D. Coverage shall not extend to any indemnity coverage for the sole 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.

18.2. 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, One Million Dollars ($1,000,000.00) by disease-policy limit, and One Million Dollars ($1,000,000.00) by disease-each employee. Contractor shall submit to City, along with the Certificate of Insurance, a Waiver of Subrogation endorsement in favor of the City, its offices, agents, employees, and volunteers.

18.3. COMMERCIAL AUTOMOBILE LIABILITY INSURANCE

Contractor shall maintain commercial automobile liability insurance 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.

18.4. BUILDER'S RISK INSURANCE

Upon commencement of construction and with approval of City, Contractor shall obtain and maintain Builder's Risk/Course of Construction insurance. The coverage shall be written for an amount equal to the initial contract amount plus the value of any subsequent change orders. Policy shall be provided for replacement value on an

"all-risk" or special causes of loss basis, including earthquake and flood. The City shall be named as Loss Payee on the policy and there shall be no coinsurance penalty provision in any such policy. Policy must include: coverage for debris removal and insure the building(s), structures, machinery, equipment, materials, facilities, fixtures, and all other properties constituting a part of the project. The limits shall be to ensure the full replacement value of any property or equipment stored either on or off the project site, or in transit. Such insurance shall be on a form acceptable to City to ensure adequacy of terms and limits. The policy shall allow for and include a waiver of subrogation endorsement in favor of the Insureds.

18.5. 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. The policy shall provide and be endorsed to include the City, its officials, officers, agents, employees, and volunteers as insureds.

18.6. UMBRELLA OR EXCESS POLICY

Contractor may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required. The Umbrella or Excess policies shall be provided on a true “following form” or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability and Automobile Liability insurance. No coverage or 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.

18.7. 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.

18.8. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers 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.

18.9. VERIFICATION OF COVERAGE

Contractor shall furnish City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by CONTRACTOR'S INSURANCE. 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.

18.10. 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.

18.11. 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 Final 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.

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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 DISPUTES PERTAINING TO PAYMENT FOR WORK 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 ARBITRATION OF DISPUTES.

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: City Engineer
156 S. Broadway, Suite 150
Turlock, CA 95380-5461

With courtesy copies to:
City of Turlock, City Attorney's Office
Attn: Katie Lucchesi, City Attorney
156 S. Broadway, Suite 230
Turlock, CA 95380-5456

If to Contractor:
United Pavement Maintenance, Inc
Attn: Rudy Ruvalcba, President
P.O. Box 1017
Hughson, CA 95326

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If to Contractor's Sureties: **To be provided with surety records**

26. CITY CONTRACT ADMINISTRATOR

The City's contract administrator and contact person for this Agreement is:

Janine Lee, Associate Engineer
City of Turlock Engineering Division
156 S Broadway
Turlock, CA 95380
Telephone: (209) 668-6035
E-mail: jlee@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.

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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 signatures 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 ARBITRATION OF DISPUTES 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 Sections of this Agreement, the Sections shall prevail.

IN WITNESS WHEREOF, two identical counterparts of this agreement, consisting of a total of 39 pages, each of which counterparts shall for all purposes be deemed an original of said agreement, have been duly executed by the parties hereinabove named, on the day and year first herein above written.

United Pavement Maintenance, Inc, a California corporation

DocuSigned by:
38324E66F042489...
SIGNATURE

Rudy Ruvalcaba
FULL NAME

President
TITLE

7017 Hughson Ave, Hughson, CA 95326
ADDRESS

(209) 883-4345
PHONE

6/3/2026
DATE SIGNED

CITY OF TURLOCK, a municipal corporation

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

APPROVED AS TO SUFFICIENCY:

Signed by:
William D. Morris
7C75782B6D9B4E8...
SIGNATURE

William D. Morris
FULL NAME

RCE, PLS, City Engineer
TITLE

6/4/2026
DATE SIGNED

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

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APPROVED AS TO FORM:

SIGNATURE

Katie O. Lucchesi

FULL NAME

City Attorney

TITLE

DATE SIGNED

ATTEST:

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

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Exhibits List

A - EXHIBIT_A_CONTRACTOR'S_PROPOSAL_FOR_SERVICES

B - EXHIBIT B PAYMENT BY FORCE ACCOUNT

C - EXHIBIT C WORKERS' COMPENSATION INSURANCE CERTIFICATION

D - EXHIBIT_D_PERFORMANCE_BOND

E - EXHIBIT_E_PAYMENT_BOND

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Exhibit A

EXHIBIT_A_CONTRACTOR’S_PROPOSAL_FOR_SERVICES

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EXHIBIT A
CONTRACTOR'S PROPOSAL FOR SERVICES

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City of Turlock, CA
Municipal Services-Engineering
Chris Fisher, Director
156 So. Broadway, Turlock, CA 95380

[UNITED PAVEMENT MAINTENANCE, INC] RESPONSE DOCUMENT REPORT

CIFB-E DBE No. CP 26-026

Water Line Replacement on Lyons Avenue

RESPONSE DEADLINE: June 2, 2026 at 1:00 pm

Report Generated: Wednesday, June 3, 2026

United Pavement Maintenance, Inc Response

CONTACT INFORMATION

Company:
United Pavement Maintenance, Inc

Email:
javier@asphaltpavingpros.net

Contact:
javier ruvalcaba

Address:
2907 Tully Rd
PO Box 1017
Hughson, CA 95326

Phone:
N/A

Website:
www.unitedpavementmaintenance.com

Submission Date:
Jun 2, 2026 11:30 AM (Pacific Time)

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

ADDENDA CONFIRMATION

Addendum #1
Confirmed May 28, 2026 2:33 PM by javier ruvalcaba

QUESTIONNAIRE

1. Proposal*

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.

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 unit prices entered on the Bidder's Form.

Confirmed

2. Request for Substitutions*

You may upload information relative to material or equipment for which you would like to request approval of that were not specifically named in the project specifications. City staff will make an effort to respond to requests for substitution as part of the Q&A and addendum process, though will not be obligated to comment on, approve, or deny any request for substitution.

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

Confirmed

3. Affidavit*

Please download the below documents, complete, and upload.

- AFFIDAVIT.pdf

AFFIDAVIT._Notarized.pdf

4. INFORMATION REQUIRED OF BIDDER

NUMBER OF YEARS' EXPERIENCE AS A CONTRACTOR IN CONSTRUCTION WORK OR INSTALLATION WORK SIMILAR TO THAT REQUIRED IN THESE SPECIFICATIONS.*
17

NAME OF PERSON WHO INSPECTED THE SITE OF THE PROPOSED WORK FOR YOUR FIRM.*
Monty Tomlinson

DATE OF INSPECTION*
05/28/2026

5. PREVIOUS WORK/REFERENCES

Please provide information for four (4) recent projects. If bidder is unable to provide information for four (4) reference projects, it shall provide as many reference projects that it can and City will make a determination as to bidder responsibility based on the available information.

REFERENCE #1: PROJECT NO. AND TITLE OF A PREVIOUS PROJECT YOU COMPLETED.*
Clinton Street Sewer and Water Main Project

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

REFERENCE #1: NAME THE CLASS AND TYPE OF WORK FOR THE COMPLETED PROJECT.*
Sewer and Water Main upgrades - underground

REFERENCE #1: NAME, ADDRESS AND PHONE NO. OF THE OWNER OF THE COMPLETED PROJECT.*
City of Madera, 428 E Yosemite Ave, Madera CA 93638, 559-661-5418

REFERENCE #1: WHO WAS THE REGISTERED ENGINEER IN CHARGE OF THE COMPLETED PROJECT?*
Keith Helmuth

REFERENCE #1: LIST THE TOTAL CONTRACT AMOUNT OF THE COMPLETED PROJECT AND THE AMOUNT OF THE CONTRACT YOU PERFORMED.*
$674,691.32 - $395,167.32

REFERENCE #1: NAME OF PRIME CONTRACTOR (IF YOU WERE SUB)
United Pavement Maintenance, Inc

REFERENCE #1: DATE OF PROJECT COMPLETION
July 31, 2025

REFERENCE #1: LIST ANY LIQUIDATED DAMAGES THAT WERE ASSESSED.
$0

REFERENCE #2: PROJECT NO. AND TITLE OF A PREVIOUS PROJECT YOU COMPLETED.
Thornton Water Main Looping

REFERENCE #2: NAME THE CLASS AND TYPE OF WORK FOR THE COMPLETED PROJECT.
Water Main upgrades, Ice Pigging - Underground

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

REFERENCE #2: NAME, ADDRESS AND PHONE NO. OF THE OWNER OF THE COMPLETED PROJECT.
County of San Joaquin, 1810 E. Hazelton Ave, Stockton, CA 95205, 209-468-3000

REFERENCE #2: WHO WAS THE REGISTERED ENGINEER IN CHARGE OF THE COMPLETED PROJECT?
Robert I. Davalos

REFERENCE #2: LIST THE TOTAL CONTRACT AMOUNT OF THE COMPLETED PROJECT AND THE AMOUNT OF THE CONTRACT YOU PERFORMED.
$1,058,919.26 - $844,092.26

REFERENCE #2: NAME OF PRIME CONTRACTOR (IF YOU WERE SUB)
United Pavement Maintenance, Inc

REFERENCE #2: DATE OF PROJECT COMPLETION
May, 31, 2025

REFERENCE #2: LIST ANY LIQUIDATED DAMAGES THAT WERE ASSESSED.
$0

REFERENCE #3: PROJECT NO. AND TITLE OF A PREVIOUS PROJECT YOU COMPLETED.
Odessa Way & Mark Court Improvements

REFERENCE #3: NAME THE CLASS AND TYPE OF WORK FOR THE COMPLETED PROJECT.
Water, Sewer, and Storm drain upgrades - Underground

REFERENCE #3: NAME, ADDRESS AND PHONE NO. OF THE OWNER OF THE COMPLETED PROJECT.
City of Oakdale, 455 S. Fith Ave, Oakdale, CA 95361, 209-845-3600

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

REFERENCE #3: WHO WAS THE REGISTERED ENGINEER IN CHARGE OF THE COMPLETED PROJECT?
Rob Marler - MCR engineering, Inc

REFERENCE #3: LIST THE TOTAL CONTRACT AMOUNT OF THE COMPLETED PROJECT AND THE AMOUNT OF THE CONTRACT YOU PERFORMED.
$738,568.44 - $730,668.44

REFERENCE #3: NAME OF PRIME CONTRACTOR (IF YOU WERE SUB)
United Pavement Maintenance. Inc

REFERENCE #3: DATE OF PROJECT COMPLETION
September 18, 2025

REFERENCE #3: LIST ANY LIQUIDATED DAMAGES THAT WERE ASSESSED.
$0

REFERENCE #4: PROJECT NO. AND TITLE OF A PREVIOUS PROJECT YOU COMPLETED.
P Street Alley Improvements

REFERENCE #4: NAME THE CLASS AND TYPE OF WORK FOR THE COMPLETED PROJECT.
Water, Sewer Main Upgrades - Underground

REFERENCE #4: NAME, ADDRESS AND PHONE NO. OF THE OWNER OF THE COMPLETED PROJECT.
City of Firebaugh, 456 Sixth Street, Gustine, CA 95322, 559-659-2043

REFERENCE #4: WHO WAS THE REGISTERED ENGINEER IN CHARGE OF THE COMPLETED PROJECT?
Mario B, Gouveia

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

REFERENCE #4: LIST THE TOTAL CONTRACT AMOUNT OF THE COMPLETED PROJECT AND THE AMOUNT OF THE CONTRACT YOU PERFORMED.
$507,033.55 - $507,033.55

REFERENCE #4: NAME OF PRIME CONTRACTOR (IF YOU WERE SUB)
United Pavement Maintenance. Inc

REFERENCE #4: DATE OF PROJECT COMPLETION
July 30, 2025

REFERENCE #4: LIST ANY LIQUIDATED DAMAGES THAT WERE ASSESSED.
$0

6. BOND INFORMATION

You can enter your Bid Bond information in the Surety2000 question below.

OR

You may also submit hard copy original bonds by mail or hand delivery prior to the bid due date and time to the following address:

City of Turlock Engineering Division
156 S. Broadway Suite 150
Turlock, CA 95380

DO YOU WANT TO USE SURETY2000 TO SUBMIT YOUR BONDING INFORMATION?*
If you choose to upload bond forms not using Surety2000, you will need to submit the hard copy originals, prior to the bid due date and time, to engineering at:

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

City of Turlock Engineering Division
156 S. Broadway Suite 150
Turlock, CA 95380

No

BIDDER'S BOND*
Please download the documents below, complete, and submit hard copy original bonds by mail or hand delivery prior to the bid due date and time to the following address:

City of Turlock Engineering Division
156 S. Broadway Suite 150
Turlock, CA 95380

- BIDDERS_BOND.pdf

BIDDERS_BOND._Notarized.pdf

7. OTHER DOCUMENTS AND CERTIFICATIONS

SUBCONTRACTORS*
Please download the below documents, complete, and upload.

- SUBCONTRACTORS.Update.pdf

SUBCONTRACTORS.Update._Filled_out.pdf

PRICE TABLES

BASE BID

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	MOBILIZATION AND DEMOBILIZATION	1	LS	$9,785.00	$9,785.00
2	CONSTRUCTION PROJECT SIGN	2	EA	$2,687.00	$5,374.00
3	TRAFFIC CONTROL	1	LS	$11,174.00	$11,174.00
4	POTHOLE EXISTING UTILITIES	1	LS	$11,556.00	$11,556.00
5	REMOVE EXISTING IMPROVEMENTS	1	LS	$10,038.00	$10,038.00
6	EARTHWORK AND GRADING	1	LS	$4,108.00	$4,108.00
7	SHORING, SHEETING, AND BRACING	1	LS	$8,495.00	$8,495.00
8	6-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	47	LF	$149.50	$7,026.50
9	8-IN WATER MAIN PVC C900-07, CLASS 315, DR 14	76	LF	$190.30	$14,462.80
10	8-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	1,845	LF	$84.00	$154,980.00
11	12-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	20	LF	$302.50	$6,050.00
12	6-IN GATE VALVE AND BOX WITH LID	2	EA	$1,743.00	$3,486.00
13	8-IN GATE VALVE AND BOX WITH LID	17	EA	$2,585.50	$43,953.50
14	12-IN BUTTERFLY VALVE AND BOX WITH LID	2	EA	$4,324.00	$8,648.00
15	1-IN WATER SERVICE W/ RELOCATED METER	17	EA	$2,074.00	$35,258.00
16	CONNECTION TO EXISTING MAIN	6	EA	$6,829.00	$40,974.00

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
17	FIRE HYDRANT ASSEMBLY	4	EA	$9,256.20	$37,024.80
18	BLUE RAISED REFLECTIVE PAVEMENT MARKERS (TYPE BB)	4	EA	$52.50	$210.00
19	G5 BOX W/ DIRECTIONAL ARROWS ON LID	13	EA	$1,200.00	$15,600.00
20	TEMPORARY BLOW-OFF VALVES (4-IN)	7	EA	$5,598.60	$39,190.20
21	TEMPORARY DOUBLE CHECK BACKFLOW PREVENTER ASSEMBLY (INSTALL AND REMOVE)	1	EA	$10,632.00	$10,632.00
22	REMOVE & DISPOSE OF EXISTING WATER LINES	2,210	LF	$22.30	$49,283.00
23	REMOVE & DISPOSE EXISTING WATER VALVES	5	EA	$183.00	$915.00
24	REMOVE & DISPOSE OF EXISTING FIRE HYDRANT ASSEMBLIES	1	EA	$896.00	$896.00
25	STEP 3 TRENCH REPAIR - GRIND AND OVERLAY	1,450	SF	$14.00	$20,300.00
26	STEP 3 TRENCH REPAIR - AGGREGATE BASE (6-IN THICK)	403	TON	$64.00	$25,792.00
27	STEP 3 TRENCH REPAIR - HOT MIX ASPHALT (5-IN THICK)	348	TON	$241.70	$84,111.60
29	TEMPORARY PAVEMENT MARKINGS	1	LS	$3,000.00	$3,000.00
30	THERMOPLASTIC MARKINGS	1	LS	$25,200.00	$25,200.00
31	ADJUST FRAMES AND COVERS TO GRADE FOR VALVE BOXES	19	EA	$1,000.00	$19,000.00
32	ALLOWANCE FOR IRRIGATION REPAIRS	1	ALLOW	$10,000.00	$10,000.00
33	ALLOWANCE FOR UNKNOWN UTILITIES	1	ALLOW	$10,000.00	$10,000.00

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
34	ALLOWANCE FOR TREE TRIMMING	1	ALLOW	$5,000.00	$5,000.00
28	ALLOWANCE FOR MINOR CONCRETE (CURB AND GUTTER)	1	ALLOW	$1,500.00	$1,500.00
35	ALL OTHER WORK NOT COVERED BY BID ITEMS	1	LS	$1.00	$1.00
36	2-IN WATER MAIN PVC C900-07, CLASS 235, DR 18	2	LF	$109.15	$218.30
TOTAL					**$733,242.70**

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

AFFIDAVIT

The undersigned bidder, being first duly sworn, deposes and says that he/she are the party making the foregoing proposal or bid, that this bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any other person or bidder, to put in a sham bid, or that said other person shall refrain from bidding, and has not in any manner sought by collusion to secure any advantage against the said City or any person interested in said improvement, for him/herself or any other person.

X _____
Signature of Bidder

Jurat (Government Code Section 8202)

State of California

County of _____

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20_____

by _____ proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(AFFIX SEAL)

_____
NOTARY PUBLIC SIGNATURE

See Attached Notary

_____
NOTARY PUBLIC PRINTED NAME

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Stanislaus

Subscribed and sworn to (or affirmed) before me

on this 1 day of June, 20 26,
by *Date* *Month* *Year*

(1) Rodolfo Ruvalcaba

(and (2)), *Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ANNETTE M. KINSFATER
Notary Public - California
Merced County
Commission # 2460852
My Comm. Expires Aug 25, 2027

Place Notary Seal and/or Stamp Above

Signature
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit

Document Date: No Date Number of Pages: One

Signer(s) Other Than Named Above: No other signers

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Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

BIDDER'S BOND

KNOW ALL MEN BY THESE PRESENTS:

That we United Pavement Maintenance, Inc. as BIDDER, and Atlantic Specialty Insurance Company as SURETY a corporation duly organized under the laws of the State of NY and duly licensed to become sole Surety on bonds required and authorized by the State of California, as SURETY, are held and firmly bound unto the City of Turlock, hereinafter called the City, in the penal sum of TEN PERCENT (10%) OF THE TOTAL AMOUNT OF THE BID of the Bidder above named, submitted by said Bidder to the City, for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents. In no case shall the liability of the Surety hereunder exceed the sum Ten Percent of the Amount Bid

Dollars ($10%).

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, whereas the bidder has submitted the above-mentioned bid to the City for certain construction specifically described as follows for which bids are to be opened at Engineering Division, City Hall, 156 S. Broadway Suite 150, Turlock, California, on

Tuesday (day), June 2nd (date), 2026, at 01:00 PM (time).

for **Project No. «Project_Number», "«Project_Name_1» «Project_Name_2»."**

Project No: CP 26-026, Water Line Replacement on Lyons Avenue

NOW, THEREFORE, if the aforesaid Bidder is awarded the contract and, within the time manner required under the specifications after the prescribed forms are presented to him for signature, enters into a written contract in the prescribed form in accordance with the bid, and files the two bonds with the City, one to guarantee faithful performance and the other to guarantee payment for labor and materials as required by law, then obligation shall be null and void; otherwise, it shall be and remain in full force and virtue.

In the event suit is brought upon this bond by the Obligee and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such a suit, including a reasonable attorney's fee to be fixed by the court.

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 28th day of May, 2026.

BIDDER

United Pavement Maintenance, Inc. (SEAL)
(Bidder's Name and Corporate Seal)

(Signature)

Rodolfo Ruvalcaba
(Print Name and Title)

(ATTACH ACKNOWLEDGMENT OF BIDDER)

SURETY

Atlantic Specialty Insurance Company (SEAL)
(Surety's Name and Corporate Seal)

(Signature)

Magdalena R. Wolfe, Attorney-in-Fact
(Print Name and Title)

(ATTACH ACKNOWLEDGMENT OF SURETY'S ATTORNEY-IN-FACT)

NOTE: ATTACH CERTIFIED COPY OF POWER OF ATTORNEY

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin)

On MAY 28 2026 before me, Benjamin Wolfe, Notary Public
(insert name and title of the officer)

personally appeared Magdalena R. Wolfe,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BENJAMIN WOLFE
Notary Public - California
Marin County
Commission # 2513526
My Comm. Expires Mar 3, 2029

Signature _____ **(Seal)**

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

Bond No. CSBA-35184

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Adrian Langrell, Arturo Ayala, Ben Stong, Benjamin Wolfe, Chelsea Liberatore, Daniel Huckabay, Frank Morones, Magdalena R. Wolfe, Robert Wood, Shaunna Rozelle Ostrom, Stephanie McClain**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2026.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2026, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON D. NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2030

_____
Notary Public

I, the undersigned, Assistant Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 28th day of May, 2026.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2030

_____
Nicole Pelletier, Assistant Secretary

Please direct bond verifications to surety@intactinsurance.com

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CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus

On June 1, 2026 (Date) before me, Annette M Kinsfater, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Rodolfo Ruvalcaba - President (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ANNETTE M. KINSFATER
Notary Public - California
Merced County
Commission # 2460852
My Comm. Expires Aug 25, 2027

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bidder's Bond

Document Date: June 2, 2026 Number of Pages: Four

Signer(s) Other Than Named Above: No other signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rodolfo Ruvalcaba	Signer's Name:
☒ Corporate Officer – Title(s): President	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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SUBCONTRACTORS

Prime Contractor: United Pavement Maintenance, Inc. DIR NUMBER: 1000878534

Pursuant to California Public Contract Code §4100, the Bidder shall list each subcontractor who will perform Work or Labor or who will render service to the Prime Contractor in or about the construction of the Work or Improvement, or a subcontractor duly licensed who, under subcontract to the Prime Contractor, specially fabricates and installs a portion of the Work or Improvement according to detailed Drawings contained in the Contract Documents, in an amount in excess of 1/2 of 1 percent of the Prime Contractor's Total Bid or, in the case of Bids or Offers for the construction of streets or highways, including bridges, in excess of 1/2 of 1 percent of the Prime Contractor's total Bid or $10,000 whichever is greater. After the opening of Bids, no changes or substitutions will be allowed except as otherwise provided by law. The listing of more than one subcontractor for each item of Work to be performed with the words "and/or" will not be permitted.

IF NO SUBCONTRACTORS WILL FURNISH WORK, THEN WRITE "NONE" BELOW IN THE SPACE PROVIDED.

NAME	LICENSE NUMBER	DIR NUMBER	ADDRESS	WORK ITEMS TO BE PERFORMED AND % OF ITEM
Specialized Pavement Marking, Inc	854894	1000886659	6868 Avenue 305, Goshen, CA 93227	18=95%, 30= 95%

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Exhibit B

EXHIBIT B PAYMENT BY FORCE ACCOUNT

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

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

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(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:

   1.1 During that period
   1.2 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.

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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

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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

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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.

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Exhibit C

EXHIBIT C WORKERS' COMPENSATION INSURANCE CERTIFICATION

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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: ( ) _____

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Exhibit D

EXHIBIT_D_PERFORMANCE_BOND

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EXHIBIT D
PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the **City of Turlock,** State of California, has awarded to United Pavement Maintenence Inc, hereinafter designated as the "Principal," a contract for **Project No.** 26-026**, "Water Line Replacement on Lyons Ave";** 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*]

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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

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

Exhibit E

EXHIBIT_E_PAYMENT_BOND

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

EXHIBIT E
PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the **City of Turlock**, a municipal corporation, has awarded to United Pavement Maintence Inc, hereinafter designated as the "Principal", a contract for **Project No. 26-026, "Water Line Replacement on Lyons Avenue"**; 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*]

Docusign Envelope ID: E8811726-FB34-88B7-834C-A828C27F8F53

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

June 9, 2026

From:	Christopher Fisher, Acting City Manager
Prepared by:	James Governale, Management Analyst
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Resolution: Rescind Resolution 2002-073

Resolution: Approve a Citywide E-mail Policy

2. NARRATIVE:

Staff recommends that the City Council adopt a resolution approving a Citywide E-mail Policy and adopt a separate resolution rescinding Resolution 2002-073.

Email Policy

City officials and staff regularly use various communication systems to transmit messages and documents inside and outside the organization. The most common of these systems is e-mail, which is used for routine communication with residents, vendors, other public agencies, and internal staff. Because e-mail is a communication tool and not a records management system, the City benefits from a consistent policy that provides direction on how e-mail should be managed, retained, stored, and reviewed.

The proposed policy is intended to clarify that retention requirements are based on the content of a communication, not the communication method used. Some e-mails may be official City records because they relate in a substantive way to the conduct of City business or are required to be retained under applicable law or the City's records retention schedule. Other e-mails may be transitory, preliminary, duplicative, or non-substantive communications that are not required to be retained. This distinction is important because it determines whether an e-mail must be preserved in accordance with the City's records retention practices or may be deleted when it is no longer needed.

The proposed policy provides direction on several key items, including the following:

- E-mail should not be used as a records management system, and substantive e-mails should be saved or stored in the appropriate subject, project, or department file.
- Retention is based on the content of the e-mail.
- E-mail communications remain subject to applicable City policies, including policies related to professional conduct, harassment, confidentiality, and appropriate use of City systems.
- E-mails that are not required to be retained may be deleted in accordance with the policy and the City's records retention practices.
- City business should be conducted using City accounts and tools, and the policy provides procedures for preserving City records if personal accounts or devices are used.

- Confidential e-mails must be handled appropriately, including communications that may be subject to attorney-client privilege or attorney work-product protection.
- Litigation holds, claims, audits, investigations, and Public Records Act requests suspend normal deletion practices for responsive or relevant records.
- The policy provides procedures for managing e-mail when an employee separates from or transfers within the organization.

The policy was developed in consultation with the Information Technology Department and using best practices provided by a consultant who advises California public agencies on records-related matters. The policy has also been reviewed by representatives from Human Relations, and the City Manager and City Attorney's Offices, and is recommended for approval by the City Council.

The policy does not authorize the deletion of records required to be retained under law, the City's records retention schedule, a litigation hold, an audit, an investigation, or a pending Public Records Act request. Rather, the policy establishes procedures for preserving records that must be retained and managing communications that are not required to be retained.

Adoption of the proposed policy will support consistent records management practices, improve operational efficiency and limitations on data storage capacity, assist with California Public Records Act compliance, and reduce the risk of inconsistent handling of e-mail across departments.

Resolution 2002-073

During staff's review of records retention materials related to the proposed e-mail policy, staff identified an apparent error associated with the adoption of Resolution 2018-071. Resolution 2018-071 rescinded Resolution 2002-173; however, Resolution 2002-173 does not appear to relate to records retention and instead appears to involve acceptance of a grant for the Police Department. Based on staff's review, the resolution that was likely intended to be rescinded was Resolution 2002-073.

This appears to have been a clerical or administrative error. Staff recommends that the City Council rescind Resolution 2002-073 to correct the City's records and align prior Council actions with the apparent intent of the 2018 action.

Approval of both resolutions is recommended to establish a clear Citywide e-mail policy and correct the City's records regarding the prior records retention resolution.

3. FISCAL IMPACT / BUDGET AMENDMENT:

There is no direct fiscal impact associated with adoption of the proposed resolutions. Implementation may require staff time for training, coordination, and configuration of e-mail retention settings, which can be absorbed within existing departmental budgets. No budget amendment is requested.

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 approve a modified version of the proposed policy. This alternative is not recommended unless the modifications are reviewed by the City Attorney’s Office and Information Technology to ensure consistency with applicable law, records retention practices, and system capabilities.
B. The Council could direct that the policy be considered administratively rather than by the City Council. This alternative is not recommended because the policy has Citywide operational implications and provides important direction regarding records management, e-mail retention, Public Records Act compliance, and public trust.
C. The Council could decline to approve the proposed policy and provide alternative direction to staff. This alternative is not recommended because the City would continue without clear Citywide direction regarding the management, retention, and deletion of e-mail communications.
D. The Council could decline to rescind Resolution 2002-073. This alternative is not recommended because staff has identified an apparent prior administrative error, and rescinding Resolution 2002-073 will correct and align the City’s records.

6. ATTACHMENTS:

1. Draft Resolution - Rescind 2002-073
2. Draft Resolution - Email Policy
3. Resolution 2002-073 (to be rescinded)

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF RESCINDING RESOLUTION NO. 2002-073	**} }**	**RESOLUTION NO. 2026-**

WHEREAS, on May 14, 2002, the City Council adopted Resolution No. 2002-073, approving a Citywide Records Retention Schedule for use by all City departments and personnel; and

WHEREAS, on March 27, 2018, the City Council adopted Resolution No. 2018-071, approving an updated Citywide Records Retention Schedule and rescinding Resolution No. 2002-173; and

WHEREAS, City staff has since identified that Resolution No. 2002-173 does not appear to relate to records retention, and that Resolution No. 2002-073 appears to have been the prior records retention resolution intended to be rescinded; and

WHEREAS, the City Council desires to correct the City's records by formally rescinding Resolution No. 2002-073; 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 that Resolution No. 2002-073 is hereby rescinded.

BE IT FURTHER RESOLVED that the reference to Resolution No. 2002-173 in Resolution No. 2018-071 is hereby recognized as an inadvertent clerical or administrative error, and Resolution No. 2018-071 shall not be construed as having rescinded, amended, or otherwise affected Resolution No. 2002-173.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING A CITYWIDE E-MAIL POLICY	**} }**	**RESOLUTION NO. 2026-**

WHEREAS, City officials, employees, and representatives regularly use e-mail to communicate regarding City business with residents, vendors, other public agencies, and internal staff; and

WHEREAS, e-mail is a communication tool and should not be used as a records management system; and

WHEREAS, the City desires to establish consistent Citywide procedures for the management, retention, storage, and deletion of e-mail communications; and

WHEREAS, retention requirements for e-mail communications are based on the content of the communication, not the method of communication used; and

WHEREAS, certain e-mail communications may constitute official City records because they relate in a substantive way to the conduct of City business, are required to be retained under applicable law, or are required to be retained under the City's records retention schedule; and

WHEREAS, other e-mail communications may be transitory, preliminary, duplicative, non-substantive, or otherwise not required to be retained, and may be managed or deleted in accordance with applicable law, the City's records retention schedule, and City policy; and

WHEREAS, the proposed Citywide E-mail Policy provides guidance regarding the appropriate management of e-mail communications, including saving substantive records in the appropriate subject, project, or department file; use of City accounts and systems for City business; protection of confidential and privileged communications; treatment of personal accounts or devices when used for City business; litigation holds and other retention holds; Public Records Act requests; and procedures following employee separation or transfer; and

WHEREAS, the proposed Citywide E-mail Policy does not authorize the deletion of any record required to be retained by law, the City's records retention schedule, a litigation hold, audit, investigation, pending claim, or Public Records Act request; and

WHEREAS, approval of the proposed Citywide E-mail Policy will support consistent records management practices, improve operational efficiency, assist with California Public Records Act compliance, and reduce the risk of inconsistent handling of e-mail communications across City departments; 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:

Section 1: The City Council hereby finds that the above recitals are true and correct and, accordingly, are incorporated as a material part of this Resolution.

Section 2: The City Council hereby approves the Citywide E-mail Policy, attached hereto as Exhibit A and incorporated herein by this reference.

Section 3: The City Manager, or designee, is authorized to take all actions necessary or appropriate to implement the Citywide E-mail Policy.

Section 4: The City Manager, with the joint approval of the City Attorney, is authorized to approve non-substantive, administrative, technical, or procedural revisions to the Citywide E-mail Policy as necessary.

Section 5: This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 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

CITY COUNCIL POLICY

POLICY TITLE:	Email Policy
POLICY NUMBER:	TBD
POLICY EFFECTIVE DATE:	06-09-2026
LAST REVISION:	N/A

Electronic telecommunications systems (e-mail, text messages, voice mail, fax systems, etc.) are a media for transport of communication and are methods to send, receive, or temporarily store correspondence. Communications generated through these systems are not retained in the ordinary course of business and are subject to records retention policies.

This is the same manner in which paper mail is managed: Employees determine what is a record that needs to be retained pursuant to the City's records retention schedule, what records are preliminary drafts, copies or non-records and then file, or dispose of the record based upon the City's record retention policies and procedures.

To qualify as a public record under CPRA, at a minimum, a writing must relate in some substantive way to the conduct of the public's business.[1]

The length of required retention of an e-mail, electronic, or paper record is determined based either (1) a state law requiring a specific retention period or (2) because it is necessary or convenient to the discharge of the public officer's duties, and was made or retained for the purpose of preserving its informational content for future reference.[2]

E-mail is a business tool which will be used in accordance with generally accepted business practices and current law reflected in the California Public Records Act to provide an efficient and effective means of intra-agency and inter-agency communications.

These procedures apply to all employees, advisory body members, council members, contractors, interns, volunteers, and others when they are using City-provided electronic technology.

Users are solely responsible for the management of their mailboxes, just as they are their responsible for sorting through paper mail in their in-boxes from the US Post Office or inter-office memoranda. E-mail is not intended to serve as a records management system

[1] City of San Jose v. Superior Court (Smith). S218066. Supreme Court of California, 2017
[2] California Attorney General's Opinion, 64 Ops. Cal. Atty. Gen. 317

and staff are discouraged from using it as such. E-mail in-boxes and out-boxes shall be emptied on a regular basis, after records have been appropriately saved, to preserve digital storage space and to maintain efficiency and transparency in City records as outlined below.

1. **Official Records Are Saved and Stored in Subject / Project File Folders.** E-mail messages which are intended to be retained in the ordinary course of the City's business are recognized as official records that need retention in accordance with the California law. Because the e-mail system is not designed for long term storage, e-mail communications which are intended to be retained as an official record (those that relate in a substantive way to the conduct of business, or those that ARE made or retained for the purpose of preserving the informational content for future reference) should be saved in an electronic subject / project folder.

2. **Retention is Based on the Content of the E-mail.** The City will maintain all e-mail messages determined by staff to be official records (those that relate in a substantive way to the conduct of business, or that ARE made or retained for the purpose of preserving the informational content for future reference) for the period of time designated in the City's retention schedule, based upon the **content** of the e-mail,) by saving them electronically in a subject / project folder.

   i) **CEQA / NEPA** e-mails only: e-mail submitted to, or transferred from the agency, and all internal agency communications, including staff notes related to a non-exempt CEQA action are required to be retained until Completion of CEQA Process[3].
      (1) This does not include:
         (a) "every e-mail and preliminary draft."
         (b) "e-mail equivalent to sticky notes, calendaring faxes, and social hallway conversations — that is, e-mails that do not provide insight into the project or the agency's CEQA compliance with respect to the project — are not within the scope of section 21167.6, subdivision (e) and need not be retained to comply with section 21167.6."

3. **All City Policies Apply / Professional Communications.** All City policies (e.g., harassment policies) apply to electronic media. Make sure all your communications are appropriate and are within City policy. Employees are to use professional, courteous communications, and to abide by all laws and City policies.

4. **Deletion After Retention Requirements.** E-mail communications that DO NOT relate in a substantive way to the conduct of business, or are NOT required to be retained by law nor by the City's Records Retention policies, and were NOT made or retained for the purpose of preserving the informational content for future reference (preliminary drafts, notes, transitory correspondence, interagency or intra-agency memoranda not retained in the ordinary course of business,) will be deleted by employees as soon as they are no longer required.

[3] Golden Door Properties, LLC v. Superior Court of San Diego County (County of San Diego, et al., Real Parties in Interest) (D076605, D076924, D076993) (4th Dist. 2020); PRC 21167,6

The City will auto-delete e-mails left in the following mail boxes on a routine basis:

(1) In Boxes (delete what remains after 2 years)
(2) Sent Items (delete what remains after 2 years)
(3) Deleted Items (delete what remains after 90 days)

5. **Archiving and "Auto-Archiving"** of e-mails is prohibited, except where specifically authorized by the City for legal, retention, litigation hold, audit, investigation, or Public Records Act purposes.

For purposes of this section, "Archiving" and "Auto-Archiving" mean any manual or automated process that moves or stores e-mails from active mailbox folders into an archive folder, archive mailbox, personal storage file, offline file, or other separate storage location.

i) Employees shall NOT archive ALL e-mails they receive or send.
ii) Archives should only contain e-mails that need to be retained for the purpose of preserving its informational content for future reference, and should be located in the appropriate subject / project file folder, consistent with this policy and the City's records retention schedule.
iii) E-mail stored in archives that are responsive to a Public Records Act request must be searched and produced by employees.

6. **Personal Devices / Personal Accounts / Text messages.** The City discourages the use of Personal e-mail accounts, cell phones, or other personal devices to conduct City business except those authorized through the City's Cell Phone Policy. If any of these are used to conduct City business:

i) E-mails, records, and/or text messages stored on personal devices or in personal accounts relating to the conduct of City business will be subject to the Public Records Act.

ii) In the event a request for such records is received, the City may require employees to locate all records responsive to such request, including any records stored on personal accounts or personal devices (unless an exemption applies.)

7. **Forwarding E-mails.** E-mails may only be sent or forwarded to appropriate persons that have a need to know the information to conduct City business.

8. **Protection of Confidential E-mail.** Write the word, "Confidential" on protected e-mail. Do not "interfile" e-mail or other privileged correspondence from the City Attorney's office with public documents (documents that are accessible to the public). These e-mails may be subject to the Attorney-Client and or the Attorney Work Product privileges, and the contents should not be disclosed without first checking with the City Attorney.

9. **Litigation Holds / Other Types of Holds.** E-mails subject to litigation (including a reasonable expectation of litigation,) claims, complaints, audits, records requests and/or investigations suspend normal retention periods (retention resumes after settlement or completion of the triggering hold).

10. **Separation / Transfer of Employees.**

i) The City's technology systems must be set up to immediately disable a separated employee's access to City e-mail and/or other technology. Human Relations and Information Technology shall ensure timely notifications of all employee separations.
ii) During separation, Human Relations will ensure employees:
    (1) Forward any e-mails or text messages relating to City business stored on personal devices or personal accounts to their City e-mail account.
    (2) Employees are to close and/or remove any access to City e-mail or other technology systems from their personal devices.
iii) Information Technology shall ensure that the employee's (former) Supervisor has access to the former employee's e-mail account.
iv) The records stored in the e-mail account (including any archives,) of an employee who separates or transfers shall be the responsibility of that employee's (former) supervisor.
v) The Supervisor shall review the e-mails of the former employee, ensure the content of their e-mail account are preliminary drafts not retained in the ordinary course of business (the content does NOT relate in a substantive way to the conduct of the public's business,) then authorize their deletion, after appropriate records are retained for their retention period, if applicable.
vi) E-mails that remain in an account (that are not saved in a subject / project file folder outside the e-mail system) will be routinely deleted after 2 years.

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ADOPTING A CITY-WIDE RECORDS RETENTION SCHEDULE	}	**RESOLUTION NO. 2002-073**

WHEREAS, the City of Turlock deems it desirable to implement a City-wide Records Retention Schedule in accordance with various federal, state and local laws; and

WHEREAS, the City has worked with a consultant to develop a comprehensive, City-wide Records Retention Policy.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby adopt the attached Records Retention Schedule for use by all City departments and personnel; and

BE IT FURTHER RESOLVED City personnel are hereby authorized to destroy or retain records in accordance with said Schedule.

PASSED AND ADOPTED at a special meeting of the City Council of the City of Turlock this 14th day of May, 2002, by the following vote:

AYES:	Councilmember Hatcher, Wallen, Yerby and Mayor Andre
NOES:	None
ABSTAIN:	None
NOT PARTICIPATING:	None
ABSENT:	Councilmember Lazar

ATTEST:

Rhonda Greenlee

Rhonda Greenlee, CMC
City Clerk, City of Turlock, County of Stanislaus, State of California

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS

Office of Record (OFR)	Classification OR File Number	Records Description	Retention / Disposition: Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Comments / Reference
Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Municipal Services / Fleet		Accident, Injury and Property Damage Reports: **CITY VEHICLES** (except for Fire)	1 year		1 year		Mag, Ppr			Copies retained in Dep ent that accident occurred for reference; GC §34090.7
Personnel		Accident, Injury and Property Damage Reports: **EMPLOYEES** (medical and non-medical.)	1 year		1 year		Mag, Ppr			Copies retained in Department that accident occurred for reference; GC §34090.7
City Attorney		Accident, Injury and Property Damage Reports: **PUBLIC** (medical and non-medical.)	1 year		1 year		Mag, Ppr			Copies retained in Department that accident occurred for reference; GC §34090.7
Finance		Accounts Receivable (includes all copies of receipts, deposits, etc.)	2 years		2 years	Yes: Until Paid	Mag, Ppr			Copies retained in originating department for auditing purposes; GC §34090.7
Lead Dept.		Administrative Policies	Until Superseded (minimum 2 years)		Until Superseded (minimum 2 years)	Yes: Until Superseded	Mag, Ppr			GC §34090
City Clerk		Agreements & Contracts: **ALL** (Includes Change Orders, RFPs and Bids) *Ensure ALL original contracts and agreements, with a copy of the RFP and successful bid, are sent to the City Clerk*	When No Longer Required		When No Longer Required	Yes: Before Completion	Mag, Mfr, OD, Ppr	S	Yes: After Completion	Forward ALL original agreements & change orders to City k; all infrastructure improveme s are permanent. Statute of Limitations for contracts is 4 years; CCP §§337., 337.1(a), 337.15 GC §34090.7, Contractor has retention requirements in 48 CFR 4.703

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Adopted:

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Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Lead Dept.		Agreements & Contracts: **ADMINISTRATIVE RECORDS** if FUNDED by a GRANT	Completion	5 years, or After Funding Agency Audit, if required, whichever is longer	Completion + 5 years, or After Funding Agency Audit, if required, whichever is longer	Yes: Before Completion	Mag, Mfr, OD, Ppr	S/I	Yes: Upon Completion	Published Audit Standa· 4-7 years; Statute of Limitations: Contracts & Spec's=4 years, Wrongful Death=comp. + 5 years, Developers=comp. + 10 years; Statewide guidelines propose termination + 5 years; CCP §§336(a), 337 et. seq., GC §34090
Lead Dept.		Agreements & Contracts: **ADMINISTRATIVE RECORDS** - If NOT funded by a grant	Completion	5 years	Completion + 5 years	Yes: Before Completion	Mag, Mfr, OD, Ppr	S/I	Yes: Upon Completion	Published Audit Standards=4-7 years; Statute of Limitations: Contracts & Spec's=4 years, Wrongful Death=comp. + 5 years, Developers=comp. + 10 years; Statewide guidelines propose termination + 5 years; CCP §§336(a), 337 et. seq., GC §34090
Finance		Audits	When No Longer Required		When No Longer Required		Mag, Ppr			GC §34090.7
		Bids: See Contracts & Agreements								
Staffing Dept.		Boards & Commissions: Citizens Advisory Formed by CITY COUNCIL (**Agendas, Notices, Proof of Publications,** etc.)	2 years		2 years		Mag, Ppr			Brown Act challenges must be filed within 30 or 90 days of action; GC §§34090, 54960.1(c)(1)

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(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
City Clerk		Boards & Commissions: Citizens Advisory Formed by CITY COUNCIL **(MINUTES)** Send all originals to the City Clerk for storage in the fire-proof vault	When No Longer Required		When No Longer Required	Yes	Mag, Mfr, OD, Ppr	S	Yes: After 2 years	Copies are kept in the department; Notes taken to facilitate the writing of the minutes can be destroyed after minutes have been adopted; GC §34090.7
		Boards & Commissions: **External Organizations** (e.g. County Board of Supervisors)	When No Longer Required		When No Longer Required		Mag, Ppr			Non-records
Staffing Dept.		Boards, Commissions, & Committees: **AUDIO TAPES** of Meetings	30 days or after Minutes Approved, whichever is longer		30 days or after Minutes Approved, whichever is longer		Tape (Mag)			GC §54953.5(b)
Staffing Dept.		Boards, Commissions, & Committees: **VIDEO TAPES** of meetings (ALL)	90 days		90 days		Tape (Mag)			Video tapes are only required for 90 days; GC §34090.7
		Brochures: See Reference Manuals								
City Clerk		Budgets - Finals	When No Longer Required		When No Longer Required	Yes: Current Fiscal Year	Mag, Mfr, OD, Ppr	S/I	Yes: After 5 years	City Clerk maintains originals; Final must be filed with County Auditor; GC §34090.7, 40802, 53901
City Attorney		City Attorney: Opinions	When No Longer Required		When No Longer Required		Mag, Mfr, OD, Ppr	S	No	Originals are maintained by City Attorney, copies by City Clerk Permanently; GC §34090
Staffing Depart.		City Council Subcommittees - Ad Hoc or Standing: (AGENDAS, ANNOTATED AGENDAS, MINUTES, NOTICES, CORRESPONDENCE, etc.)	2 years		2 years		Mag, Ppr			All recommendations are given to full Council for action; Brown Act challenges must be filed within 30 or 90 days of action; GC §§34090, 54960.1(c)(1)

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Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
City Clerk		Claims	1 year		1 year	Yes: Before Settlement	Mag, Mfr, OD, Ppr	S/I	Yes: After Settlement	Copies retained in depa[illegible]nt for 1 year; Risk Management administrates claim; City Attorney maintains copies of lawsuits; GC §§34090.7, 34090.6
Lead Dept.		Committees: Internal attended by employees (e.g. Safety Committee)	2 years		2 years		Mag, Ppr			GC §34090
Lead Dept.		Complaints (against **Personnel** - e.g. misconduct, abuse, excessive force, etc.)	Final Disposition + 5 years		Final Disposition + 5 years	Yes: Before Disposition	Mag, Ppr			Statute of Limitations for public official misconduct is discovery of offense + 4 years ; State and Fed laws is until final disposition of formal complaint; State requires 2 years after action; EVC § 1045, GC §§12946, 34090; PC §§801.5, 803(c), VC §2547
Lead Dept.		Complaints / Service Orders **(operational)**	3 years		3 years		Mag Ppr			Statute of Limitations for personal property, fraud, [illegible]. is 3 years; Claims must be filed in 6 months; CCP §§338 et seq., 340 et seq., 342, GC §§945.6, GC §34090
		Contracts: See Agreements								
		Copies or duplicates of any record	When No Longer Required		When No Longer Required		Mag Ppr			GC §34090.7

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Office of Record	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Lead Dept.		Correspondence - ROUTINE (e .g. Administrative, Chronological, General Files, Letters, Memorandums, Miscellaneous Reports, Reading, Working Files, etc.)	2 years		2 years		Mag, Ppr			GC §34090
Lead Dept.		Correspondence - TRANSITORY, not retained in the ordinary course of business (e.g. e-mail, calendars, checklists, logs, mailing lists, supply inventories, transmittal letters, thank yous, meeting room registrations, voice mails, etc.)	When No Longer Required		When No Longer Required		Mag, Ppr			If not mentioned here, consult the City Attorney to determine if a record is considered transitory. GC §34090, GC §6252
City Clerk		Council Resolutions (these are copies)	When No Longer Required		When No Longer Required	Yes: Depending upon Subject	Mag, Mfr, OD, Ppr	S	No	Originals maintained by City Clerk Permanently; GC §34090.7
Lead Dept.		Drafts & Notes: Drafts that are revised (retain final version), Telephone messages, etc.	When No Longer Required		When No Longer Required		Mag, Ppr			As long as the drafts and [illegible]es are not retained in the "Regular Course of Business". Consult the City Clerk to determine if a record is considered a draft. GC §34090, GC §6252

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Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Lead Dept.		Grants (SUCCESSFUL Reports, and Financial Information)	2 years	After Funding Agency Audit, if Required - Minimum 4 years	After Funding Agency Audit, if required - Minimum 4 years		Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	Uniform Admin. Require[illegible]s for Grants to Local Governments is 3 years from expenditure report; HUD requires 3 years; statewide guidelines propose 4 years; HUD 2228.2 rev-3, 24 CFR 85.42 & 570.502(b), 29 CFR 97.42, GC §34090
Lead Dept.		Grants (UNSUCCESSFUL Applications, Correspondence)	2 years		2 years		Mag, Ppr			GC §34090
Lead Dept.		Grievances - Resolved at the Department Level	Final Disposition + 2 years		Final Disposition + 2 years	Yes: Before Disposition	Mag, Ppr			All State and Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken; GC §§12946, 34090
AS / Info. Tech.		Information Technology (IT) Help Requests	When No Longer Required		When No Longer Required		Mag Ppr			Copies; CCP §§338 et seq., 340 et seq., 342, GC §§945.6, GC §34090
Finance		Invoices	When No Longer Required		When No Longer Required	Yes: Before Payment	Mag, Ppr			Finance Maintains Originals; GC §34090.7
City Attorney		Lawsuits, Litigation, Pending Litigation	When No Longer Required (Upon Settlement)		When No Longer Required (Upon Settlement)	Yes: Before Settlement	Mag, Mfr, OD, Ppr	S/I	Yes: After Settlement	City Attorney is OFR for lawsuits; Finance maintains originals of claim, denial letter and settlements; Risk Management administrates claim; GC §§34090.7, 34090.6

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Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Police		Lost Articles (coats, etc.)	Transfer to the Police Department		Transfer to the Police Department					Law requires the City to the property over to the "Police Department", who retains for 90 days then sells the item at public auction; CCP §2080 et seq.
Lead Dept.		Master Plans (Trees, Parks, etc.)	P		P	Yes: Current Original	Mag, Mfr, OD, Ppr	I	No	GC §34090
		Minutes: See Boards and Commissions								
City Clerk		Municipal Code (these are copies)	When No Longer Required		When No Longer Required	Yes: Current Original	Mag, Mfr, OD, Ppr	I	No	Originals maintained by City Clerk Permanently; GC §34090
Lead Dept.		Newspaper Clippings	When No Longer Required		When No Longer Required		Ppr			Non-records - may be obtained from the newspaper company; GC §34090
Lead Dept.		Notary Public Records	Expiration of Term + 10 years		Expiration of Term + 10 years		Mag, Mfr, OD, Ppr	S	No	Statute of Limitations for Errors and Omissions is 10 years· CCP §337 et seq.; GC §3409
Staffing Depart.		Notices: Public Hearing Notices	2 years		2 years		Mag, Ppr			Statute of Limitations on Municipal Government actions is 3 - 6 months; CCP§337 et seq; GC §34090
City Clerk		Ordinances (these are copies)	When No Longer Required		When No Longer Required	Yes (all)	Mag, Mfr, OD, Ppr	S	No	Originals maintained by City Clerk Permanently; GC §34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Lead Dept.		Overtime Slips	5 years		5 years	Yes: Before Payment	Mag			Each Department uses a different format to meet their different requirements; Retained to meet auditing standards (audit + 4 years); IRS requires 4 years; Ca. requires 2 yr min.; FTB keeps 3 years; Published articles show 4 -10 years; Other cities show 2 - 20 years; IRS Reg §31.6001-1(e)(2), R&T §19530; LC § 1174(d); GC §34090
Lead Dept.		Payroll Leave of Absence Reports	2 years	3 years	5 years	Yes: Until Paid	Mag, OD, Mfr, Ppr	S / I	Yes: After 1 year	Department Preference; GC §34090
Payroll		Payroll Leave of Absence Reports (signed by Supervisor)	When No Longer Required		When No Longer Required	Yes: Before Payment	Mag			Copies (Personnel is OFR); GC §34090.7
Lead Dept.		Payroll Worksheets	When No Longer Required		When No Longer Required		Mag, Ppr			Transitory record used to administer payroll; GC §34090
Personnel		Personnel Files (Department-level: Only the Supervisor's Folder should be maintained in the Department, *Except Police, and Community Services Part-timers*)	Transfer File to Personnel When Separated		Transfer File to Personnel When Separated	Before Separation	Mag, Ppr			Ensure records kept in Department files comply with City policy; Originals are maintained by Human Resources; State & Federal laws require 2 -3 years; 29 CFR 1602.31 & 1627.3(b)(ii), 8 CCR §3204(d)(1) et seq., GC §§12946, 34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Lead Dept.		Personnel Work Schedules	When No Longer Required		When No Longer Required		Mag, Ppr			Transitory Records; GC §34090
Lead Dept.		Press Releases	2 years		2 years		Mag, Ppr			GC §34090
MS / Support Services		Purchase Orders and Requisitions	When No Longer Required		When No Longer Required	Yes: Before Payment	Mag, Ppr			Purchasing is OFR; Financial records are audited annually; GC §34090.7
Finance		Receipts / Fees / Refund Slips or Logs (Department Copies)	2 years		2 years		Mag, Ppr			Retained for auditing purposes; Finance is Office of Record; GC §34090.7
Lead Dept.		Records Destruction Lists	2 years	P	P		Mag, Mfr, OD, Ppr	S/I	Yes: After 2 years	Standard records management practice; GC §34090
Lead Dept.		Reference Materials: Brochures, Manuals, Policies, Procedures & Reports: Produced by **OTHER Departments**	When Superseded		When Superseded		Mag, Ppr			Copies; GC §34090.7
		Reference Materials: Brochures, Manuals, Policies, Procedures & Reports: Produced by **OUTSIDE ORGANIZATIONS** (League of California Cities, Chamber of Commerce, etc.)	When No Longer Required		When No Longer Required		Mag, Ppr			Non-Records
Lead Dept.		Reference Materials: Brochures, Manuals, Policies, Procedures & Reports: Produced by **YOUR Department**	Minimum of 2 years		Minimum of 2 years		Mag, Ppr			Statewide guidelines propose superseded + 2 or 5 years; GC §34090
		Reference or Working Files: See Correspondence								

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Lead Dept.		Reports and Studies (Historically significant)	10 years	P	P		Mag, Mfr, OD, Ppr	S/I	Yes: After 10 years	Administratively and His ally significant, therefore retained permanently; GC §34090
Lead Dept.		Reports and Studies (other than Historically significant reports - e.g. Annual Reports)	10 years		10 years		Mag, Ppr			Information is outdated after 10 years; statewide guidelines propose 2 years; If historically significant, retain permanently; GC §34090
Lead Dept.		Special Event Permits	4 years		4 years	Yes: Before Event	Mag, Ppr			Statute of Limitations for contracts is 4 years, personal property 3 years; CCP §337, 338; GC §34090
Lead Dept.		Subpoenas	When No Longer Required		When No Longer Required		Mag, Ppr			Non-records (Issuing Court is OFR); GC §34090
Lead Dept.		Surveys / Questionnaires	2 years		2 years		Mag, Ppr			GC §34090
		Tapes: See Boards & Commissions								
Lead Dept.		Telephone Messages	When No Longer Required		When No Longer Required		Ppr			As long as they are not retained in the "Regular Course of Business". Consult the City Attorney to determine if a record is considered a draft. GC §34090, GC §6252

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RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS

Office of Record	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Lead Dept.		Time Sheets, Time Cards	5 years		5 years	Yes: Before Payment	Mag			Each Department uses a different format to meet their different requirements; Retained to meet auditing standards (audit + 4 years); IRS requires 4 years; Ca. requires 2 yr min.; FTB keeps 3 years; Published articles show 4 -10 years; Other cities show 2 - 20 years; IRS Reg §31.6001-1(e)(2), R&T §19530; LC § 1174(d); GC §34090
Lead Dept.		Training - Internal: Attendance Rosters, Outlines and Materials; includes safety training. (Certificates from outside organizations are maintained in the employee's personnel file)	2 years	3 years			Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Statewide guidelines propose 7 years; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 - 3 years; 29 CFR 1627.3(b)(ii), 8 CCR §3204(d)(1) et seq. §§12946, 34090
Finance		Treasurer's Reports (Financial Reports)	When No Longer Required		When No Longer Required		Mag, Mfr, OD, Ppr	I	Yes: When Inactive	Finance is OFR; GC §34090.7
Staffing Depart.		Undeliverable envelopes from various mailings	When No Longer Required		When No Longer Required		Mag, Ppr			Statute of Limitations on Municipal Government actions is 3 - 6 months; CCP§337 et seq; GC §34090
		Video Tapes: See Boards, Commissions & Committees								

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RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS

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Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Lead Dept.		Volunteer Applications & Agreements - Successful Applicants	Separation + 3 years		Separation + 3 years		Mag, Mfr, OD, Ppr	S	Yes: 1 year	Courts treat volunteers as employees; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 -3 years; retirement benefits is 6 years from last action; 29 CFR 1602.31 & 1627.3(b)(ii), 8 CCR §3204(d)(1) et seq., GC §§12946, 34090; 29 USC 1113
Lead Dept.		Volunteer Applications & Agreements - Unsuccessful Applicants	3 years		3 years		Ppr			Consistent with employee personnel files (Courts treat volunteers as employees); 29 CFR 1602.31 & 1627.3(b)(ii), 8 CCR §3204(d)(1) et seq., GC §§12946, 34090
Lead Dept.		Volunteer Emergency Contact Forms	Inactive / Separation + 2 years		Inactive / Separation + 2 years	Yes: While volunteer is active	Mag, Ppr			GC §34090
Municipal Services		Work Orders / Complaint Forms / Service Requests (yellow or pink copies - White is the master / original)	When No Longer Required		When No Longer Required		Mag Ppr			Copies; CCP §§338 et seq., 340 et seq., 342, GC §§945.6, GC §34090

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RECORDS RETENTION SCHEDULE: ADMINISTRATIVE SERVICES

Office of Record	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
If the record is not listed here, refer to the Retention for City-Wide Standards										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
COUNCIL / MANAGER SUPPORT										
AS / City Manager		Administrative Directives	Until Superseded (minimum 2 years)		Until Superseded (minimum 2 years)	Yes: Until Superseded	Mag, Mfr, OD, Ppr	S / I	Yes: When Superseded	GC §34090
AS / City Manager		Administrative Files (Includes Travel)	2 years		2 years		Mag, Ppr			GC §34090
AS / City Manager		Association Records	2 years		2 years		Mag, Ppr			GC §34090
AS / City Manager		Awards, Recognition of Employees	7 years		7 years		Mag, Ppr			GC §34090
AS / City Manager		Cable TV Complaints	Term of Franchise		Term of Franchise		Mag, Ppr			GC §34090
AS / City Manager		Cable TV Franchise Administration	Term of Franchise + 5 years		Term of Franchise + 5 years		Mag, Ppr			Department Preference; Conforms with City-Wide standards for agreements; GC §34090
AS / City Manager		Cable TV Programming, Production & Scheduling	2 years		2 years		Mag, Ppr			GC §34090
Staffing Dept.		Cable TV Video Tapes	90 days		90 days		Tape (Mag)			Consistent with video tape retention for public meetings; GC §34090.7
Staffing Dept.		Cable TV Video Tapes: Historical events	90 days	P	P		Tape (Mag)			When content is of historic significance; GC §34090.7
AS / City Manager		Citizen's Inquiries, Communications & Resolutions	2 years		2 years		Mag, Ppr			GC §34090
AS / City Manager		City Manager's Activity Update (Weekly Report)	2 years		2 years		Mag, Ppr			GC §34090

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RECORDS RETENTION SCHEDULE: ADMINISTRATIVE SERVICES

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(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
If the record is not listed here, refer to the Retention for City-Wide Standards										
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
AS / City Manager		Council Member and Mayor's Correspondence	Term of Office (Minimum 2 years)		Term of Office (Minimum 2 years)		Mag, Ppr			Administrative value to cover terms of office; GC §34090
AS / City Manager		Department Head Memorandum File	2 years		2 years		Mag, Ppr			GC §34090
AS / City Manager		Press Releases	2 years		2 years		Mag, Ppr			GC §34090
AS / City Manager		Projects & Issues (Issues and/or projects will vary over time - e.g. Hotels, etc.)	When No Longer Required - Minimum 2 years		When No Longer Required - Minimum 2 years	Yes: While Active Issues	Mag, Ppr			GC §34090
RISK MANAGEMENT										
AS / Risk Manag.		Accident / Incident / Graffiti / Vandalism / Injury Reports: **PUBLIC ADULTS** (medical and non-medical.)	5 years		5 years		Mag, Ppr			Recommended by State Fire Marshall; Statute of Limitations for Health Providers is 3 years; Juveniles are required until patient becomes 18 years; statewide guidelines propose 3 years; CCP §340.5, GC §34090
AS / Risk Manag.		Accident / Incident / Graffiti / Vandalism / Injury Reports: **PUBLIC JUVENILES** (medical and non-medical.)	Age 18 or 5 years, whichever is longer		Age 18 or 5 years, whichever is longer		Mag, Ppr			Recommended by State Fire Marshall; Statute of Limitations for Health Providers is 3 years; Juveniles are required until patient becomes 18 years old; statewide guidelines propose 3 years; CCP §340.5, GC §34090

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RECORDS RETENTION SCHEDULE: ADMINISTRATIVE SERVICES

Office of Record	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
AS / Risk Manag.		Accident / Incident / Injury Reports: **EMPLOYEES** (medical and non-medical.) Also see Vehicle Accident Reports (City vehicles)	Maintained in Employee's Personnel Medical File		Maintained in Employee's Personnel Medical File		Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Claims can be made for [illegible] years for toxic substance exposure; 8 CCR §3204(d)(1) et seq., GC §§12946, 34090

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RECORDS RETENTION SCHEDULE - AS / FINANCE

Office of Record (OFR)	Classification OR File Number	Records Description	Retention / Disposition: Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Comments / Reference
If the record is not listed here, refer to the Retention for City-Wide Standards										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
FINANCE										
AS / Finance		Accounts Payable / Vendor Files (All Records and Reports - Includes Invoices, P.O.s, Travel Expense Reimbursements, Postage, Procurement Purchasing Cards, Credit Card Transmittals, Redemption Records, etc.)	2 years	3 years	5 years	Yes: Until Paid	Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Statewide guidelines propose audit + 4 years; Published articles show 3 - 7 years; other cities show 7 -10 years; GC §34090
AS / Finance		Accounts Receivable (All Records and Reports, including Daily Deposits, Taxes, TOT, Sales & Use Tax, Assessment Districts, etc.)	2 years	3 years	5 years	Yes: Until Paid	Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Statewide guidelines propose audit + 4 years; Published articles show 3 - 7 years; other cities show 7 -10 years; GC §34090
AS / Finance	Address	Applications (Utility Connects / disconnects)	2 years		2 years		Ppr			GC §34090
City Clerk		Annual Investment Policy	When No Longer Required		When No Longer Required		Mag, Mfr, OD, Ppr	S	No	City Clerk Maintains Original Resolutions; GC §34090
AS / Finance		Assessment District Projects (Mello Roos, etc.) (Accounting / Payment Administration Records)	Payoff of District + 5 years		Payoff of District + 5 years	Yes: Until Payoff	Mag, Mfr, OD, Ppr	S	Yes: 1 year	City Clerk Maintains Originals; covers auditing standards; GC §34090.7
AS/ Finance		Audio Tapes - Hearings for Utility Bill Complaints	30 days		30 days		Tape (Mag)			Consistent with GC §54953.5(b)
AS / Finance		Audits - Year-end Work Files (Includes chart of accounts and year-end General Ledger)	P		P		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Department Preference; GC §34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
AS / Finance		Bank Reconciliation & Statements, Trustee Statements, Transaction Statements, Wire Transfers, Check Listing Audit Trail, Deposits, Cancelled and Voided Checks	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	For auditing purposes; Published articles show 3 - 4 years; Other cities show 7 - 10 years; GC §34090, 26 CFR 16001-1
AS / Finance		Billing Records (customer name, service address, meter reading, usage, payments, receipts)	2 years	3 years	5 years	Yes: When Account Open	Mag, Mfr, OD, Ppr	S/I	Yes: After 1 year	Consistent with Accounts Receivable; GC §34090
AS / Finance / City Clerk		Bonds (Official Statements are retained by City Clerk) See Bank Statements for statement retention.	Maturity	10 years	Cancellat., Redemption or Maturity + 10 years	Yes: Until Maturity	Ppr			Statute of Limitations for bonds, mortgages, trust deeds, notes or debentures is 6 years; Bonds issued by local governments are 10 years; There are specific requirements for disposal of unused bonds; CCP §§336(a)(1) & (2), 337.5(2); GC §43900 et seq.
AS / Finance		Budget Hearing and/or Review (Development Documents & Preliminary Budget)	2 years		2 years		Mag, Ppr			Drafts - Department Preference; GC §34090.7
AS / Finance		Budget Transfer Requests & Journals	2 years	3 years	5 years	Yes: Current Fiscal Year	Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Department Preference; GC §34090
City Clerk		Budgets - Adopted	When No Longer Required		When No Longer Required	Yes: Current Fiscal Year	Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Department Preference; City Clerk is OFR: Must be filed with County Auditor; GC §34090, 40802, 53901

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
AS / Finance		Business License Applications, Renewals, Notices, Audits, Register and Certificates	2 years	3 years	5 years	Yes: Until Expiration	Ppr			Consistent with propose[illegible] statewide guidelines; Other cities show 5 - 7 years; GC §34090
AS / Finance		Check Registers	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Statute of Limitations is 4 years; statewide guidelines propose Audit + 2 years; GC §34090, CCP § 337
City Clerk		Comprehensive Annual Financial Report (CAFR)	When No Longer Required		When No Longer Required		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	City Clerk retains original permanently; statewide guidelines propose 7 years; ; GC §34090.7
AS / Finance		FEMA Reimbursement Records	2 years	After Federal Audit, if required - Minimum 4 years	After Federal Audit, if required - Minimum 4 years		Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	Consistent with other grants; 24 CFR 85.42 & 570.502(b), 29 CFR 97.42, GC §34090
AS / Finance		Fixed Assets - Auction / Disposal / Sales / Surplused	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Consistent with Accounts Receivable; Statute of li[illegible]ions is 3 years; statewide guidelines propose 2 - 4 years; published articles show 3 - 6 years; GC §34090, CCP §337
AS / Finance		Fixed Assets - Depreciation Schedules, Inventory, Schedule of Infrastructure and Buildings	P		P		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Includes permanent assets; GC §34090

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Lead Dept.		Grants - Monthly Accounting Records, Expenditure Reports (COPPS, CDBG, etc)	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	Department Preference; Uniform Admin. Requirements for Grants to Local Governments is 3 years from expenditure report; HUD requires 3 years; statewide guidelines propose 4 years; HUD 2228.2 rev-3, 24 CFR 85.42 & 570.502(b), 29 CFR 97.42, GC §34090
AS / Finance		Indirect Cost Plans / Fee Studies	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Department Preference; IRS: 4 years after tax is due or paid (longer for auditing & contractor delinquency); Ca. FTB: 3 years; Published articles show permanent; IRS Reg §31.6001-1(e)(2), R&T §19530, GC §34090
		Invoices: See Accounts Payable								
AS / Finance		Journal Entries	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Department Preference; Statute of Limitations is 4 years; Published articles show 6-7 years; GC §34090, CCP §337
AS / Finance		Journals, Ledgers, Reconciliations, Registers, Reports, Transaction Histories, Balance Sheets, Budget Adjustments (**MONTHLY OR PERIODIC**) Does NOT include year-end General Ledger.	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Department Preference; Published articles show 3 - 6 years; statewide guidelines propose 2 years; GC §34090
AS / Finance		Meter Reading Report	2 years	3 years	5 years	Yes: Until Billed	Mag, Mfr, OD, Ppr	S / I	Yes: After 1	Consistent with Accounts Receivable; GC §34090

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AS / Finance		Receipts / Daily Cash Reports (ALL)	2 years	3 years	5 years	Yes: When Account Open	Mag, Mfr, OD, Ppr	S/I	Yes: After 1 year	Consistent with Account Receivable; GC §34090
AS / Finance		Returned Checks	2 years		2 years		Mag, Ppr			Department Preference; GC §34090
AS / Finance		Sales & Use Tax Return Forms	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1	Consistent with accounts receivable; GC §34090
AS / Finance		State Controller's Report	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1	Consistent with periodic report / journal retention; GC §34090
AS / Finance		State Mandated Cost Reports	Reimburse-ment Received + 4 years		Reimburse-ment Received + 4 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Consistent with periodic report / journal retention; GC §34090
AS / Finance		Treasurer's Report / Investment Report	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Department Preference; Published articles show 3 - 6 years; statewide guidelines propose 2 years; GC §34090
AS / Finance		Utility Tag Receipts (transaction records)	Completion of Audit		Completion of Audit		Mag, Ppr			Transitory records; GC §34090
AS / Finance		Utility User and Refuse Tax Exemptions (low income discounts): All records except correspondence (New Applications and Revisions/Updates)	Until Canceled (minimum 3 years)		Until Canceled (minimum 3 years)	Yes: Until Canceled	Mag, Ppr			For auditing utilities; GC §34090
AS / Finance		Vehicle & Equipment Ownership & Title ("pink slip")	Until Disposal		Until Disposal	Yes	Mag, Mfr, OD, Ppr	S / I	No	Transfer to new owner; GC §34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
PAYROLL										
AS / Finance		1099's Issued	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Department Preference; IRS: 4 years after tax is due or paid (longer for auditing & contractor delinquency); Ca. FTB: 3 years; Published articles show permanent; ; IRS Reg §31.6001-1(e)(2), R&T §19530, GC §34090
AS / Finance		Changes to Payroll: Fixit Forms, Address changes, Vacation and Comp Time Sales, etc.	2 years	3 years	5 years		Mag, Ppr			Retained to match other auditing periods; GC §34090
AS / Finance		DE-6 & 941 Forms - Quarterly Payroll Tax Returns	2 years	5 years	7 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Department Preference; IRS: 4 years after tax is due or paid (longer for auditing & contractor delinquency); Ca. FTB: 3 years; Published articles show permanent; ; IRS Reg §31.6001-1(e)(2), R&T §19530, GC §34090
AS / Finance		Deferred Compensation Statements (All reports)	2 years	5 years	7 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Consistent with proposed statewide guidelines; published articles for bank statements show 4 -7 years; GC §34090, 26 CFR 16001.1
AS / Finance		Garnishments (all records)	2 years	3 years	5 years		Mag, Ppr			Retained to match other auditing periods; GC §34090
AS / Finance		Labor Distribution Reports	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Department Preference; consistent with Payroll Registers; GC §34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
AS / Finance		Medical Files (Includes Personnel Data Sheet, Medical Enrollment Form, Dental Enrollment Form, all Beneficiary Forms) WHAT IS ALSO RETAINED IN AS/HUMAN RESOURCES?	Separation + 5 years		Separation + 5 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: After Separation	Department Preference atch auditing standards; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 - 3 years; retirement benefits is 6 years from last action; 29 CFR 1602.31 & 1627.3(b)(ii), 8 CCR §3204(d)(1) et seq., GC §§12946, 34090; 29 USC 1113
City Clerk		Memorandums of Understandings (MOUs)	When No Longer Required		When No Longer Required		Mag, Ppr			City Clerk maintains originals; kept in Finance for 2 years for the convenience of auditors; GC §34090.7
AS / Finance		Payroll Checks	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Department Preference; Statute of Limitations is 4 years; statewide guidelines propose Audit + 5 years; GC §34 CCP § 337
AS / Finance		Payroll Deduction Forms (United Way, etc.)	2 years	3 years	5 years		Mag, Ppr			Retained to match other auditing periods; GC §34090
AS / Finance		Payroll Leave of Absence Reports (signed by Supervisor)	2 years		2 years	Yes: Before Payment	Mag			Department Preference (could be deemed a transitory record); GC §34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
AS / Finance		Payroll Registers	2 years	3 years	5 years		Mag, OD, Mfr, Ppr	S / I	Yes: After 1 year	Consistent with periodic nals & reports; Published articles show 3 -10 years; Other Cities have adopted 8 - 20 years; statewide guidelines propose Permanent; 29CFR 516.5 - 516.6, GC §34090
AS / Finance		Payroll Reports (All)	2 years		2 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Department Preference; other monthly reports are retained for 5 years, Year-end General Ledger is retained permanently; GC §34090
AS / Human Resources		Personnel Transaction Forms (Green Copy)	2 years	3 years	5 years		Mag, OD, Mfr, Ppr	S / I	Yes: After 1 year	Copies (originals retained in employee's Personnel File); retained to match other auditing periods; GC §34090.7
AS / Finance		Retiree Medical Insurance Files (includes Retiree Forms, Correspondence, various forms, copies of checks)	2 years	3 years	5 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Retained to cover auditing standards; Plan must be kept termination + 1 year; State guidelines propose Audit + 5 years; Other Cities have adopted termination + 1 year; GC §34090, 29 CFR 1627.3(b)(2)
AS / Finance		Retirement Reports and Related Information	2 years	73 years	75 years	Yes (all)	Mag, OD, Mfr, Ppr	S / I	Yes: After 1 year	Retained to cover retirement age; City Clerk retains agreements permanently; Published articles show permanent; Other City has adopted termination + 80 years; GC §34090

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Adopted:

RECORDS RETENTION SCHEDULE - AS / FINANCE

Office of Record (OFR)	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
If the record is not listed here, refer to the Retention for City-Wide Standards										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
City Clerk		Salary Schedules (adopted by Resolution)	When No Longer Required		When No Longer Required		Mag, OD, Mfr, Ppr	S / I	Yes: After 1 year	Copies - Department Preference; City Clerk maintains originals permanently; GC §34090.7
AS / Finance		Supplemental Retirement Files (includes A/P Demands, PERs calculations, W-4P form, Direct Deposit Form)	2 years	3 years	5 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Retained to cover auditing standards; Plan must be kept termination + 1 year; Statewide guidelines propose Audit + 5 years; Other Cities have adopted termination + 1 year; GC §34090, 29 CFR 1627.3(b)(2)
AS / Finance		Time Sheets (the official yellow copy)	2 years	5 years	7 years	Yes: Until Paid	Mag, OD, Mfr, Ppr	S / I	Yes: After 1 year	Department Preference; statewide guidelines propose audit + 7 years; IRS requires 4 years; Ca. requires 2 yr min.; FTB keeps 3 years; Published articles show 4 -10 years; Other cities show 2 - 20 years; Reg §31.6001-1(e)(2), R&T §19530; LC § 1174(d); GC §34090
AS / Finance		Utility User and Refuse Tax Exemptions (low income discounts): All records except correspondence (New Applications and Revisions/Updates)	Until Canceled (minimum 3 years)		Until Canceled (minimum 3 years)	Yes: Until Canceled	Mag, Ppr			For auditing utilities; GC §34090

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RECORDS RETENTION SCHEDULE - AS / FINANCE

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If the record is not listed here, refer to the Retention for City-Wide Standards										
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
AS / Finance		W-2's (includes Performers State Withholding)	2 years	73 years	75 years		Mag, Ppr			Department Preference: 4 yrs after tax is due or paid; Ca. FTB: 3 years; Articles show 7 years; Other Cities = 8 years; IRS Reg §31.6001-1(e)(2), R&T §19530; 29CFR 516.5 - 516.6, 29USC 436, GC §34090
INFORMATION TECHNOLOGY										
AS / Info. Tech.		Backup Tapes - DAILY (1 per week is stored off-site)	7 days		7 days	Yes	Mag.			Considered a copy and can be destroyed when no longer required; retention based on administrative value; recycle tapes; GC §34090 et seq.
AS / Info. Tech.		IT Help Requests / Work Orders	3 years		3 years		Mag, Ppr			Consistent with Accident / Injury reports (see City-wide schedule); CCP §340.5, GC §34090
AS / Info. Tech.		Log of Computers & Licenses	When Superseded		When Superseded		Mag, Ppr			Department Preference; §34090

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RECORDS RETENTION SCHEDULE: AS / PERSONNEL

Office of Record (OFR)	Classification OR File Number	Records Description	Retention / Disposition: Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Comments / Reference
If the record is not listed here, refer to the Retention for City-Wide Standards										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
		PERSONNEL								
AS / Personnel		Applications for Employment or Resumes / Recruitment Files: **Solicited:** Brochure, advertisement, application eligibility list, close-out form, selection materials, etc.	10 years		10 years		Mag, Ppr			Department Preference; EEOC / FLSA / ADEA (Age) requires 1-3 years; State Law requires 2 - 3 years; 29 CFR 1602 et seq & 1627.3(a)(5) and (6), 8 CCR §11040.7(c), GC §§12946, 34090
AS / Personnel		Applications for Employment or Resumes / Recruitment Files: **Unsuccessful candidates:** Applications, affirmative action sheets, close-out forms, testing material, etc.	3 years		3 years		Mag, Ppr			Department Preference; EEOC / FLSA / ADEA (Age) requires 1-3 years; State Law requires 1 - 3 years; 29 CFR 1602 et seq & 1627.3(a)(5) and (6), 8 CCR §11040.7(c), GC §§12946, 34090
AS / Personnel		Applications for Employment or Resumes: **Unsolicited (no open position),** candidates not hired	When No Longer Required		When No Longer Required		Ppr			No positions open; therefore not deemed part of City recruitment practices; considered a transitory record not materially impacting the conduct of the public's business; GC §34090
AS / Personnel		Applications for Employment: Test papers (completed by applicants)	1 year		1 year		Mag, Ppr			Law requires test papers be retained for 1 year; 29 CFR 1627.3(a)(iv)
AS / Personnel		Classification / Compensation Studies (for employee classifications)	10 years		10 years		Mag, Ppr			Bureau of National Affairs recommends 2 years for all supplementary Personnel records; Wage rate tables are 1 or 2 years; State requires 2 years; 29 CFR 516.6(2), 29 CFR 1602.14, GC §§12946, 34090

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RECORDS RETENTION SCHEDULE: AS / PERSONNEL

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			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
AS/ Personnel		Computer Loan Program	1 year	4 years	5 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department preference to r auditing standards; GC §34090
AS / Personnel		Department of Fair Employment & Housing (DFEH or EEOC) Claims	Settlement + 5 years		Settlement + 5 years		Mag, Ppr			Consistent with Claims retention; All State and Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken; GC §§12946, 34090.7
AS / Personnel		DMV Pull Lists	2 years		2 years		Ppr			GC §34090
AS / Personnel		Drug and Alcohol Testing / D.O.T files - Negative and Positive	5 years		5 years		Ppr			Department Preference; D.O.T. Requires 5 years for positive tests, 1 year for negative tests; EEOC / FLSA / ADEA (Age) requires 3 years physical examinations; State Law requires 2 years; 29 CF 1627.3(b)(v), GC §§12946, 90, 49 CFR 653.71 et seq.
AS/ Personnel		Education Incentive Program	1 year	4 years	5 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department preference to cover auditing standards; GC §34090
AS / Personnel		Employee Assistance Program (Reports & Eligibility Lists, etc.)	2 years		2 years		Mag, Mfr, OD, Ppr			GC § 34090
AS / Personnel		Employee History Cards	P		P	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: After Separation	Department Preference; GC § 34090

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RECORDS RETENTION SCHEDULE: AS / PERSONNEL

Office of Record	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
AS / Personnel		Grievances - Escalated to City Manager	Final Disposition + 2 years		Final Disposition + 2 years	Yes: Before Disposition	Mag, Ppr			All State and Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken; GC §§12946, 34090
Personnel		HazMat Clean-ups and Exposure Records (Determination of Spills (Diesel, Oil, etc.)	(follows employee's Medical Personnel file)		(follows employee's Medical Personnel file)		Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Claims can be made for 30 years for toxic substance exposure; 8 CCR §3204(d)(1) et seq., GC §§12946, 34090
AS / Personnel		Job Specifications	20 years		20 years	Yes: Before Superseded	Mag, Ppr			Department Preference; GC § 34090
AS/ Personnel		Long Term Disability	Separation + 5 years	25 years	Separation + 30 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Claims can be made for 30 years for toxic substance exposure; 8 CCR §3204(d)(1) et seq., GC §34090
City Clerk		Memorandas of Understanding	Superseded + 2 Contracts		Superseded + 2 Contracts	Yes: Until Superseded	Mag, Mfr, OD, Ppr	S/I	No	Copy - Department Preference; EEOC / FLSA requires 3 years for MOUs; State requires 2 years, 29 CFR 516.5, GC §§12946, 34090
AS / Personnel		Negotiations: Employee Associations	Superseded + 3 years		Superseded + 3 years		Mag, Mfr, OD, Ppr	S/I	Yes: When Inactive	For use in interpreting intent of MOU provisions; EEOC / FLSA requires 3 years for MOUs; State requires 2 years; statewide guidelines propose permanent; 29 CFR 516.5, GC §§12946, 34090

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RECORDS RETENTION SCHEDULE: AS / PERSONNEL

Office of Record	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
If the record is not listed here, refer to the Retention for City-Wide Standards										
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
AS/ Personnel		OSHA Log 200, Insurance Certificates, Inspections & Citations	7 years		7 years		Ppr			Lead Department also mair[illegible] s original; Calif. Labor Division[illegible] required to keep their records 7 years; OSHA requires 5 years; State law requires 2 years; 8 CCR §3203(b)(1), GC §34090.7; LC §6429 c
AS/ Personnel		Pay for Performance Program (PFP) and Performance Incentive Program (PIP)	1 year	3 years	4 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department preference to cover auditing standards; GC §34090
AS / Personnel		Personnel Files - **Active Permanent** (Includes Application & I-9, Awards, Copy of Drivers License/ID (Class C & B), Evaluations, Final Disciplinary Actions, Insurance Enrollments, Personnel Status Forms, Oaths, Policy acknowledgements, Retirement Forms - Excludes Medical Records)	Separation + 5 years		Separation + 5 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: After Separation	Department Preference; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 -3 years; retirement benefits is 6 years from last action; 29 CFR 1602.31 & 1627.3(b)(ii), 8 CCR §3204(d)(1) et seq., GC §§12946, 3409[illegible] USC 1113
AS / Personnel		Personnel Files - **Temporary or Part-time** Employees - less than 1,000 hours (Includes Appeals Findings, Application & I-9, Awards, Accident & Injury reports; Copy of Drivers License/ID, Employment Verifications, Exclusion from PERS form, Personnel Status Forms, Oaths, Policy acknowledgements - Excludes Medical Records)	Separation + 3 years		Separation + 3 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: After Separation	EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 -3 years; retirement benefits is 6 years from last action; 29 CFR 1602.31 & 1627.3(b)(ii), 8 CCR §3204(d)(1) et seq., GC §§12946, 34090; 29 USC 1113

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RECORDS RETENTION SCHEDULE: AS / PERSONNEL

Office of Record	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
AS / Personnel / Fire / PW		Personnel Files **(Medical** Records, including accident and injury reports, psychological examinations - except for Police Department)	Separation + 2 years	28 years	Separation + 30 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Files maintained separately; Community Services, Public Works and Fire retain some records until the employee is separated from employment; Claims can be made for 30 years for toxic substance exposure; 8 CCR §3204(d)(1) et seq., GC §§12946, 34090
City Attorney		Pitchess Motions (safety personnel)	2 years		2 years		Mag, Ppr			Department Preference; GC §34090.7
City Clerk		Rules & Regulations	Superseded (Minimum 2 years)		Superseded (Minimum 2 years)	Yes: Until Superseded	Mag, Ppr			Department preference; GC §34090
RISK MANAGEMENT										
City Clerk		Employee Benefit Plans (Other than retirement - medical, dental, prescription, vision, disability, life, etc.)	Plan Termination + 10 years		Plan Termination + 10 years		Mag, Ppr			Department Preference; Most benefits are Termination + 1 year; Retirement benefits are 6 years from last action; 29 CFR 1627.3(b)(ii), GC §34090.7; 29 USC 1113
AS/ Personnel		Employee Benefit Plans (Retirement)	Plan Termination + 6 years		Plan Termination + 6 years		Mag, Ppr			Most benefits are Termination + 1 year; Retirement benefits are 6 years from last action; 29 CFR 1627.3(b)(ii), GC §34090; 29 USC 1113
AS/ Personnel		Insurance: Loss Runs (from Insurance Carrier)	5 years		5 years		Mag, Ppr			Department Preference; GC §34090

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If the record is not listed here, refer to the Retention for City-Wide Standards										
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
AS/ Personnel		Risk Management Reports	5 years		5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1 year	Consistent with periodic re[illegible]; Published articles show 3 - [illegible] years; statewide guidelines propose 2 years; GC §34090
AS/ Personnel		Long Term Disability	Separation + 5 years	25 years	Separation + 30 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Claims can be made for 30 years for toxic substance exposure; 8 CCR §3204(d)(1) et seq., GC §34090
AS/ Personnel		Workers Compensation Claims and Files	Separation + 5 years	25 years	Separation + 30 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Claims can be made for 30 years for toxic substance exposure; 8 CCR §3204(d)(1) et seq., GC §34090
AS/ Personnel		Workers Compensation Summary Reports	5 years		5 years		Mag, Ppr			Department Preference; GC §34090

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RECORDS RETENTION SCHEDULE: CITY ATTORNEY

Office of Record (OFR)	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
If the record is not listed here, refer to the Retention for City-Wide Standards										
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
City Attorney or Comm. Services		Accident, Injury and Property Damage Reports: ALL (medical and non-medical.)	1 year		1 year		Mag, Ppr			Copies retained for reference, GC §34090.7
Lead Dept.		Abatements, Code Violations: Resolved **without** Warrant or Complaint (e.g. Nuisances, Weed Abatements, Demolitions)	Transfer to Lead Dept. Upon Resolution		Transfer to Lead Dept. Upon Resolution	Yes: Until Resolution	Mag, Ppr			GC §34090
Police		Citations or misdemeanors	Return to Police		Return to Police		Mag, Ppr			Police is OFR, GC §34090.7
City Attorney		Complaints	Resolution + 2 years		Resolution + 2 years	Yes: Until Resolution	Mag, Ppr			Case is open until satisfactorily resolved; City Clerk maintains originals that are presented to Council; GC §34090
City Attorney		City Attorney Opinion Index	5 years	P	P	Yes	Mag, Mfr, OD, Ppr	S/I	No	Statewide guidelines propose superseded + 2 years; GC §34090
City Attorney		City Attorney Opinions	5 years	P	P	Yes	Mag, Mfr, OD, Ppr	S/I	No	Statewide guidelines propose superseded + 2 years; GC §34090
City Clerk		Closed Session Materials	2 years		2 years		Mag, Ppr			GC §34090
City Attorney		Department of Fair Employment & Housing (DFEH or EEOC) Claims	Final Disposition + 2 years		Final Disposition + 2 years		Mag, Ppr			All State and Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken; GC §§12946, 34090
Personnel		Grievances (Escalated from Personnel)	Return to Personnel		Return to Personnel	Yes: Before Disposition	Mag, Ppr			All State and Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken; GC §§12946, 34090

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RECORDS RETENTION SCHEDULE: CITY ATTORNEY

Office of Record	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
City Attorney		Litigation Files / Legal Case Files	Settle + 1 year	Settle + 4 years	Settle + 5 years	Yes: Until Settlement	Mag, Mfr, OD, Ppr	S	Yes: After Inactive	Statute of Limitations run months - 5 years; for contracts is 4 years; wrongful death for construction is completion + 5 years; Civil Courts retain their records for 10 years; CCP §§ 337 et seq.; GC §§ 945, 34090, 34090.6, 68150; PC §832.5
City Attorney		Pitchess Motions (safety personnel)	2 years		2 years		Mag, Ppr			GC §34090
Lead Dept.		Subject Files (e.g. Cable TV, etc.)	When No Longer Required		When No Longer Required		Mag, Ppr			Reference materials and copies of documents generated by other departments pertaining to various topics required by Attorney staff; GC §34090 et seq.
Personnel		Workers Compensation Cases (Escalated from Personnel)	Return to Personnel		Return to Personnel	Yes: Before Disposition	Mag, Ppr			All State and Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken, §§12946, 34090

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RECORDS RETENTION SCHEDULE: CITY CLERK

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			Active (in office)	Inactive / CD or Mfr	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
City Clerk		Affidavits of Postings	2 years		2 years		Mag, Ppr			Brown Act challenges must be filed within 30 or 90 days of action; GC §§34090, 54960.1(c)(1)
City Clerk		Agenda Packets	10 years		10 years		Mag, Mfr, OD, Ppr	S	No	Department Preference; Originating Departments maintain original documents for the legal retention periods; GC §34090.7
City Clerk		Agreements & Contracts Approved by Council: LAND - Title Insurance, Subdivision, LLA's (Lot Line Adjustments), & LSA's (Lot Split Agreements)	2 years	P	P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	Land Records; GC §34090
City Clerk		Agreements & Contracts Approved by Council: Mutual Aid, Joint Powers (JPAs)	Superseded + 2 years	P	P	Yes: Before Expiration	Mag, Mfr, OD, Ppr	S	No	Administrative & legal value (Emergency Preparedness), GC §34090
City Clerk		Agreements & Contracts Approved by Council: **NON-INFRASTRUCTURE**: Consultants, Landscaping, Painting, Slurry Seals (Paving), Tree Trimming, Leases, Professional Services, (Not Infrastructure projects)	Completion + 2 years	8 years	Completion + 10 years	Yes: Before Completion	Mag, Mfr, OD, Ppr	S	Yes: After Inactive	Statewide guidelines propose completion + 5 years for non-capital improvement contracts & completion + 4 years for transportation and concessionaire agreements. Statute of Limitations is 4 years; 10 years for Errors & Omissions; CCP §§337. 337.1(a), 337.15, 343; GC §34090
City Clerk		Agreements & Contracts Approved by Council: Retirement Agreements **(PERS)**	2 years	P	P	Yes: Before Expiration	Mag, Mfr, OD, Ppr	S	No	EEOC / ADEA (Age) requires 1 year after benefit plan termination; State Law requires 2 years after action; 29 CFR 1627.3(b)(2); GC §§12946, 34090

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RECORDS RETENTION SCHEDULE: CITY CLERK

Office of Record	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
City Clerk		Agreements & Contracts Approved by Council: **MOUs** - Memorandas of Understanding	Expiration	10 years	Expiration + 10 years	Yes: Before Expiration	Mag, Mfr, OD, Ppr	S	Yes: After Inactive	EEOC / FLSA requires 3 y for MOUs; State requires 2 years; 29 CFR 516.5, GC §§12946, 34090
City Clerk		Agreements & Contracts: **ALL INFRASTRUCTURE:** Architects, Buildings, bridges, park improvements, reservoirs, sewers, sidewalks, street & alley improvements, utilities, water. **Exceptions:** Demolitions, landscaping, street paving	Completion + 2 years	P	P	Yes: Before Completion	Mag, Mfr, OD, Ppr	S	Yes: After Inactive	All infrastructure, JPAs, & Mutual Aid contracts are permanent for emergency preparedness; Statute of Limitations is 4 years; 10 years for Errors & Omissions; CCP §§337. 337.1(a), 337.15, 343; GC §34090, Contractor has retention requirements in 48 CFR 4.703
City Clerk		Annexations	2 years	P	P		Mag, Mfr, OD, Ppr	S/I	No	GC § 34090
City Clerk		Appeals: Employees, Vicious Dogs, etc.	Settle + 5 years		Settle + 5 years	Yes: Until Settlement	Mag, Mfr, OD, Ppr	S	Yes: After Settled	Covers all statute of limitations; CCP §§ 337 et seq.; GC §§ 911.2, 945, 34090, 34090.6; PC §832.5
City Clerk		Audio Tapes of Council Meetings	Adoption of Minutes or 30 days, whichever is longer		Adoption of Minutes or 30 days, whichever is longer		Mag			GC §54953.5(b)
City Clerk		Audits (Consolidated Annual Financial Report)	2 years	P	P		Mag, Mfr, OD, Ppr	S / I	Yes: After Inactive	GC §34090
City Clerk		Banking Signature Authority	Superseded + 5 years		Superseded + 5 years		Ppr			Department Preference to cover standard auditing periods; GC §34090

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RECORDS RETENTION SCHEDULE: CITY CLERK

Office of Record (OFR)	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
			Active (in office)	Inactive / CD or Mfr	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
If the record is not listed here, refer to the Retention for City-Wide Standards										
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
City Clerk		Boards, Commissions & Committees - APPLICATIONS: APPOINTED	Duration of Office + 4 years		Duration of Office + 4 years		Mag, Ppr			Statute of Limitations: Put official misconduct is discovery of offense + 4 years, Statewide guidelines propose Appointment + 5 years; GC §34090; PC §§801.5, 803©
City Clerk		Boards, Commissions & Committees - APPLICATIONS: UNSUCCESSFUL	2 years		2 years		Mag, Ppr			GC §34090 et seq.
City Clerk		Budget (draft, proposed, reviews)	2 years		2 years		Mag, Ppr			GC §34090
City Clerk		Budget (Includes CIP and Appropriations approved by Council)	2 years	P	P	Yes: Current Fiscal Year	Mag, Mfr, OD, Ppr	S	Yes: After Inactive	Consistent with Final Budget retention; GC §34090
City Clerk		Certificates of Insurance (Normally filed with Agreement) - Also see Workers Compensation	2 years	8 years	10 years	Yes: Before Completion	Mag, Mfr, OD, Ppr	Mfr	Yes: After Inactive	Longest Statute of Limitations is 10 years; Conforms with Agreement Retention; statewide guidelines propose permanent CCP §337 et seq.; GC §34
City Clerk		Chronological History of Mayors and City Council	2 years	P	P		Mag, Ppr			Historical Value; GC §34090
City Clerk		City Charter, Incorporation, Logo, City Seal	P		P		Mag, Ppr			GC §§34090
City Clerk		City Property	P		P		Mag, Ppr			GC §§34090

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City Clerk		Claims - **Adults**	Settle + 5 years		Settle + 5 years	Yes: Until Settlement	Mag, Mfr, OD, Ppr	S	Yes: After Settled	Finance maintains settlement records; Claim must be filed within 1 year, lawsuit within 2 years; complaints against peace officers within 5 years; Statute of Limitations for contracts is 4 years; wrongful death for construction is completion + 5 years; CCP §§ 337 et seq.; GC §§ 911.2, 945, 34090, 34090.6; PC §832.5
City Clerk		Claims - **Juveniles**	Age of Majority (minimum Settle + 5 years)		Age of Majority (minimum Settle + 5 years)	Yes: Until Settlement	Mag, Mfr, OD, Ppr	S	Yes: After Settled	Finance maintains settlement records; Juveniles may have additional legal recourses; CCP §§ 337 et seq.; GC §§ 911.2, 945, 34090, 34090.6; PC §832.5
City Clerk		Council Agenda Packets (excluding petitions to City Council)	2 years	8 years	10 years		Mag, Ppr			GC §34090.7
City Clerk		Council Policies & Procedures	2 years	P	P		Mag, Mfr, OD, Ppr	S	No	Historic and Administrative value; GC §34090
City Clerk		Deeds: Property owned by City (property acquisition files)	2 years	P	P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	GC §34090
City Clerk		Easements	2 years	P	P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	GC §34090

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ELECTIONS - CONSOLIDATED										
City Clerk		Elections - Campaign Reports (FPPC 400 Series Forms): OTHER COMMITTEES (PACS - not candidate-controlled)	7 years		7 years		Mfr, OD, Ppr	S	After 2 years	Paper must be retained for at least 2 years; GC §81009(b)(g)
City Clerk		Elections - Campaign Reports (FPPC 400 Series Forms): THOSE NOT REQUIRED TO FILE ORIGINAL WITH CITY CLERK (copies)	4 years		4 years		Mfr, OD, Ppr	S	After 2 years	Paper must be retained for at least 2 years; GC §81009(b)(g)
City Clerk		Elections - Campaign Reports (FPPC 400 Series Forms): UNSUCCESSFUL CANDIDATES	5 years		5 years		Ppr			Paper must be retained for at least 2 years; GC §81009(b)(g)
City Clerk		Elections - Campaign Reports (FPPC 400 Series Forms): SUCCESSFUL CANDIDATES (Elected Officials)	2 years	P	P		Mfr, OD, Ppr	S	After 2 years	Paper must be retained for at least 2 years; CCP§583.320(a)(3); GC §81009(b)(g)
City Clerk		Elections - Candidate Statements (to be printed in the sample ballot)	Duration of Office + 4 years		Duration of Office + 4 years		Mag, Mfr, OD, Ppr	S / M / I	No	Department Preference; No specific legal requirement; Statewide guidelines propose 4 years; recommend term + 4 years for administrative value; GC § 34090
City Clerk		Elections - Certificates of Election	Duration of Office + 4 years		Duration of Office + 4 years		Mag, Mfr, OD, Ppr	S	No	Department Preference; No specific legal requirement; Statewide guidelines propose 4 years; GC § 34090

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City Clerk		Elections - GENERAL, WORKING or ADMINISTRATION Files (Correspondence, Precinct Workers, County Election Services, etc.)	2 years		2 years		Mag, Ppr			Used for a model for the next election, GC §34090
City Clerk		Elections - HISTORICAL File (Sample ballot, all Resolutions - calling the election, canvass, etc., election summary)	8 years	P	P		Mag, Mfr, OD, Ppr	S	No	Retained for Historical Value, GC §34090
City Clerk		Elections - Nomination Papers: SUCCESSFUL CANDIDATES	Duration of Office + 4 years		Duration of Office + 4 years		Mag, Mfr, OD, Ppr			Department Preference; Statewide guidelines proposes 4 years for successful candidates, 2 years for unsuccessful; CA law states term of office and 4 years after the expiration of term and does not delineate between the two; EC §17100
City Clerk		Elections - Nomination Papers: UNSUCCESSFUL CANDIDATES	Election + 4 years		Election + 4 years		Mag, Mfr, OD, Ppr			Statewide guidelines proposes 4 years for successful candidates, 2 years for unsuccessful; CA law states term of office and 4 years after the expiration of term and does not delineate between the two; EC §17100
City Clerk		Elections - Petitions (Initiative, Recall or Referendum)	8 mo.		8 mo.		Ppr			Not accessible to the public; The 8 month retention applies after election results, or final examination if no election. Applies unless a legal/FPPC proceeding. EC §§17200, 17400

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City Clerk		Elections - Precinct Maps	2 years		2 years		Mag, Ppr			No specific legal requirem Statewide guidelines propose 2 years; County Clerk sends to Secretary of State; EC §17501, GC §34090
ELECTIONS - STAND-ALONE (use in conjunction with Consolidated elections ... records series are not repeated)										
City Clerk		Elections - Absentee Applications, Roster of Absentee Applications		6 mo.	6 mo.		Ppr			EC §17505
City Clerk		Elections - Absentee Identification Envelopes		6 mo.	6 mo.		Ppr			EC §17302
City Clerk		Elections - Ballots - After Election		6 mo.	6 mo.		Ppr			EC §17302
City Clerk		Elections - Ballots - After Recount		6 mo.	6 mo.		Ppr			EC §17306
City Clerk		Elections - Assessment District Ballots - Prop. 218 proceedings		6 mo.	6 mo.		Ppr			Consistent with retention for Election Ballots; Statewide guidelines propose permanent; EC §§ 17302, 17306; CA Constitution Art. XIII
City Clerk		Elections - Challenged & Assisted Voters List		6 mo.	6 mo.		Ppr			If uncontested, EC §17304
City Clerk		Elections - Inspector Receipts for Ballots		6 mo.	6 mo.		Ppr			EC 17302, 17306
City Clerk		Elections - Precinct Officer Appointments		6 mo.	6 mo.		Ppr			EC §17503
City Clerk		Elections - Roster of Voters		5 years	5 years		Mag, Mfr, OD, Ppr			EC §17300
City Clerk		Elections - Tally Sheets		6 mo.	6 mo.		Ppr			EC §17304
City Clerk		Elections - Voter Index Copies used as the Voting Record at Polling Places		6 mo.	6 mo.		Ppr			EC §17304

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City Clerk		Elections - Voter Index Original		5 years	5 years		Ppr			EC §17001
(End of Elections Section)										
Fire		Emergency / Disaster Management	Superseded + 2 years		Superseded + 2 years	Yes: Current Policies & Procedures	Mag, Mfr, OD, Ppr	S	No	Fire retains original; GC §34090
City Clerk		Employee Benefit Plans (Other than retirement - medical, dental, prescription, vision, disability, life, etc.)	Plan Termination + 10 years		Plan Termination + 10 years		Mag, Ppr			Department Preference; Most benefits are Termination + 1 year; Retirement benefits are 6 years from last action; 29 CFR 1627.3(b)(ii), GC §34090.7; 29 USC 1113
City Clerk		Employee Newsletter, Recognition (City Manager News Updates)	2 years		2 years		Mag, Ppr			GC §34090
City Clerk		FPPC 700 Series Forms (Statement of Economic Interests): DESIGNATED EMPLOYEES (specified in the City's Conflict of Interest code)	2 years	5 years	7 years		Mag, Mfr, OD, Ppr	S	After 2 years	City maintains original statements; GC §81009(e)(g)
City Clerk		FPPC 700 Series Forms (Statement of Economic Interests): PUBLIC OFFICIALS (elected & not elected. Includes City Council Members, Planning Commission Members, City Manager, City Treasurer & City Attorney)	2 years	2 years	4 years		Mfr, OD, Ppr	S	After 2 years	City maintains copies only; original statements are filed with FPPC; GC §81009(f)(g)
City Clerk		FPPC Blank Forms, Lists, and Administration	5 years		5 years		Mag, Mfr, OD, Ppr	S	After 2 years	FPPC opinion

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City Clerk		Franchise Agreements (e.g. Cable TV, Electric, Gas, etc.)	Term + 2 years	8 years	Term + 10 years	Yes: Until Expiration	Mag, Mfr, OD, Ppr	S	Yes: After Inactive	Statewide guidelines prop completion + 5 years for non-capital improvement contracts & completion + 4 years for transportation and concessionaire agreements; Statute of Limitations is 4 years; 10 years for Errors & Omissions; CCP §§337. 337.1(a), 337.15, 343; GC §34090, Contractor has retention requirements in 48 CFR 4.703
City Clerk		Historical Records	P		P		Mag, Mfr, OD, Ppr	S	No	City Clerk determines historical significance; records can address a variety of subjects and media. Some media (e.g. audio and video tape) may be limited because of the media's life expectancy; GC §34090
Risk Manag.		Insurance Policies & Certificates (City-owned - NOT liability insurance): Fire, Flood, etc.	Completion + 10 years		Completion + 10 years	Yes: Before Expiration	Mag, Mfr, OD, Ppr	S	Yes: After Expiration	Consistent with Agreement retention; GC §34090
Risk Manag.		Insurance Policies & Certificates (City-owned): Liability (General & Public), Workers Compensation	P		P	Yes: Before Expiration	Mag, Mfr, OD, Ppr	S	Yes: After Expiration	For protection from litigation; GC §34090
City Clerk		Master Plans (e.g. Parking, Trees, etc.)	2 years	P	P		Mag, Mfr, OD, Ppr	S	No	GC §34090
City Clerk		Minutes: City Council, Redevelopment, Public Financing Authority, All other Advisory Boards to Council	P		P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	GC §34090

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City Clerk		Municipal Code Administration, Distribution, etc.	2 years		2 years		Mag, Ppr			GC § 34090
City Clerk		Municipal Code and History File (always retain 1 supplement)	P		P		Mag, Mfr, OD, Ppr	S	No	GC §34090
City Clerk		Oaths of Office (required of all "City Officers")	Separation + 6 years		Separation + 6 years		Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Statute of Limitations: Public official misconduct is discovery of offense + 4 years, retirement benefits is 6 years from last action; statewide guidelines propose Termination + 6 years; GC §§36507, 34090; PC §§801.5, 803(c); 29 USC 1113
City Clerk		Ordinances	P		P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	GC §34090 et. seq.
City Clerk		Ordinances: Not Adopted - Unsuccessful (all material)	10 years		10 years		Mag, Ppr			Department Preference; GC §34090 et seq.
City Clerk		Petitions (submitted to Council on any subject. Also see Elections for Initiative, Recall or Referendum)	1 year		1 year		Ppr			Law requires 1 year for petitions; GC §50115
City Clerk		Policies & Procedures (Except Council)	Superseded + 2 years		Superseded + 2 years		Mag, Ppr			Statewide guidelines propose superseded + 2 or 5 years; GC §34090
City Clerk		Presentations / Proclamations / Commendations / Memoriums	2 years		2 years		Mag, Ppr			GC § 34090

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City Clerk		Proof of Publication (all subjects)	2 years		2 years		Mag, Mfr, OD, Ppr			The original is maintained in the subject file; Statute of Limitations for mailings for annexations, special districts, bonds is 60 days; Municipal Government actions is 3 - 6 months; CCP §§337 et seq, 349.4; GC §34090
City Clerk		Publications issued by the City - Historically Significant	2 years	P	P		Mag, Mfr, OD, Ppr	S / I	No	City Clerk determines historical significance; GC §34090
City Clerk		Real Estate Appraisal Reports: Property NOT purchased	2 years		2 years		Mag, Ppr			Statewide Guidelines show 2 years; GC §§34090, 6254(h)
City Clerk		Real Estate Appraisal Reports: Purchased Property	2 years	6 years	8 years		Mag, Mfr, OD, Ppr	S	Yes: After Inactive	Auditing standards are 7 years after audit; time is sufficient to establish tax increment; Statewide Guidelines show 2 years; GC §§34090, 6254(h)
City Clerk		Records Management: Destruction Lists / Retention Schedule	2 years	P	P		Mag, Mfr, OD, Ppr	S	Yes: After Inactive	GC §34090 et. seq.
City Clerk		Regional Organizational Studies & Programs where other Agencies are the Lead (e.g. Rail Studies, etc.)	When No Longer Required		When No Longer Required		Mag, Ppr			Non-records used for administrative value
City Clerk		Resolutions - City Council	P		P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	GC §34090 et. seq.
City Clerk		Schools, School District	2 years		2 years		Mag, Ppr			GC §34090
City Clerk		Streets: Vacations	2 years	P	P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	Statewide Guidelines show 2 years; GC §34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
City Clerk		Subdivision Agreements & Securities (Development and Performance Bonds)	P		P	Yes: Before Completion	Mag, Mfr, OD, Ppr	S	No	GC §34090
City Clerk		Subpoenas, Requests for Public Records	2 years		2 years		Mag, Ppr			GC §34090
City Clerk		Tax Cancellations: Notification to County Assessor after property has been purchased	2 years	P	P		Mag, Mfr, OD, Ppr	S	Yes: After Inactive	GC §34090
City Clerk		Title Reports & Litigation Guarantees: Property owned by City	2 years	P	P		Mag, Mfr, OD, Ppr	S	No	GC §34090
City Clerk		Video tapes of regular Council meetings	2 years		2 years		Tape (Mag)			Department Preference; Legally required for 90 days; GC §34090.7

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RECORDS RETENTION SCHEDULE - COMMUNITY DEVELOPMENT SERVICES

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(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
If the record is not listed here, refer to the Retention for City-Wide Standards										
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
BUILDING & SAFETY										
Comm. Develop. Services / Building	Permit #	Applications for Building Permits	P		P		Mag, Ppr	S	Yes: 2 years	Records used to facilitate permit issuance; Projects may expire after 2 years; GC §34090
Comm. Develop. Services / Building	Permit #	Building Permits - ALL (Issued)	Until Finalled	P	P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: 2 years	Department Preference; UAC & UBC require plans be retained for 90 days from completion date; Statewide guidelines propose permanent; UBC §106.4.2, GC §34090, H&S §19850
Comm. Develop. Services / Building	Permit #	Building Permits - Expired	1 year		1 year	Yes (all)	Mag, Ppr			Permits expire if work is not commenced within 180 days, and may be extended for 180 days if requested; UAC §303.4; GC §34090
Comm. Develop. Services / Building	Permit #	Building Permits - VOIDED	90 days		90 days		Mag, Ppr			Department Preference; UAC & UBC require plans be retained for 90 days from completion date; State law requiring 2 years states "unless otherwise provided by law"; Statewide guidelines propose permanent; UBC §106.4.2, GC §34090, H&S §19850

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Comm. Develop. Services / Building	Permit #	Building Plans - ALL Documents with Engineer Stamps, except Residential and Appurtenances (includes calculations, specifications, energy, soils reports)	1 year	Life of Building	Life of Building	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department Preference; L requires for the life of the building for commercial only; Statewide guidelines propose 2 years for blueprints & specifications; UBC and UAC require 90 days from completion date; UAC §303.2; UBC §106.4.2; H&S§19850, GC §34090
Comm. Develop. Services / Building		Building Plans - Residential and Appurtenances	Inactive + 90 days		Inactive + 90 days	Yes: Until Finalled	Mag, Ppr			Law requires for the life of the building for commercial only; Statewide guidelines propose 2 years for blueprints & specifications; UBC and UAC require 90 days from completion date; UAC §303.2; UBC §106.4.2; H&S§19850, GC §34090
Comm. Develop. Services / Building		Certificates of Occupancy	P		P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: 1 year	Statewide guidelines propose life of building; GC §34090
Comm. Develop. Services / Building	Permit #	Inspection Records: Correspondence, Fees, Appeal Requests, etc.	2 years		2 years		Mag, Ppr			Records used to facilitate permit issuance; Projects may expire after 2 years; GC §34090
Comm. Develop. Services / Building	Permit #	Notices to Builders: Correction, Building, Plan Review, etc.	Until Permit Finalled or 2 years, if not Finalled		Until Permit Finalled or 2 years, if not Finalled		Mag, Ppr			Transitory Records used to facilitate permit issuance; Projects may expire after 2 years; GC §34090

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RECORDS RETENTION SCHEDULE - COMMUNITY DEVELOPMENT SERVICES

Office of Record (OFR)	Classification OR File Number	Records Description	Retention / Disposition: Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Comments / Reference
If the record is not listed here, refer to the Retention for City-Wide Standards										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Comm. Develop. Services / Building	Permit #	Occupancy Inspections	Life of Building		Life of Building		Mag, Mfr, OD, Ppr	S	Yes: 1 year	Department Preference; Records used to facilitate permit issuance; GC §34090
Comm. Develop. Services / Building	Address	**Project Files:** Certificate of Occupancy, Demolitions, DRB, etc.	2 years	P	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Projects have a 2 year vesting (applicant must pull permit within 2 years) -- those applications in which the applicant does not follow through with permit may be destroyed after the vesting period has expired. Some permits must obtain Council approval, and therefore the City Clerk becomes office of record for material presented to Council; Department maintains complete files for administrative purposes; GC§§34090, 34090.7
COMMUNITY PLANNING										
City Clerk		Annexation / Deannexation Files	P		P		Mag, Mfr, OD, Ppr	S	No	Department Preference; City Clerk is OFR; GC §34090.7
Comm. Develop. Services / Planning		Assessor Parcel Information	When Superseded		When Superseded		Mag, Mfr, OD, Ppr			GC §34090
Comm. Develop. Services / Planning		Census, Demographics	10 years	P	P		Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department Preference; GC §34090.7

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Comm. Develop. Services / Planning		Environmental Determinations (Environmental Impact Reports (EIRs), Environmental Assessments, Initial Studies, Negative Declarations, etc.) **Inside** City boundaries	5 years	P	P	Yes: Until Project Completed	Mag, Mfr, OD, Ppr	S / I	Yes: 1 year	Final EIRs are required to be kept a "reasonable period of time"; 14 Cal Code Regs §15095(c); GC §34090.7
Comm. Develop. Services / Planning		Environmental Determinations (Environmental Impact Reports (EIRs), Initial Studies, Negative Declarations, etc.) **Outside** City boundaries	When No Longer Required		When No Longer Required		Ppr			Non-records
Comm. Develop. Services / Planning		General Plan Conformances, Conformance Findings	2 years	P	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department Preference; GC§ 34090 et seq.
Comm. Develop. Services / Planning		General Plan, General Plan Elements, Amendments	P		P	Yes (all)	Mag, Mfr, OD, Ppr	S / I	Yes: After Amended	Department Preference; GC §34090
Comm. Develop. Services / Planning		Historical Landmarks (Local, State, or National Registers)	5 years	P	P		Mag, Mfr, OD, Ppr	S	Yes: 1 year	GC §34090
Comm. Develop. Services / Planning		Home Occupation Permits	2 years	When Superseded (minimum 2 years)	When Superseded (minimum 2years)	Yes: Until Superseded	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Permits do not expire and there is no way to track occupation; GC §34090
Comm. Develop. Services / Planning		Master Plans	5 years	5 years	10 years	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department Preference; GC§ 34090 et seq.

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Comm. Develop. Services / Planning		Planning Commission **(MINUTES & RESOLUTIONS)**	P		P	Yes: Depending Upon Subject	Mag, Mfr, OD, Ppr	S	Yes: After 2 years	See City-wide schedule for all others; GC §34090
Municipal Services		Precise Plan Street Alignments	2 years	P	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department Preference; GC§ 34090.7
Comm. Develop. Services / Planning	Address	**Project Files:** Administrative Design Review, Administrative Sign Review, Conditional Use Permits, Environmental Assessment, Flood Plain, Interpretation, Determination, Land Conservation, Redevelopment, Rezone, Sign Permits, Tentative Maps, Variance, Zone Amendment, etc.	2 years	P	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Projects have a 2 year vesting (applicant must pull permit within 2 years) -- those applications in which the applicant does not follow through with permit may be destroyed after the vesting period has expired. Some permits must obtain Council approval, and therefore the City Clerk becomes office of record for material presented to Council; Department maintains complete files for administrative purposes; GC§§34090, 34090.7
Comm. Develop. Services / Planning		**Project Files:** Preliminary Studies / Project Assessments **(Private Projects) - NOT Pursued**	2 years	8 years	10 years		Mag, Ppr			Department Preference; GC §34090
Comm. Develop. Services / Planning		Project Log	2 years	P	P	Yes	Mag, Mfr, OD, Ppr	S / I	No	GC§ 34090

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Comm. Develop. Services / Planning		Right of Way Abandonments	2 years	P	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department Preference; GC§ 34090 et seq.
Comm. Develop. Services / Planning	Permit #	Sign Permits - ALL	2 years	Life of Sign	Life of Sign	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department Preference; Law requires for the life of the building for commercial only; Statewide guidelines propose 2 years for blueprints & specifications; UBC requires 90 days from completion date; UBC §106.4.2, H&S§19850, GC §34090
Comm. Develop. Services / Planning		Site Plan Files: Profile of Address	2 years	P	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department Preference; GC§ 34090 et seq.
Comm. Develop. Services / Planning		Special Studies	5 years	5 years	10 years		Mag, Mfr, OD, Ppr	S or I	Yes: 1 year	Coordinates with Genera' n Updates; Statewide Guidelme shows 2 years; GC §34090
Comm. Develop. Services / Planning		Specific Plans	5 years	10 years	10 years	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	GC §34090 et seq.
City Clerk		Street Name Changes	5 years	P	P		Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department Preference (Copies); City Clerk Maintains originals of all documents that were presented to Council; GC §34090

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Comm. Develop. Services / Planning		Subdivision Maps	2 years	P	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	GC§ 34090 et seq.
Comm. Develop. Services / Planning		Zone Changes	2 years	P	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	GC§ 34090 et seq.
Comm. Develop. Services / Planning		Zone Maps	P		P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	GC§ 34090 et seq.
Comm. Develop. Services / Planning		Zoning Certificates (verification of appropriate zoning for businesses)	2 years	P	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department Preference; GC§ 34090 et seq.
ENGINEERING										
Comm. Develop. Services / Engineering		Lot Line Adjustments	2 years	P	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	GC§ 34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Comm. Develop. Services / Engineering		**Project Files:** Boundary Adjustments, Encroachment Permits, Street Vacation, etc.	2 years	P	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Projects have a 2 year v[illegible]g (applicant must pull permit within 2 years) -- those applications in which the applicant does not follow through with permit may be destroyed after the vesting period has expired. Some permits must obtain Council approval, and therefore the City Clerk becomes office of record for material presented to Council; Department maintains complete files for administrative purposes; GC§§34090, 34090.7
HOUSING: PROGRAM SERVICES										
Comm. Develop. Services / Housing		Affordable Housing Multi-family Projects	4 years		4 years	Yes: Until Completed	Mag, Mfr, OD, Ppr	S / I	Yes: After 4 years	Uniform Admin. Requirements for Grants to Local Governments is 3 years from expenditure re[illegible]t; HUD requires 3 years; st[illegible]ide guidelines propose 4 years; HUD 2228.2 rev-3, 24 CFR 85.42 & 570.502(b), 29 CFR 97.42, GC §34090
Comm. Develop. Services / Housing		Americans with Disabilities Act (ADA) Compliance Report / Information	10 years		10 years		Mag, Ppr			Consistent with City-wide standards; GC §34090

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Comm. Develop. Services / Housing		Cancelled Applications (e.g. FTHB, Rehab Loan Applications)	2 years		2 years		Mag, Ppr			GC §34090
Comm. Develop. Services / Housing		Consolidated Housing Plan (5 year plan)	5 years		5 years		Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	Department Preference; GC §34090
Comm. Develop. Services / Housing		Contractor Files	2 years		2 years		Mag, Ppr			GC §34090
Comm. Develop. Services / Housing		Federal & State Grants (e.g. HOME, CDBG, etc.)	P		P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S / I	Yes: After 4 years	Department Preference; Uniform Admin. Requirements for Grants to Local Governments is 3 years from expenditure report; HUD requires 3 years; statewide guidelines propose 4 years; HUD 2228.2 rev-3, 24 CFR 85.42 & 570.502(b), 29 CFR 97.42, GC §34090
Comm. Develop. Services / Housing		Housing Programs: Loans (e.g. First-Time Home Buyers, Low & Moderate Income, Small Business, Section 108, Rehabilitation, Down Payment Assistance, etc.)	Loan Pay-off + 4 years		Loan Pay-off + 4 years	Yes: Until Paid	Mag, Mfr, OD, Ppr	S / I	Yes: 1 year	Department preference; Required for 3-4 years from expenditure or performance report; 24 CFR 85.42, 570.502, 29 CFR 97.42, HUD 2228.2 Rev 3
Comm. Develop. Services / Housing		Loan Committee Minutes	P		P		Mag, Ppr			GC §34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Comm. Develop. Services / Housing		Logs: Rehabilitation Inspector	2 years		2 years		Mag, Ppr			GC §34090
Comm. Develop. Services / Housing		Rehabilitation Bids: Unsuccessful	2 years		2 years		Mag, Ppr			GC §34090
Comm. Develop. Services / Housing or Redevelop.		Relocation Cases	Settle + 1 year	Settle + 4 years	Settle + 5 years	Yes: Until Settlement	Mag, Mfr, OD, Ppr	S	Yes: After Inactive	Consistent with Claims; CCP §§ 337 et seq.; GC §§ 945, 34090, 34090.6; PC §832.5
Comm. Develop. Services / Housing		Sub-recipient Grants and Not Funded Applications (e.g. Non-profit grant program)	4 years		4 years	Yes: Until Completed	Mag, Mfr, OD, Ppr	S / I	Yes: After 4 years	Uniform Admin. Requirements for Grants to Local Governments is 3 years from expenditure report; HUD requires 3 years; statewide guidelines propose 4 years HUD 2228.2 rev-3, 24 CFR 85 & 570.502(b), 29 CFR 97.42, GC §34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
REDEVELOPMENT / ECONOMIC DEVELOPMENT										
AS / Finance		Bond Issues	When No Longer Required		When No Longer Required		Mag, Mfr, OD, Ppr			Originals are maintained by City Clerk; GC §34090.7
Comm. Develop. Services / Redevelop.		Commercial Building Improvements (Grants or Loans to property owners for façade or seismic improvements)	Loan Pay-off + 4 years		Loan Pay-off + 4 years		Mag, Mfr, OD, Ppr	S / I	Yes: 1 year	Department preference; Required for 3-4 years from expenditure or performance report; 24 CFR 85.42, 570.502, 29 CFR 97.42, HUD 2228.2 Rev 3
Comm. Develop. Services / Planning		Environmental Determinations (Environmental Impact Reports (EIRs), Initial Studies, Negative Declarations, etc.) **Inside** City boundaries	5 years	95 years	100 years	Yes: Until Project Completed	Mag, Mfr, OD, Ppr	S / I	Yes: 1 year	Department Preference; City Clerk is OFR & will scan; Final EIRs are required to be kept a "reasonable period of time"; 14 Cal Code Regs §15095(c); GC §34090.7
Comm. Develop. Services / Redevelop.		Projects (Issues and/or projects will vary over time - e.g. Hotels, etc.)	When No Longer Required - Minimum 2 years		When No Longer Required - Minimum 2 years	Yes: While Active Issues	Mag, Ppr			GC §34090
Comm. Develop. Services / Redevelop.		Projects Completed: Includes Environmental Assessments, Planning Documents, Phases, etc.	Project Completion	P	P	Yes: Before Completion	Mag, Mfr, OD, Ppr	S	No	Department Preference; City Clerk Maintains originals of all documents that were presented to Council or RDA; GC §34090.7
City Clerk		Real Estate	When No Longer Required		When No Longer Required	Yes: Before Purchase or Sale	Mag, Mfr, OD, Ppr	S	Yes: After Inactive	City Clerk is OFR; GC §34090.7

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Comm. Develop. Services / Redevelop.		Real Estate Appraisal Reports: Property NOT purchased	2 years		2 years		Mag, Ppr			Not accessible to the public; Statewide Guidelines show 2 years; GC §§34090, 6254(h)
Comm. Develop. Services / Redevelop.		Real Estate Appraisal Reports: Purchased Property	10 years		10 years		Mag, Ppr			AS / Real Property is OFR; GC §34090
Comm. Develop. Services / Housing or Redevelop.		Relocation Cases	Settle + 1 year	Settle + 4 years	Settle + 5 years	Yes: Until Settlement	Mag, Mfr, OD, Ppr	S	Yes: After Inactive	Consistent with Claims; CCP §§ 337 et seq.; GC §§ 945, 34090, 34090.6; PC §832.5
Comm. Develop. Services / Redevelop.		Site Clearance / Soils Remediation / Mitigation	Project Completion	P	P	Yes: Before Completion	Mag, Mfr, OD, Ppr	S	No	Department Preference for protection from future litigation / clean up; GC §34090.7
AS / Finance		Statement of Indebtedness / Annual Report to State	2 years	P	P		Mag, Mfr, OD, Ppr	S / I	Yes: 1 year	Department preference to track past loans, improvements applications; Required for 3-4 years from expenditure or performance report; 24 CFR 85.42, 570.502, 29 CFR 97.42, HUD 2228.2 Rev 3
City Clerk		Title Reports / Litigation Guarantees	When No Longer Required		When No Longer Required	Yes	Mag, Mfr, OD, Ppr	S	Yes: After Inactive	City Clerk is OFR; GC §34090.7

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RECORDS RETENTION SCHEDULE - FIRE

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
CHIEF										
Fire		Background Files - Fire Dept. Employees, Volunteers & Reservists (psychiatric evaluations go to Personnel)	Separation + 5 years		Separation + 5 years		Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	Retained for administrative value; GC §34090
Fire		Background Files - Fire Dept. Unsuccessful Applicants (Not Hired) (psychiatric evaluations go to Personnel)	3 years		3 years					EEOC / FLSA / ADEA (Age) requires 3 years; State Law requires 2 - 3 years; 29 CFR 1672.3(a)(5) and (6), 8 CCR §11040.7(c), GC §§12946, 34090
Fire		Fire Investigations: **Capital Crimes / Arson / Homicide** (Incident Report is in Fire Prevention)	6 years	P	P		Mag, Mfr, OD, Ppr	S/I	Yes: When Inactive	No statute of Limitations on Capital Crimes; CDF recommends Act + 10 years; PC §799, GC §34090
Fire		Internal Affairs / Investigations / Discipline Files	Final Disposition + 5 years		Final Disposition + 5 years		Mag, Ppr			Department Preference; State & Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken; Statut Limitations is 4 years for misconduct; EVC §1045, GC §§12946, 34090, PC §§801.5, 803(c), 832.5, VC §2547
AS / Personnel		Recruitment Files - **Solicited (includes Reserves):** Brochure, advertisement, unsuccessful applications, selection materials, tests, etc.	3 years		3 years		Mag, Ppr			Copies - AS/ Personnel is OFR and retains for 3 years; GC §34090.7

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FIRE PREVENTION										
Police / Fire		Emergency / Disaster Management	10 years		10 years	Yes: Current Policies & Procedures	Mag, Mfr, OD, Ppr	S	No	Department Preference (outdated after a decade); GC §34090
Fire		EOS Plan (Office of Emergency Services)	Superseded + 2 years		Superseded + 2 years	Yes (all)	Mag, Mfr, OD, Ppr	S/I	No	GC §34090
Fire		Evacuation Plans (for businesses)	Superseded		Superseded	Yes (all)	Mag, Mfr, OD, Ppr	S/I	No	Non records (County maintains originals); GC §34090
Fire		Knox Box (locked key to building for emergency entries)	P		P		Mag, Ppr			Department Preference; GC §34090
Fire	Street	Special Inspection Permits (e.g. School bon fires, fireworks, model rockets, etc.)	Expiration + 4 years		Expiration + 4 years	Yes: Until Expiration	Mag, Ppr			Department Preference; Statute of Limitations for Health Providers is 3 years; CCP §337 et seq., CCP §340.5; GC §34090
Fire	Street	Street Files / Occupancy Inspections: Commercial Facilities, Places of Public Accommodation - (Fire Protection System Plans, Inspections, Sprinklers, Evacuation Plans, Underground Storage Tanks, Permits, etc.)	P		P	Yes (all)	Mag, Mfr, OD, Ppr	S/I	No	Department Preference; GC §34090
OPERATIONS										
Fire		Accident, Injury and Property Damage Reports: **FIRE VEHICLES**	3 years		3 years		Mag, Ppr			Consistent with Work Orders; GC §34090

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RECORDS RETENTION SCHEDULE - FIRE

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Fire		Annual Fire Incident Statistics	P		P		Mag, Mfr, OD, Ppr	S/I	No	Retained for historical and administrative value; GC §34090
Fire		Apparatus & Equipment Records & Testing	Disposal + 3 years		Disposal + 3 years		Mag, Ppr			Statute of Limitations for Health Providers is 3 years; OSHA requires 1 year; State requires 2 years; Statewide guidelines propose 2 years; 8 Cal Code Reg. §3203(b)(1), CCP §340.5, GC §34090
Fire		Chemical Use Report Form / Material Data Safety Sheet (MSDS)	2 years	28 years	30 years		Mag, Mfr, OD, Ppr			30 years if employer qualifies as hazardous material exposure & required to file MSDS; reports are mailed to the County; 8 Cal. Code Reg. 3204(d)(1)(A)
Fire		Equipment and Vehicle Repair Orders (Fire Vehicles only)	Life of Equipment		Life of Equipment		Mag, Ppr			Department Preference; GC §34090
Fire		False Alarm Files	2 years		2 years		Mag, Ppr			GC §34090
Fire		Fire Incident Reports and Investigations: **Capital Crimes / Arson / Homicide**	6 years	P	P		Mag, Mfr, OD, Ppr	S/I	Yes: When Inactive	No statute of Limitations on Capital Crimes; CDF recommends Act + 10 years; PC §799, GC §34090
Fire		Fire Incident Reports and Investigations: **HazMat, Oil Spills, etc.** - includes Emergency Response Reports, Personnel Sign-ins, Patient Reports & Supplemental Reports	6 years	24 years	30 years		Mag, Mfr, OD, Ppr	S/I	Yes: When Inactive	Department Preference; If records were not produced by the City, may destroy when no longer required (non-records); all employee exposure records are exposure+30 years; Cal Code Reg. §3204(d)(1), et seq.

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Adopted:

RECORDS RETENTION SCHEDULE - FIRE

Office of Record (OFR)	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd	
If the record is not listed here, refer to the Retention for City-Wide Standards										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Fire		Fire Incident Reports and Investigations: **NOT capital crimes or HazMat** - includes Emergency Response Reports, Personnel Sign-ins, Patient Reports & Supplemental Reports	6 years		6 years		Mag, Ppr			Longest Statute of limitatio[illegible]or less than capital crimes is 6 years; Criminal records are transmitted to DOJ and retained by State; PC §800 et seq., GC §34090
Fire		HazMat Information	Superseded + 2 years	Superseded + 28 years	Superseded + 30 years		Mag, Mfr, OD, Ppr	S/I	No	Department Preference; If records were not produced by the City, may destroy when no longer required (non-records); all employee exposure records are exposure+30 years to cover statute of limitations; Cal Code Reg. §3204(d)(1), et seq.
Fire		Log Books (Incidents - kept at Operations Chief / City Hall / Fire Administration)	P		P		Mag, Mfr, OD, Ppr	S/I	No	Retained for historical and administrative value; GC §34090
City Clerk		Mutual Aide Agreements, Joint Power Authorities	When No Longer Required		When No Longer Required		Mag, Mfr, OD, Ppr			Originals Maintained by Cit[illegible]erk Permanently; GC §34090
Fire / Finance		Payroll - Supplemental Records (Sign-up sheets / Reserves)	2 years	3 years	5 years		Mag, OD, Mfr, Ppr	S / I	Yes: After 1 year	Fire must keep more detailed information than the City-wide system can provide; Finance keeps the official payroll records; GC §34090
Fire		Personnel Files - **Training Files**: Training, Certificates, First Aid Training Database, etc.	Separation + 10 years		Separation + 10 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: After Separation	Department Preference (Human Resources is OFR); retained to comply with ISO (Insurance Services Office) requirements and for the convenience of former employees; GC § 34090

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RECORDS RETENTION SCHEDULE - FIRE

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(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd	
If the record is not listed here, refer to the Retention for City-Wide Standards										
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Fire		Petro-Chemical Records (Haz Mat)	Superseded + 2 years	Superseded + 28 years	Superseded + 30 years		Mag, Mfr, OD, Ppr	S/I	No	If records were not produc[illegible]y the City, may destroy when no longer required (non-records); all employee exposure records are exposure+30 years; Cal Code Reg. §3204(d)(1), et seq.
Fire		Plans: Master Plan, Emergency Management, etc.	Superseded + 3 years		Superseded + 3 years	Yes: Until Superseded	Mag, Mfr, OD, Ppr	S/I	No	Statute of Limitations for Health Providers is 3 years; CCP §340.5, GC §34090
Fire		Standard Operating Procedures / Policy and Procedure Manual	Superseded + 3 years		Superseded + 3 years	Yes: Until Superseded	Mag, Mfr, OD, Ppr	S/I	No	Statute of Limitations for Health Providers is 3 years; CCP §340.5, GC §34090
Fire		State-Licensed Facility Inspections (Boarding, Day Care, Group Homes)	5 years		5 years		Mag, Ppr			Department Preference; Statute of Limitations for Health Providers is 3 years; CCP §337 et seq., CCP §340.5; GC §34090
Fire		Training Burns	3 years		3 years		Mag, Ppr			CDF recommends 1 year without a citation, 3 years with a citation for burn permits; GC §34090
Fire		Training Logs	50 years		50 years		Mag, Mfr, OD, Ppr	S/I	Yes: When Inactive	Department Preference; GC §34090
Fire		Training Materials, Standards and Administration (produced by IFSTA)	Superseded + 2 years		Superseded + 2 years		Mag, Mfr, OD, Ppr	S/I	Yes: When Inactive	IFSTA maintains originals; Conforms with HazMat exposure requirements; Statewide guidelines propose 2 years; Cal Code Reg. §3204(d)(1), et seq.

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RECORDS RETENTION SCHEDULE: MUNICIPAL SERVICES

Office of Record	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
If the record is not listed here, refer to the Retention for City-Wide Standards										
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
ENGINEERING SERVICES / TRAFFIC & TRANSPORTATION ENGINEERING (all Contract Engineers must return final documents to the City upon completion of										roje
MS / Engineer. Services		Accident History (Streets, Intersections, etc. Invoices "at fault" parties for damage to City property)	3 years		3 years		Mag Ppr			Consistent with operational complaints (see City-wide schedule); CCP §§338 et seq., 340 et seq., 342, GC §§945.6, GC §34090
MS / Engineer. Services		Aerial Photocopies	2 years	P	P		Mag, Mfr, OD, Ppr	S	Yes: 1 year	Department Preference; GC §34090
City Clerk		Annexations, Abandonments, Agreements	When No Longer Required		When No Longer Required	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: 1 year	City Clerk Maintains Originals; GC §34090
MS / Engineer. Services		Assessment District Projects (Maps, Diagrams, Spreadsheets, Improvement Plans - e.g. water, sewer, undergrounding)	Termination of District + 5 years		Termination of District + 5 years	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: 1 year	GC §34090
MS / Engineer. Services		Benchmark Data	When Superseded		When Superseded	Yes	Mag			GC §34090
City Clerk		Bid Packets, Bids, Awards	5 years		5 years		Ppr			Department Preference; All successful bids are included in the agreement or contract; City Clerk is OFR; GC § 34090
MS / Engineer. Services		Bus Routes	Superseded + 2 years		Superseded + 2 years		Mag, Ppr			Department Preference; GC §34090
MS / Engineer. Services		Cash Deposits (Refundable Deposits for Subdivision Improvements, Building or Planning Permits, etc.)	5 years		5 years		Mag, Ppr			Department Preference; Retained for auditing purposes; Finance is Office of Record; GC §34090.7

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RECORDS RETENTION SCHEDULE: MUNICIPAL SERVICES

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
MS / Engineer. Services		Certified Payrolls for various projects	Project Completion + 2 years		Project Completion + 2 years		Mag, Ppr			Department Preference; Retained for auditing purposes; Finance is Office of Record; GC §34090.7
MS / Engineer. Services		CIP Projects (where City Engineer is the lead)	Upon Completion	P	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: 1 year	Infrastructure; statewide guidelines propose 10 years; GC §34090
MS / Engineer. Services		Encroachment Permits (Permanent)	2 years	P	P	Yes: Until Revocation	Mag, Mfr, OD, Ppr	S	Yes: After Inactive	Statewide guidelines propose Permanent; CCP § 337 et. Seq.; GC § 34090
MS / Engineer. Services		Landscape Architecture / Plans	P		P		Mag, Mfr, OD, Ppr	S / I	No	Department Preference; GC §34090
MS / Engineer. Services		Maps (Drainage, Grading, Subdivision, Survey)	P		P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: 1 year	Some maps are also retained by Planning; Selected maps are retained in Public Works for administrative purposes; GC §34090, 34090.7
MS / Engineer. Services		Plans / Drawings (City-owned Buildings & Facilities, Sewer, Street Lights, etc.)	P		P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: 1 year	Some maps are also retai by Planning; Selected maps are retained in Public Works for administrative purposes; GC §34090, 34090.7
MS / Engineer. Services		Preliminary Studies / Project Assessments (Not Acquired): Title Reports, Environmental Reports, etc.	No Activity + 2 years	23 years	No Activity + 25 years		Mag, Mfr, OD, Ppr	S	Yes: After Inactive	Department Preference; GC §34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
MS / Engineer. Services		Projects: **INFRASTRUCTURE** Final Specifications and Plans (Buildings, Improvement Plans, Park Improvements, Right of Way, Sewers, Street Widening, etc.)	Completion + 2 years	Life of Infrastructure + 2 years	Life of Infrastructure + 2 years	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: 1 year	Statewide guidelines pro[illegible] 7 years; 2 years for blueprints & specifications; Statute of Limitations is 4 years; 10 years for Errors & Omissions; CCP §§337. 337.1(a), 337.15, GC §34090
MS / Public Services Maint.		Projects: **NON-INFRASTRUCTURE** Final Specifications and Plans (Curb repairs, Repaving, Street Paving, etc).	Completion + 2 years	3 years	Completion + 5 years	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: After Inactive	Consistent with Agreement / Contract Administration; CCP §§337. 337.1(a), 337.15, GC §34090
MS / Engineer. Services		Property Acquisition Projects (Successful): Correspondence, copies of permanent documents, etc.	P		P	Yes: Until Completed	Mag, Ppr			All original Deeds, Title Reports, Insurance, Contracts and Agreements are maintained by the City Clerk; GC §34090
MS / Engineer. Services or MS / Support Services		Property Acquisition Projects (Successful): Correspondence, copies of permanent documents, etc.	P		P	Yes: Until Completed	Mag, Ppr			All original Deeds, Title Reports, Insurance, Contracts and Agreements are maintained by the City Clerk; GC §34090
MS / Engineer. Services		Resource Files: (LAFCo), etc.	2 years		2 years		Mag, Ppr			GC §34090
MS / Engineer. Services		Ridership and Dial-a-Ride Reports	2 years		2 years		Mag, Ppr			GC §34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
MS / Engineer. Services		Sewers (Plans)	P		P	Yes (all)				Department Preference; City Clerk maintains originals; General Services also maintains copies; GC § 34090.7
MS / Engineer. Services		Soils Reports, Tests	P		P		Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	GC §34090
MS / Engineer. Services		State of California Information Files (CalTrans)	2 years	10 years	10 years		Mag, Mfr, OD, Ppr	S	Yes: 1 year	Administrative Value; GC §34090
MS / Engineer. Services		Street Closure Permits	Completion + 4 years		Completion + 4 years	Yes: Until Completion	Mag, Ppr			Covers statute of limitations for contracts (4 years); CCP § 337 et. Seq.; GC § 34090
City Clerk		Streets (Vacations, etc.)	When No Longer Required		When No Longer Required	Yes (all)				City Clerk maintains originals; General Services also maintains copies; GC § 34090.7
MS / Engineer. Services		Subdivisions	Completion + 2 years	P	P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: 1 year	Department Preference (City Clerk is OFR); GC §34090.7
MS / Engineer. Services		Traffic Counts, Summaries, Reports	5 years		5 years		Mag, Ppr			Department Preference; GC §34090
MS / Engineer. Services		Traffic Signals: Maintenance & Timing	3 years		3 years		Mag, Ppr			Matches retention for work orders; GC §34090, CCP §337 et seq.
MS / Engineer. Services		Traffic Signs and Street Names (locations, placement)	P		P		Mag, Ppr			Covers all Statute of Limitations; Department Preference; GC §34090, CCP §337 et seq.
MS / Engineer. Services		Traffic Speed Surveys	Superseded + 2 years		Superseded + 2 years		Mag, Ppr			Department Preference; GC §34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
MS / Engineer. Services		Unsuccessful Bids, When separated from Bid Packet	Bid Opening + 2 years		Bid Opening + 2 years		Ppr			All successful bids are inc ed in the agreement or contract, City Clerk is OFR; GC § 34090
MS / Engineer. Services		Water Plans / Water Development Projects (Various Projects - inside the City)	Completion + 5 years	P	P		Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Drafts should be destroyed; All infrastructure contracts are permanent for emergency preparedness; Statute of Limitations is 4 years; 10 years for Errors & Omissions; CCP §§337. 337.1(a), 337.15, GC §34090
FLEET										
MS / Fleet		Commercial Vehicle Checklists	5 years		5 years		Mag, Ppr			CHP audits take place up to 5 years; Consistent with CHP requirements; OSHA requires 1 year; 8 Ca. Code Reg. § 3203(b)(1); GC §34090
MS / Fleet		Equipment and Vehicle Repair Orders	Life of Equipment		Life of Equipment		Mag, Ppr			Department Preference; GC §34090
MS / Fleet	Vehicle Numbers	Equipment Maintenance History	Life of Equipment		Life of Equipment		Mag, Ppr			Department Preference; GC §34090
MS / Fleet		Vehicle Accident Reports (City Vehicles, except for Fire)	3 years		3 years		Mag, Ppr			Consistent with Work Orders; GC §34090
MS / Fleet		Vehicle and Bus Maintenance History	Life of Vehicle + 4 years		Life of Vehicle + 4 years		Mag, Ppr			Covers all statute of limitations; CHP requires life of vehicle; OSHA requires 1 year; 8 Ca. Code Reg. § 3203(b)(1); CCP §337 et. Seq., GC §34090

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RECORDS RETENTION SCHEDULE: MUNICIPAL SERVICES

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PUBLIC SERVICES MAINTENANCE										
MS / Public Services Maint.		Fogging / Pesticide Reports	2 years	1 year	3 years		Mag, Mfr, OD, Ppr	S/I	Yes: When Inactive	Registered fumigation / pesticide companies are required to retain logs and other records for 3 years; GC §26202, 16 CCR 1970
Personnel	Talk to Personnel	HazMat Clean-ups and Exposure Records (Determination of Spills (Diesel, Oil, etc.) - Work Orders	(follows employee's Medical Personnel file)		(follows employee's Medical Personnel file)		Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Claims can be made for 30 years for toxic substance exposure; 8 CCR §3204(d)(1) et seq., GC §§12946, 34090
Lead Dept.		Maintenance Records and Logs	3 years		3 years		Mag, Ppr			Consistent with Work Orders; GC § 34090
MS / Public Services Maint.		Pot hole Repair Records	3 years		3 years		Mag			Consistent with Work Orders; GC § 34090
MS / Public Services Maint.		Street Maintenance (Striping, Legends, Signs, Repaving, etc)	3 years		3 years		Mag Ppr			Consistent with Work Orders and Operational Complaints; C §§338 et seq., 340 et seq., 342, GC §§945.6, GC §34090
MS / Public Services Maint.		Theme Tree Maps	Superseded + 2 years		Superseded + 2 years		Mag, Mfr, OD, Ppr	S / I	No	Department Preference; GC §34090
Personnel	Talk to Personnel	Training Certificates (use of equipment, etc.)	(follows employee's Medical Personnel file)		(follows employee's Medical Personnel file)		Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department preference; 8 CCR §3204(d)(1) et seq., GC §§12946, 34090

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Lead Dept.		Training Tests (use of equipment, etc.) - Certificates are placed in employee's Personnel File	5 years		5 years		Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department preference; 8 CCR §3204(d)(1) et seq., GC §§12946, 34090
MS / Public Services Maint.		Tree History and Locations	P		P		Mag, Mfr, OD, Ppr	S / I	No	Department Preference; GC §34090
MS / Public Services Maint.		Tree Requests / Permits (want tree replaced, etc.)	Final Disposition + 3 years		Final Disposition + 3 years		Mag Ppr			Consistent with Work Orders and Operational Complaints; CCP §§338 et seq., 340 et seq., 342, GC §§945.6, GC §34090
SUPPORT SERVICES										
Lead Dept.		Bidder / Vendor List (Companies that want to receive bids, RFPs, or RFQs)	2 years		2 years	Yes: Until Paid	Mag, Ppr			Consistent with Accounts Payable; Published articles show 3 years; Statute of Limitations is 4 years; ; GC §34090, CCP §337
MS / Support Services		Cellular Telephone Inventory	20 years		20 years		Mag, Ppr			Covers the length of time a phone would be used; GC § 34090
MS / Support Services		Flood Control & Disaster Files (e.g. pump systems, CIP systems)	P		P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: 1 year	Statewide guidelines propose 2 years; GC §34090
MS / Support Services		MSDS (Material Safety Data Sheets)	2 years	28 years	30 years		Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Statewide guidelines propose 2 years; GC §34090
MS / Support Services		Obsolete Fixed Asset File	3 years		3 years		Mag, Ppr			Department Preference; GC §34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
MS / Support Services		Operation and Maintenance Manuals, Information for Equipment owned by the City	Life of Equipment		Life of Equipment		Mag, Mfr, OD, Ppr	S	No	Administrative value; GC §34090
MS / Support Services		Ops Checklists & Records related to AQMD requirements	2 years	3 years	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	Code of Federal Regulations requires 3 years; 40 CFR 122.41(j)(2)
MS / Support Services		OSHA Insurance Certificates, Inspections & Citations, Log 200	7 years		7 years		Ppr			Calif. Labor Division is required to keep their records 7 years; OSHA requires 5 years; State law requires 2 years; 8 CCR §3203(b)(1), GC §34090.7; LC §6429©
MS / Support Services		Purchase Orders & Requisitions	2 years	3 years	5 years	Yes: Until Paid	Mag, Ppr			Consistent with Accounts Payable; Published articles show 3 years; Statute of Limitations is 4 years; ; GC §34090, CCP §337
MS / Support Services		Recycling Program	5 years		5 years		Mag, Mfr, OD, Ppr			Department Preference; GC §34090 et. seq.
MS / Support Services		Solid Waste Program (Administration)	5 years		5 years		Mag, Mfr, OD, Ppr			Department Preference; City Clerk is OFR for all actions; GC §34090 et. seq.
MS / Support Services		Surplus Equipment Inventory Lists	P		P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: After 1 year	Department Preference; GC § 34090

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MS / Support Services		Underground Service Alerts from Utility Companies "USA's" - (Digging on Property)	2 years		2 years		Ppr			Department Preference; records; EPA and Dept. of Agriculture maintain records of all reports. Owner/operator has reporting requirements under H&S §§25158, 25250.10, .17, .18; 40 CFR §§ 280.62, thru .67
Lead Dept.		Work Orders / Complaint Form (White copy is master / original)	3 years		3 years		Mag, Ppr			Consistent with Accident / Injury reports (see City-wide schedule); CCP §340.5, GC §34090
UTILITY MAINTENANCE										
MS / Utility Maint.		Backflow Inspections/Approvals	2 years		2 years		Ppr			Domestic water system inspection (State Program - Title 17) GC §34090
MS / Utility Maint.		Backflow Program	P		P		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	Administrative Value; GC §34090
MS / Utility Maint.		Catch Basin Storm Reports	2 years	3 years	5 years		Mag, Ppr			Code of Federal Regulatic requires 3 years; 40 CFR 122.41(j)(2)
MS / Utility Maint.		Confined Space Entries (Permitted entries into sewers and storm drains in order to comply with regulations)	2 years	3 years	5 years		Mag, Ppr			Code of Federal Regulations requires 3 years; 40 CFR 122.41(j)(2)
MS / Utility Maint.		Daily Work Sheets	When No Longer Required		When No Longer Required		Mag, Ppr			Transitory Records; GC §34090 et seq.
MS / Utility Maint.		Hydrant Flush	2 years		2 years		Mag, Ppr			GC §34090

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Adopted:

RECORDS RETENTION SCHEDULE: MUNICIPAL SERVICES

Office of Record (OFR)	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
If the record is not listed here, refer to the Retention for City-Wide Standards										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
MS / Utility Maint.		Hydrants: Temporary Permits	Expiration + 2 years		Expiration + 2 years		Mag, Ppr			GC §34090
MS / Utility Maint.		Logs: Wells, Sewer & Storm Lifts, Pump Stations, etc.	P		P		Mag, Mfr, OD, Ppr	S / I	No	Administrative Value; GC §34090
MS / Utility Maint.		Meter or Hydrant Replacements / Changes	2 years	Life of Meter or Hydrant	Life of Meter or Hydrant		Mag, Ppr	S / I	Yes: When Inactive	Department Preference; GC §34090
MS / Utility Maint.		Meter Reading Routes	4 years		4 years		Mag, Ppr			Department Preference; GC§34090
MS / Utility Maint.		Monthly Water Production Reports	2 years	3 years	5 years		Mag, Ppr			Consistent with other auditing standards; GC §34090
MS / Utility Maint.		Sewer Repairs & Investigations	3 years		3 years		Mag Ppr			Consistent with Work Orders and Operational Complaints; CCP §§338 et seq., 340 et seq., 342, GC §§945.6, GC §34090
MS / Utility Maint.		Storm and Sewer Lift Stations	P		P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	Department Preference; GC § 34090
MS / Utility Maint.		Stormwater: Chain of Custody, Guidance Information, Lab Reports	3 years		3 years		Mag, Ppr			Code of Federal Regulations requires 3 years; 40 CFR 122.41(j)(2)
MS / Utility Maint.		Stormwater: Industrial Notices / Code Enforcement / Violations / Spill Response	Resolution + 3 years		Resolution + 3 years		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	Code of Federal Regulations requires 3 years; 40 CFR 122.41(j)(2)
MS / Utility Maint.		Variances, Exemptions (Water Systems)	Expiration + 5 years		Expiration + 5 years		Mag, Mfr, OD, Ppr	S	No	40 CFR 141.33(d)
MS / Utility Maint.		Videos (TV Inspections of sewers and storm drains)	Until Superseded		Until Superseded		Mag			Retained for reference; GC §34090
MS / Utility Maint.		Water Level Data Sheets -	P		P		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	Administrative Value; GC §34090
MS / Utility Maint.		Water Production Reports: Joint Water Production	5 years		5 years		Mag, Ppr			Consistent with other auditing standards; GC §34090

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MS / Utility Maint.		Water Sewer Permits, Installation of Service, Hydrants, etc.	P		P		Mag, Mfr, OD, Ppr	S / I	No	Administrative Value; GC §34090
MS / Utility Maint.		Well Closures and Destruction	2 years	P	P		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	Administrative Value for monitoring wells GC §34090
MS / Utility Maint.		Well Index	P		P		Mag, Mfr, OD, Ppr	S / I	No	GC §34090
MS / Utility Maint.		Well Logs	P		P		Mag, Mfr, OD, Ppr	S / I	No	Administrative Value; GC §34090
MS / Utility Maint.		Well Measurements, Production: Daily Water Production	2 years	P	P		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	Administrative Value for monitoring wells GC §34090
WATER QUALITY CONTROL										
MS / WQC		Chemical Reports (Chlorine, Nitrates, etc.)	2 years	10 years	12 years		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	State law requires 12 years, Federal 10 years; 40 CFR 141.33(a); 22 CCR §64692
MS / WQC		Chemical Use Report Form / Material Data Safety Sheet (MSDS)	2 years	28 years	30 years		Mag, Mfr, OD, Ppr	S	Yes: After Inactive	30 years if employer qualifies as hazardous material exposure & required to file MSDS; reports are mailed to the County; Cal. Code Reg. 3204(d)(1)(A)
MS / WQC		Industrial Billing	4 years		4 years		Mag, Ppr			Meets auditing requirements; GC §34090
MS / WQC		Inventory of Hazardous Materials (DMR Report)	P		P		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	Administrative Value; GC §34090
MS / WQC		Monthly Reports (Water Quality)	2 years	10 years	12 years		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	Consistent with Chemical Reports; 40 CFR 141.33(a); 22 CCR §64692
MS / WQC		NPDES Reports: Administration, Sewage Sludge Use and Disposal	3 years	2 years	5 years		Mag, Ppr			Monitoring records required for 3 years; Sewage Sludge Use and Disposal for 5 years; 40 CFR §§122.21, 122.41

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RECORDS RETENTION SCHEDULE: MUNICIPAL SERVICES

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If the record is not listed here, refer to the Retention for City-Wide Standards										
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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
MS / WQC		Operations Log Books	P		P		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	Department Preference; [illegible] of Federal Regulations requires 3 years; 40 CFR 122.41(j)(2)
MS / WQC		Recording Charts	2 years	3 years	5 years		Mag, Ppr			Consistent with other records; GC §34090
MS / WQC		Reports: Monthly Operating	2 years	3 years	5 years		Mag, Ppr			Consistent with other auditing standards; GC §34090
MS / WQC		Training Log: Industrial Wastewater, etc.	10 years	40 years	50 years		Mag, Mfr, OD, Ppr	S	Yes: When Inactive	Department preference; Claims can be made for 30 years for toxic substance exposure; 8 CCR §3204(d)(1) et seq., GC §§12946, 34090
MS / WQC		Various Sampling Forms	3 years	2 years	5 years		Mag, Ppr			Monitoring records required for 3 years; Sewage Sludge Use and Disposal for 5 years; 40 CFR §§122.21, 122.41
MS / WQC		Water Quality Reports (also see Chemical Reports)	2 years	10 years	12 years		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	State law requires 12 years, Federal 10 years; 40 CFR 141.33(a); 22 CCR §646[illegible]
MS / WQC		Water Reports & Sampling: Bacteriological	2 years	8 years	10 years		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	Department preference (only 5 years is required); 40 CFR 141.33(a)
MS / WQC		Water Reports & Sampling: Chemical	2 years	8 years	10 years		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	40 CFR 141.33(a)
MS / WQC		Water Reports, Monitoring & Testing (Calibration, maintenance, strip chart recordings)	2 years	8 years	10 years		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	Bacteriological analysis are required for 5 years, chemical analysis for 10 years; 40 CFR 141.33(a)
MS / WQC		Water testing instructions	2 years	8 years	10 years		Mag, Mfr, OD, Ppr	S / I	Yes: 2 years	40 CFR 141.33(a)

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RECORDS RETENTION SCHEDULE: POLICE

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(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
If the record is not listed here, refer to the Retention for City-Wide Standards										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
ADMINISTRATION / CHIEF / INTERNAL INVESTIGATIONS / SUPPORT SERVICES										
Police		Accident Review Board Records: Correspondence, Findings, etc. (on the job injuries)	5 years		5 years		Mag, Ppr			Department Preference; GC §34090
Police		Administrative Files	2 years		2 years		Mag, Ppr			GC §34090
Police		Bicycle Licenses	4 years		4 years		Mag, Ppr			Meets auditing standards; GC
Police		Concealed Weapon Permits (CCW) - Civilians	Expiration + 2 years		Expiration + 2 years		Ppr			DOJ manages the sale and transfer of firearms; Non-records (State is OFR); most agencies retain for 2 years; GC §34090, PC §12070 et seq.
Police		Crime Statistics / Uniform Crime Reporting: ANNUAL	2 years	P	P		Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	Historical Value; GC §34090
Police		Crime Statistics / Uniform Crime Reporting: PERIODIC (Monthly, Bi-monthly, etc.)	2 years		2 years		Mag, Ppr			GC §34090
Police		Grievances (Personnel is OFR for other employees)	Final Disposition + 5 years		Final Disposition + 5 years	Yes: Before Disposition	Mag, Ppr			All State and Federal laws r re retention until final disposition of formal complaint; State requires 2 years after action is taken; GC §§12946, 34090

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If the record is not listed here, refer to the Retention for City-Wide Standards										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Police		Internal Investigations & Inquiries: Sustained and Not Sustained (except officer-involved shootings)	Final Disposition + 5 years		Final Disposition + 5 years		Mag, Ppr			Department Preference; State & Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken; Statute of Limitations is 4 years for misconduct; IA and Statewide guidelines recommend 25 years for officer-involved shootings; EVC §1045, GC §§12946, 34090, PC §§801.5, 803(c), 832.5, VC §2547
Police		Internal Investigations: Officer Involved Shootings	Final Disposition + 25 years		Final Disposition + 25 years		Mag, Ppr			Department Preference; State & Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken; Statute of Limitations is 4 years for misconduct; IA and Statewi guidelines recommend 25 years for officer-involved shootings; EVC §1045, GC §§12946, 34090, PC §§801.5, 803(c), 832.5, VC §2547
Police		POST Data, Files and Printouts (Training Courses)	Separation + 5 years		Separation + 5 years		Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 -3 years; 29 CFR 1627.3(b)(ii), CCR §3204(d)(1) et seq., GC §§12946, 34090

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Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Police		Work Assignments (Schedules)	5 years		5 years	Yes: Current Schedule only	Ppr			Department Preference; EEOC's basic requirement is 1 year after action; Bureau of National Affairs recommends 2 years for work schedules; 29 CFR 516.6(1), 29 CFR 1602.14, GC § 34090
ANIMAL SERVICES										
Police		Animal Licenses	Expiration + 2 years		Expiration + 2 years		Mag, Ppr			Department Preference; GC §34090
Police		Animal License Database	10 years		10 years		Mag			Department Preference; GC §34090
INVESTIGATIONS (ALL)										
		Alcohol Beverage Applications	When No Longer Required		When No Longer Required		Ppr			Non-records; GC §34090
Police		Background Checks for Business Licenses: Bingo, Massage Technicians & Parlors, Peddlers, Taxi, etc.	Expiration of License + 2 years		Expiration of License + 2 years		Mag, Mfr, OD, Ppr	M / S / I	No	GC §34090
Police		Background Files - Employees, Volunteers & Reservists	Separation + 5 years		Separation + 5 years		Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	Retained for administrative value; GC §34090
Police		Background Files - Unsuccessful Applicants (Not Hired)	5 years		5 years					Department Preference; EEOC / FLSA / ADEA (Age) requires 3 years; State Law requires 2 - 3 years; 29 CFR 1672.3(a)(5) and (6), 8 CCR §11040.7(c), GC §§12946, 34090

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Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Police		Field Interview Cards	2 years		2 years		Ppr			Notes destroyed in the regular course of business; GC §34090 et seq.
Police		Guns: Dealers Record of Sale	When No Longer Required		When No Longer Required		Mag, Ppr			Some dealers have an automated link to DOJ; PC §12070
RECORDS and PROPERTY										
Finance		Auction Receipts & Records	4 years		4 years		Ppr			Consistent with auditing standards; GC §34090
Police		Child Abuse or Neglect Investigation Reports - Unsubstantiated or Inconclusive	No Further Report on Suspected Abuser + 10 years		No Further Report on Suspected Abuser + 10 years		Mag, Ppr			PC §§11169(c),11170(a)(3)
Police		Citations: Marijuana Citations or Reports (less than 28.5 grams)	2 years		2 years		Ppr			GC §34090, H&S §11361.5
Police		Citations: Misdemeanor Traffic, Parking, or Criminal	3 years		3 years		Ppr			Department Preference; Statute of Limitations is up to two yea... Also See Crime Reports - performed in accordance with CLETS; GC §34090, PC §802

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RECORDS RETENTION SCHEDULE: POLICE

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Police	Report #	Crime Reports: Felonies and Misdemeanors - ALL except those otherwise specifically mentioned in this retention schedule	7 years or upon DOJ Notification		7 years or upon DOJ Notification	Yes: Before Disposition	Mag, Mfr, OD, Ppr	S / I	No	Department Preference; Provided there are no outstanding warrants, unrecovered weapons, criminal deaths, they are not historically significant, and it is not classified under PC §800 & 290 and H&S §11850; Stat. of Limit. is 2 yrs; Destroy juvenile marijuana after age18; H&S §11361.5, GC §34090, PC §802, PC §§187, 800 et seq.
Police	Report #	Crime Reports: Homicide, Falsification of Public Records, Kidnapping, Unsolved Child or Elder Abuse, Sexual Assault & Neglect, Rape, Misuse of Public Funds, Train-wrecking, Treason, Suicide (Crimes Subject to Death Penalty or without statute of Limitations)	P		P	Yes: Before Disposition	Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	Department Preference; Most have no limitations on commencement of action; PC §§ 261, 286, 288, 288a, 288.5, 289, 289.5, and 799
Police		Crime Reports: Marijuana less than 28.5 grams	2 years or subject 18 years old		2 years or subject 18 years old		Ppr			GC §34090, H&S §11361.5
Police		Crime Reports: Missing Person Reports (unsolved)	2 years or Until Located	2 years or Until Located	2 years or Until Located	Yes: Before Disposition	Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	Dept. Preference; Also see Crime Reports; GC §34090
Police		Crime Reports: Public Assist and other Non-Criminal Police Contact Reports	2 years		2 years		Mag, Mfr, OD, Ppr			Also see Crime Reports; GC §34090

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Police		Crime Reports: Sealed Cases ("Factual Innocence")	3 years		3 years		Mag, Mfr, OD, Ppr			Individual petitions District Attorney; PD concurs that person is factually innocent, then seals record; GC §34090; PC §851.8(a)
Police		Crime Reports: Sealed Cases (e.g. Juveniles)	Sealing date + 5 years (or Court Order)		Sealing date + 5 years (or Court Order)		Mag, Mfr, OD, Ppr			Statute of Limitations runs up to age of majority + 8 years; Sealing for Juveniles and Wards of the Court retained for 5 years; CCP §§340.1, GC §34090; W&I §781(d)
Police		Crime Reports: Weapons, Lost / Stolen, Serialized, if no activity from date of report and CLETS purge	Until Found		Until Found		Ppr			Department Preference; GC §34090
Police		Daily Crime Report No. Log: Case Numbers	2 years	P	P	Yes	Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	GC §34090
Police		Department of Justice Validation Lists	2 years		2 years		Mag, Ppr			Information received by DOJ; GC §34090
Police		Drug Registrants	No Activity + 5 years		No Activity + 5 years		Mag, Ppr			Department Preference; Registration is required for 5 years; GC §34090, H&S §11590 et seq., H&S §11594(a)
Police		Evidence Sheets (Property cards and records)	(Criminal Report Retention)		(Criminal Report Retention)		Ppr			Statute of Limitations is 1 year for property seized by officers; CCP §340(4); GC §34090
Police		Fingerprints	5 years		5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After 1	Department Preference; GC §34090

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Police		Pawn Slips	2 years		2 years		Ppr			Department Preference; Non-records used for investigations; Originals entered into the State Automated Property System; most agencies retain for 2 years; GC §34090
Police		Photos: Crime Scenes	Follows Retention of Crime Report		Follows Retention of Crime Report		Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	See appropriate Crime Report
Police		Photos: Mug Shots	P		P		Mag, Mfr, OD, Ppr	S / I	Yes: When Inactive	Retained for administrative value; GC §34090
Police		Photos: Request Forms	2 years		2 years		Ppr			Department Preference; GC §34090
Police		Property Card Log Sheets	2 years		2 years		Ppr			Department Preference; Statute of Limitations is 1 year for property seized by officers; CCP §3); GC §34090
Police		Property Cards: Found Property Lawfully disposed (over $10,000)	2 years	P	P		Mag, Ppr			If artifact over $10,000, artifact is permanent - Statute of Limitations is up to 3 years (recovery from seized property by police is 1 year); CCP §338(c), 340(4), 341(a); GC §34090

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RECORDS RETENTION SCHEDULE: POLICE

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Police		Property Cards: Found Property Lawfully disposed (under $10,000)	2 years		2 years		Mag, Ppr			If artifact over $10,000, artifact is permanent - Statute of Limitations is up to 3 years (recovery from seized property by police is 1 year); CCP §338(c), 340(4), 341(a); GC §34090
Police		Recordings of Telephone & Radio Communications Tapes (CAD)	180 days		180 days		Mag			Statewide guidelines propose 180 days (legally mandated for 100 days); GC §§34090, 34090.6
Police		Recordings of Telephone & Radio Communications Tapes (CAD) - Homicides	P		P		Mag			Department Preference; Statewide guidelines propose 180 days (legally mandated for 100 days); GC §§34090, 34090.6
Police		Restraining Orders	Expiration of Order		Expiration of Order		Ppr			Department Preference; Non-records (Court is OFR); GC §34090
Police		Search Warrants	Returned to Court		Returned to Court		Mag, Ppr			Copies; Court is OFR; GC §34090
Police		Sex Offender Registrations	10 years	P	P		Mag, Ppr			Pursuant to PC §290 et seq.; If released from California Youth Authority, records are destroyed after age 25 or sealing pursuant to W&I §781;
Police		Subpoenas and Subpoena Logs	When No Longer Required		When No Longer Required		Ppr			Transitory Non-Record; Courts are OFR; GC §34090
Police		Teletype Slips	(Follows case retention)		Follows case retention)		Ppr			Transitory Record; GC §34090.7

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Police		Video Interviews	(Follows case retention)		Follows case retention)		Mag			Department Preference; GC §34090
Police		Videos: Not Evidence	90 days		90 days		Mag			GC §34090.7
Police		Videos: Evidence	(Follows Crime Report retention)		Follows Crime Report retention)		Mag			
POLICE MIS (MANAGEMENT INFORMATION SYSTEMS)										
City Attorney or Comm. Services		Accident, Injury and Property Damage Reports: ALL (medical and non-medical.)	1 year		1 year		Mag, Ppr			Copies retained for reference; GC §34090.7
Police		Backup Tapes - DAILY - CAD / RMS	14 days		14 days	Yes	Mag.			Consistent with City MIS; Considered a copy and can ' destroyed when no longer required; retention based on administrative value; recycle tapes; GC §34090 et seq.
Police		Backup Tapes - WEEKLY - CAD / RMS	90 days		90 days	Yes	Mag.			Consistent with City MIS; Considered a copy and can be destroyed when no longer required; retention based on administrative value; recycle tapes; GC §34090 et seq.

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Adopted:

RECORDS RETENTION SCHEDULE: POLICE

Office of Record	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
If the record is not listed here, refer to the Retention for City-Wide Standards										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Comm. Service / City Clerk		Insurance Certificates (for Facility Rentals, etc)	4 years		4 years	Yes: Before Event	Ppr			Statute of Limitations for contracts is 4 years, personal property 3 years; CCP ^§337, 338; GC §34090
Police		Lost Articles (coats, etc.)	Transfer to the Police Department		Transfer to the Police Department					Law requires the City to turn the property over to the "Police Department", who retains for 90 days then sells the item at public auction; CCP §2080 et seq.

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RECORDS RETENTION SCHEDULE: RECREATION / COMMUNITY SERVICES

Office of Record	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
If the record is not listed here, refer to the Retention for City-Wide Standards										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
RECREATION SERVICES										
Rec. & Comm. Services		Agreements for Contractors: Class Instructors etc.	Completion + 2 years	3 years	Completion + 5 years	Yes: Until Completion	Mag, Mfr, OD, Ppr	S	Yes: After Inactive	These are the only contracts or agreements NOT sent to the City Clerk because the term is too difficult for City Clerk to determine; Consistent with City-wide standards; Statewide guidelines propose completion + 5 years for non-capital improvement contracts & completion + 4 years for transportation and concessionaire agreements.
Rec. & Comm. Services		Donations	4 years		4 years		Mag, Mfr, OD, Ppr			Meets auditing standards; GC §34090
Rec. & Comm. Services		Emergency Contact Authorization Forms (Given to site provider - Coach, Instructor, etc.)	Upon Conclusion of Class or Program		Upon Conclusion of Class or Program	Yes: During Class or Program	Ppr			Transitory record used to contact relatives in the event of an emergency; GC §34090
Rec. & Comm. Services		Emergency Contact List	When Superseded		When Superseded		Mag, Mfr, OD, Ppr			Transitory Record; GC §34090
Rec. & Comm. Services		Facility Use Requests (Application for Room Reservations, Parks, etc.)	4 years		4 years		Mag, Ppr			Statute of Limitations any "...liability founded upon an instrument in writing" or not specifically provided for is 4 years; GC §34090, CCP §§337, 343

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Adopted:

RECORDS RETENTION SCHEDULE: RECREATION / COMMUNITY SERVICES

Office of Record (OFR)	Classification OR File Number	Records Description	Retention / Disposition: Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Comments / Reference
If the record is not listed here, refer to the Retention for City-Wide Standards										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
Rec. & Comm. Services		Part-time or Temporary Personnel Files ("1,000 hour employees"): Includes application, separation, loyalty oath, training and certificates, disciplinary actions, commendations, Personnel Action Forms - Excludes Medical Records	Separation + 5 years		Separation + 5 years	Yes: Until Separation	Mag, Ppr			Department preference to [illegible]er the typical college student/worker; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 -3 years; retirement benefits is 6 years from last action; 29 CFR 1602.31 & 1627.3(b)(ii), 8 CCR §3204(d)(1) et seq., GC §§12946, 34090; 29 USC 1113
Rec. & Comm. Services		Program Files (various programs that the department has offered)	5 years		5 years		Mag, Ppr			Department preference; covers all statute of limitations; GC §34090, CCP §§337, 343
Rec. & Comm. Services		Registration Forms, Class Rosters, Event Sign-ups (May include Hold Harmless, Medical Release, Liability, & Waiver Agreements)	4 years		4 years	Yes: During Class or Program	Mag, Mfr, OD, Ppr			Department Preference; Statute of Limitations for personal property is 3 - 5 years; CCP §337, 338 et seq., GC §34090
Rec. & Comm. Services		School District Facility Use Forms	4 years		4 years		Mag, Ppr			Department Preference; St[illegible]e of Limitations for personal property is 3 - 5 years; CCP §337, 338 et seq., GC §34090
Rec. & Comm. Services		Special Event Permits / Garage Sale Permits	4 years		4 years	Yes: Before Event	Mag, Ppr			Statute of Limitations any "...liability founded upon an instrument in writing" or not specifically provided for is 4 years; GC §34090, CCP §§337, 343

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Adopted:

RECORDS RETENTION SCHEDULE: RECREATION / COMMUNITY SERVICES

Office of Record	Classification OR File Number	Records Description	Retention / Disposition							Comments / Reference
(OFR)			Active (in office)	Inactive (Off-site, OD or Mfr)	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	
If the record is not listed here, refer to the Retention for City-Wide Standards										
Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.										
Litigation, complaints and/or claims suspend normal retention periods (retention begins after settlement).										
NEIGHBORHOOD PRESERVATION / CODE ENFORCEMENT										
Rec. & Comm. Services		Code Enforcement Cases / All Abatements	Resolution + 2 years		Resolution + 2 years		Mag, Ppr			Case is open until satisfactorily resolved; City Clerk maintains originals that are presented to Council; GC §34090

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Adopted:

City Council Staff Report

June 9, 2026

From:	Jessie Dhami, Human Relations Director
Prepared by:	Darlene Ingersoll, Principal HR Analyst
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Resolution: Approving Multiple Job Descriptions, Establishing New Classifcations, Reclassifying Positions, and Amending Management and TCEA Salary Schedule Effective July 1, 2026

- Approving the revisions of job descriptions for Code Compliance Technician, Code Compliance Officer and Purchasing Coordinator, effective July 1, 2026.
- Approving the establishment of a new job description for Building Services Analyst and amend the Management Salary Schedule, effective July 1, 2026.
- Approving the establishment of a new job description for Economic Development Manager, Management, range 34.1, with reclassification of Economic Development Director to Economic Development Manager effective July 1, 2026, and amend the Management Salary Schedule effective July 1, 2026.
- Approving the establishment of a new job description for Risk Manager, Management, range 34.1 effective July 1, 2026, and amend the Management Salary Schedule effective July 1, 2026
- Approving the establishment of a new job description for Financial Customer Services Manager, Management, range 32.1, with reclassification of Financial Customer Services Supervisor to Financial Customer Services Manager effective July 1, 2026, and amend the Management Salary Schedule effective July 1, 2026.
- Approving the salary range of GIS Coordinator, Turlock City Employees Association (TCEA), range 36.2, effective July 1, 2026, and amend the TCEA Salary Schedule, effective July 1, 2026.

2. NARRATIVE:

1. On December 9, 2025, Council approved job descriptions as part of the Classification Study Final Report. After review, staff is recommending revised job descriptions for Code Compliance Technician and Code Enforcement Officer. Historically, Turlock Police Code Enforcement has not been responsible for enforcing any building codes, land use regulations, zoning ordinances or building permits.

2. On February 24, 2026, Council approved (Mid-Year) Amendments to the Fiscal Year 2025-2026 Budget including:

- Reclassification of Purchasing Specialist to Purchasing Coordinator effective March 1, 2026.
- Reclassification of Staff Services Analyst to Building Services Manager (Management, range 32.1) effective March 1, 2026.

The job description of Purchasing Coordinator was approved by Council on June 22, 2021, and is currently on the TCEA Salary Schedule. Staff is requesting a revision in the form of reformatting consistent with the current job descriptions that were approved by Council on December 9, 2025.

The establishment of a new job description of Building Services Analyst is recommended after review, as this title and job description aligns and clarifies responsibilities.

3. In alignment with the Fiscal Year 2026-2027 Budget, approval is requested for:

- Establishment of a new job description of Economic Development Manager (Management, range 34.1) with reclassification of Economic Development Director to Economic Development Manager effective July 1, 2026, and amend the Management Salary Schedule effective July 1, 2026.
- Establishment of a new job description of Risk Manager (Management, range 34.1) effective July 1, 2026, and amend the Management Salary Schedule effective July 1, 2026.
- Establishment of new job description of Financial Customer Service Manager (Management, range 32.1) with reclassification of Financial Customer Services Supervisor to Financial Customer Services Manager effective July 1, 2026, and amend the Management Salary Schedule effective July 1, 2026.
- Range adjustment for GIS Coordinator position (TCEA, range 36.2) effective July 1, 2026, and amend the TCEA Salary Schedule effective July 1, 2026.

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.

City Council approval is required for any new and/or modified job descriptions.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Adequate funds have been requested through the FY 2026-2027 budget process.

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:

Council may choose not to approve the requested items in the Resolution and direct staff accordingly.

6. ATTACHMENTS:

1. Draft Resolution
2. Code Compliance Technician - Job Description
3. Code Enforcement Officer - Job Description
4. Purchasing Coordinator - Job Description
5. Building Services Analyst- Job Description
6. Economic Development Manager - Job Description
7. Risk Manager - Job Description
8. Financial Customer Services Manager - Job Description
9. Management Salary Schedule
10. Turlock City Employees Association (TCEA) Salary Schedule

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING MULTIPLE JOB DESCRIPTIONS, ESTABLISHING NEW CLASSIFICATIONS, RECLASSIFYING POSITIONS, AND AMENDING MANAGEMENT AND TCEA SALARY SCHEDULE EFFECTIVE JULY 1, 2026 **RESOLUTION NO. 2026-XXX**

WHEREAS, staff is requesting and recommending the approval of revised job descriptions, new job descriptions, reclassifications, and salary schedule amendments effective July 1, 2026; and

WHEREAS, the positions are represented by either: Turlock City Employees Association (TCEA) or Management for labor relations purposes and groups do 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 approve:

- The revisions of job descriptions for Code Compliance Technician, Code Compliance Officer and Purchasing Coordinator, effective July 1, 2026.

- The establishment of a new job description for Building Services Analyst and amend the Management Salary Schedule, effective July 1, 2026.

- The establishment of a new job description for Economic Development Manager, Management, range 34.1, with reclassification of Economic Development Director to Economic Development Manager effective July 1, 2026, and amend the Management Salary Schedule effective July 1, 2026.

- The establishment of a new job description for Risk Manager, Management, range 34.1 effective July 1, 2026, and amend the Management Salary Schedule effective July 1, 2026.

- The establishment of a new job description for Financial Customer Services Manager, Management, range 32.1, with reclassification of Financial Customer Services Supervisor to Financial Customer Services Manager effective July 1, 2026, and amend the Management Salary Schedule effective July 1, 2026.

- The salary range of GIS Coordinator, Turlock City Employees Association (TCEA), range 36.2, effective July 1, 2026, and amend the TCEA Salary Schedule, effective July 1, 2026.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 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

CODE COMPLIANCE TECHNICIAN

DEFINITION
Under general supervision, performs code compliance activities as well as necessary clerical support duties. The employee enforces codes, laws, and regulations related to zoning, subdivision, fire, nuisance and other related codes and regulations.

DISTINGUISHING CHARACTERISTICS
This is the entry level class in the Code Enforcement series.

SUPERVISION RECEIVED AND EXERCISED
Receives general supervision from the Code Enforcement Supervisor.

ESSENTIAL FUNCTIONS - INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Enforce graffiti abatement; receive and respond to complaints, record the location and document by photograph, and facilitate clean up.
- Assist in the enforcement of weed abatement, and nuisance.
- Assist in investigating and enforcing abandoned and inoperative vehicles abatement on public and private property, including assisting with the Abandoned Vehicle Abatement (AVA) Program.
- ~~Conduct field inspections of new construction, remodeled, and various other structures to ensure compliance with fire, life safety and related codes, the City's Municipal Code, ordinances including those pertaining to zoning, land use, nuisance housing, building codes, health and safety, blight, graffiti, water use, and other matters of public concern.~~
- ~~Locate vacant residences and businesses; secure buildings with proper materials as necessary; post the property as necessary; check vacant buildings regularly for transient activity, graffiti, and other forms of vandalism.~~
- Assist with the abatement of unsecured/unsafe buildings and the unlawful dumping and trash on public and private property.
- Receive complaints and work with property owners, neighborhood organizations, and other concerned parties to resolve nuisance issues and avert legal action where possible.
- Prepare necessary paperwork utilizing word processing software, GIS, and other available technology or reference material to process form letters, forms and required notices needed to enforce codes and process violations according to the Turlock Municipal Code.
- Research property legal descriptions and owners of record to ensure notices are sent to proper persons.
- Assist with conducting abatement hearings of routine code violations under direction of the supervisor.
- Gather evidence for abatement proceedings.
- Compile information and data for a variety of reports.
- Assist and coordinate with other departments in compliance activities.
- Perform follow-up inspections, meetings, discussions, and negotiations to gain compliance with appropriate codes and ordinances.
- Patrol assigned area to identify and evaluate problem areas and/or ordinance violations; determine proper method to resolve violations.
- Appears in court, or in hearings in the defense of code compliance.

- Maintains accurate physical and computer files, documentation, photographs, and records. Prepares correspondence, reports, evidence in support of legal actions taken by the City.
- Issues administrative citations and notices when necessary.
- Operate computer to enter, process, and acquire data relative to complaints, inspection sites, and code enforcement
- Performs related duties as assigned.

QUALIFICATIONS:

Knowledge of:

- General organization and structure of municipal government
- Modern office methods, computer procedures and equipment
- City codes and regulations related to department activities
- Word processing and spreadsheet applications, record keeping and filing practices
- Operation of computer and assigned programs.

Ability to:

- Prepare clear, concise and complete written reports.
- Understand and carry out oral and written instructions.
- Interpret and apply applicable codes and regulations.
- Investigate complaints, evaluate alternatives and make appropriate recommendations and sound decisions for problem resolution.
- Use maps and learn City geography.
- Learn the operation of standard equipment required for job performance including the use of a computer, police radio, graffiti paint sprayer, and other equipment as assigned.
- Work effectively and efficiently under stressful situations and with minimum supervision.
- Deal courteously and communicate effectively orally and in writing with property owners, contractors and others contacted during work.
- Establish and maintain effective relationships with those contacted during work.

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:

One (1) year of experience working with the general public.

Training:

Equivalent to graduation from high school.

Licenses:

Possession of a valid California Driver's license at time of appointment, to be maintained as a condition of continued employment.

Possession of 832 PC (Penal Code), Arrest and Seizure, within twelve (12) months of appointment.

ADDITIONAL INFORMATION:

Physical Conditions:

Maintain the physical ability and stamina to meet prevention duties including: Vision corrected sufficiently to drive City vehicles, read blueprints, fine print; hear well enough to identify mechanical noises, converse on the radio, telephone; bodily mobility to lift and maneuver supplies, to climb ladders; use of hands and fingers to use computer keyboard, copy machine, file, write and drive vehicles; must be able to lift equipment as necessary; tolerate fluctuations in temperature while performing essential functions.

FLSA Status: Non-exempt

Bargaining Unit: TCEA

Revised: June~~December~~ 9, 2026~~5~~

Reviewed and Approved:

_____
Personnel Officer

_____
Date

City of Turlock

CODE ENFORCEMENT OFFICER

DEFINITION
Under general supervision, participates in assigned City programs and activities related to neighborhoods, neighborhood preservation, code enforcement, abandoned autos, enforce city zoning, fire nuisance and related codes and regulations.

DISTINGUISHING CHARACTERISTICS
This is the journey level classification in the Code Enforcement series.

SUPERVISION RECEIVED AND EXERCISED
Receives general supervision from the Code Enforcement Supervisor.

ESSENTIAL FUNCTIONS - INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Collaborates and partners with other City departments and outside agencies, community businesses, and like organizations to encourage community activism and participation in community improvement.
- Participates in code enforcement programs involving mistletoe. weed abatement, and other nuisances,
- Collaborates with Neighborhood Resources Officers to address illegal storage of property and encampment related issues
- Provides active feedback on City related homeless and unsheltered crisis
- Issues administrative citations and notices as necessary
- Appears in court, or in hearings in the defense of code compliance
- Participates in programs involving abandoned and inoperative vehicle abatement on public and private property
- Administers the City's anti-graffiti and abatement code
- ~~Responds to land use and building safety complaints~~
- Patrol assigned areas to identify and evaluate problem areas and/or ordinance violations; determine proper method to resolve violations
- As necessary, performs code enforcement activities in difficult or sensitive situations in support of the success of Code Enforcement activities
- Ensures the proper processing of official notices and follow-up related to established deadlines
- Keeps current on legislative actions and correspondence necessary to implement departmental objectives, studies and projects
- Assist with conducting abatement hearings of routine code violations under direction of the supervisor
- Gather evidence for abatement proceedings
- Compile information and data for a variety of reports
- Maintains accurate physical and computer files, documentation, photographs and records. Prepares correspondence, reports, evidence in support of legal actions taken by the City
- Operates computer to enter, process, and acquire data relative to complaints, inspection sites, and effective code enforcement and research complaints

- Receive complaints and work with property owners, neighborhood organizations, and other concerned parties to resolve nuisance issues and avert legal action where possible
- Perform related duties as assigned

QUALIFICATIONS:

Knowledge of:

- General organization and structure of municipal government
- City ordinances and regulations related to use of land
- Elements of planning and zoning administration and use of related ordinances
- Building codes, nuisance abatement practices and procedures
- Modern office methods, computer procedures, and equipment; Word processing and spreadsheet applications, recordkeeping, and filing practices

Ability to:

- Interact in a positive manner with the public and co-workers
- Ensure appropriate processing of required notices and paperwork needed for enforcement activities
- Read and evaluate basic maps, building plans and property descriptions
- Utilize tact and diplomacy in seeking compliance to codes
- Interpret and apply detailed rules, regulations, and procedures
- Work independently in discovering violations; gathering evidence and applying enforcement procedures
- Receive reports of code violations in person and by phone
- Complete appropriate report forms and related documentation
- Evaluate complaints or observed violations and apply appropriate codes or regulations to bring violations into compliance
- Receive complaints and work with property owners, neighborhood organizations, and other concerned parties to resolve nuisance issues and avert legal action where possible
- Maintain complex files and communicate effectively, both orally and in writing
- Establish and maintain cooperative working relationships with those contracted during work.
- Prepare clear, concise, and complete written reports
- Learn the operation of standard equipment required for job performance including the use of a computer, police radio, graffiti paint sprayer, and other equipment as assigned

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:

Two years of experience in an administrative, technical, or related position which involves heavy public contact.

Training:

Equivalent to graduation from high school

Licenses:

Possession of a valid California driver's license at the time of appointment, to be maintained as a condition of continued employment.

Possession of a valid Penal Code 832 Certificate (Arrest and Seizure) within twelve (12) months from date of appointment.

ADDITIONAL INFORMATION:

Physical Conditions:

Maintain the following physical abilities: see well enough to read instructions, read fine print, view computer screen, operate vehicles and equipment; hear well enough to converse on the telephone, on the radio and in person assisting individuals; bodily mobility to lift and maneuver supplies and equipment; use of hands and fingers for use of computer keyboard, copy machine, filing, writing, drive equipment and answering telephones; tolerate extreme fluctuations in temperature while performing essential functions and be able to lift equipment as necessary.

This class is subject to evening and weekend assignments.

FLSA Status: Non-exempt

Bargaining Unit: TCEA

Revised: June~~December~~ 9, 202~~65~~

Reviewed and Approved:

_____
Personnel Officer

_____
Date

City of Turlock

PURCHASING COORDINATOR

DEFINITION
Under the general supervision from the Purchasing ~~Supervisor~~Manager, the Purchasing Coordinator performs a variety of technical procurement and related services within the City's purchasing division; review purchase orders, purchase requisitions, bids, specifications, and invoices for accuracy and appropriateness; coordinate the purchase of supplies, materials, equipment, and services in order to support and enhance the delivery of City services; monitor contracts to ensure compliance with purchasing and related requirements; prepare and maintain a variety of purchasing related records, files, lists, and forms; respond to inquiries and provide information regarding purchasing activities,; and performs other work as required.

DISTINGUISHING CHARACTERISTICS
This is a single, journey level classification that performs purchasing, procurement, and related services. This classification provides all levels of purchasing support and coordination on a City-wide basis including the performance of technical and administrative functions. This position requires knowledge of public agency purchasing/procurement processes and requirements as well as the special needs of full service municipalities. This classification is distinguished from the Purchasing Supervisor in that the latter is the supervising classification and performs the most difficult and complex duties.

This classification is assigned to the Turlock City Employees Association bargaining unit for labor relations purposes and is subject to overtime assignments.

SUPERVISION RECEIVED AND EXERCISED
Receives general supervision from the Purchasing Manager~~Supervisor~~.

ESSENTIAL FUNCTIONS - INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Purchase supplies, materials, equipment and services in accordance with the City's purchasing ordinance, policies and guidelines and consistent with the requester's specifications.
- Contact supplier/vendors to obtain competitive price bids; determine availability, terms and delivery schedule regarding specific requisitions; evaluate quote/terms; and recommend action.
- Serve as a resource to all City staff regarding all aspects of the purchasing process; advise on purchasing policies and processes; assist in the preparation of specifications and purchase orders, research specialty products and/or services; gather data and providing alternatives.
- Write requests for proposals in accordance with City's purchasing policies and guidelines and consistent with requester's specifications; provide supporting documentation and necessary back-up information; distribute to appropriate and approved vendors; monitor the receipt of responses to ensure timeliness and adherence to bidding process.
- Research and negotiate designated service maintenance contracts/agreements; administer and monitor contractual terms and obligations on an on-going basis; perform on-site inspections and/or workplace reviews to ensure compliance with agreement.
- Develop and prepare purchase orders and contracts as assigned; process paperwork and forms; verify receipt of goods; and resolve discrepancies and problems regarding price, delivery, and/or condition.

- Order and reorder stocked items, supplies and materials according to pre-established minimums/quantities; maintain on-going liaison with Shipping & Receiving regarding inventory levels, substitutions, equivalents, delivery schedules, and vendor problems.
- Research and develop new sources and/or potential sources of supplies, materials, and services; attend professional and industry trade shows, conferences, and workshops.
- Assist in the maintenance of City's fixed asset inventory; assign City identification tags to items to the appropriate division; assist in the tracking and monitoring the movement of fixed assets; and participate in the disposition of surplus and/or obsolete items.
- Assist in training City staff in all facets of Purchasing policies, procedures, and processes/systems; review requisitions and purchase orders to ensure completeness and compliance with City policies; develop and/or modify forms and processes for maximum efficiency and effectiveness.
- Prepare a variety of staff reports, memoranda, correspondence, spreadsheets, and reports to facilitate communications and understanding of Purchasing policies and process.
- Performs ~~other~~ related duties ~~work~~ as assigned.

~~MINIMUM~~ QUALIFICATIONS:

Knowledge of:

- Principles and practices of governmental purchasing law and procedures; applicable products and services; billing and contract practices.
- Types and sources of materials, supplies, services, and information on economic conditions, industry trends, commodity pricing methods, discounts and price differentials.
- Terminology used in the ordering of supplies and equipment commonly used by the various City departments.
- Storeroom practices and stock record systems.
- Proper methods of establishing specifications.
- Computers and associated software programs for spreadsheets and correspondence.

Ability to:

- Plan and schedule buying activities consistent with both economy and service.
- Make sound judgments as to quality and quantity of supplies purchased in relation to use.
- Communicate effectively, both orally and in writing.
- Establish and maintain accurate records and files.
- Prepare clear and concise specifications.
- Buy effectively considering price, service, quality and delivery.
- Perform accurate mathematical functions.
- Establish and maintain effective working relationships with City staff, vendors, and the general 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 progressively responsible experience in purchasing for governmental agency.

Training:

Equivalent to possession of an Associate's Degree in business administration, marketing, purchasing, accounting, or other closely related field.

Licenses:~~SPECIAL REQUIREMENTS~~

Possession of a valid California Driver's License issued by the Department of Motor Vehicles at the time of appointment and the ability to maintain it as a condition of continued employment.

ADDITIONAL INFORMATION:

Physical Conditions:~~REQUIREMENTS~~
Maintain the following physical abilities: see well enough to view and work with computer screen for extended periods, read fine print; hear well enough to converse on the telephone in assisting the public with emergency and non-emergency situations; use of hands and fingers for use of answering telephones, computer keyboard, writing and filing.

FLSA Status: Non-exempt
Bargaining Unit: TCEA

Revised: June 9, 2026

Reviewed and Approved:

_____
Personnel Officer

_____
Date

City of Turlock

BUILDING SERVICES ANALYST

DEFINITION
Under general direction, the Building Services Analyst is responsible to provide advanced administrative support by performing research, statistical and other analytical work including assisting in budgets, contracts, staff reports, special reports and complex duties. Provides oversight of division administrative operations supporting building permits, inspections, plan review, code compliance coordination, and related development services. and ensures efficient, compliant, and customer-focused service delivery.

This position is designated as Management for Labor Relations purposes and is considered exempt under the Fair Labor Standards Act (FLSA).

SUPERVISION RECEIVED AND EXERCISED
General direction is provided from the Chief Building Official or Development Services Director. The incumbent in this classification is expected to work with minimal supervision. Exercises supervisory responsibility over Building Division administrative, plan review and inspection staff.

DISTINGUISHING CHARACTERISTICS
The incumbent is expected to demonstrate technical competence while working as a team member and be capable of exercising independent judgement and initiative in complex assignments. The incumbent will, as part of their assignment, supervise others.

ESSENTIAL FUNCTIONS - INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Plan, organize, and coordinate administrative services and activities of the Building Division, including public counter operations, permit intake and processing, and records management.
- Develop, implement, and evaluate division administrative policies, procedures, and workflows consistent with City standards and regulatory requirements.
- Supervise, train, assign, and evaluate assigned staff; participate in recruitment and selection; and other personnel actions in accordance with City policies and applicable MOUs.
- Coordinate staffing schedules to ensure adequate public counter, administrative, and inspection coverage.
- Provide advanced administrative, technical, and analytical support to the Chief Building Official and management staff, including preparation of reports, correspondence, policies and procedures.
- Assist with preparation, monitoring, and administration of budgets related to Building Division administrative functions; track expenditures and participate in forecasting activities.
- Analyze administrative and operational processes and recommend improvements to enhance efficiency, accuracy, and customer service.
- Serve as liaison with other City departments, outside agencies, and the public on inspection, administrative and permitting-related matters.
- Interpret and explain applicable codes, ordinances, policies, and procedures to staff and the public; respond to inquiries, complaints, and sensitive requests.
- Oversee and ensure compliance with records retention, disclosure, and security requirements, including applicable provisions of the Health and Safety Code.

- Maintain and supervise physical and electronic records management systems related to permits, plans, certificates, and historical Building Division documents.
- Coordinate division administrative functions such as accounts payable processing, payroll coordination, purchasing, scheduling, and reporting.
- Participate in evaluation, implementation, maintenance, and improvement of software systems used for permitting, records, and workflow tracking.
- Attend assigned meetings and trainings; represent the Building Division on committees or working groups as assigned.
- Model professional management conduct; maintain confidentiality of sensitive information; and ensure compliance with City policies, labor agreements, and safety requirements.
- Promote a safe work environment and ensure staff compliance with applicable safety regulations.
- Coordinate the review and analysis of State and Federal legislation; examine its effects on the department and make recommendations to the Chief Building Official and Development Services Director.
- Perform related duties as assigned.

QUALIFICATIONS

Knowledge of:

- Principals and practices of organization, administration and personnel management.
- Principles and practices of budget preparation and administration.
- Statistical methods and methods of graphic presentation.
- Principles and practices of budgeting accounting in a municipal government.
- Modern office procedures, methods and computer equipment and word processing and software applications.
- Principles and procedures of financial record keeping and reporting.
- Federal, State, and local laws, codes, and ordinances related to Building & Safety administration and records management.
- Organization, functions, policies, and operating procedures of municipal Building Division.
- Budget development, monitoring, and administrative financial practices.
- Records retention, disclosure, and modern records management methods.
- Customer service principles, conflict resolution techniques, and effective public communication.
- Modern office practices and the use of standard business and permitting software applications.
- Applicable occupational safety practices and regulations.

Ability to:

- Plan, organize, assign, supervise, and evaluate the work of assigned staff.
- Analyze complex administrative and operational issues and develop effective recommendations.
- Interpret and apply laws, regulations, and City policies related to Building Division administration.
- Communicate clearly and effectively, both orally and in writing.
- Maintain confidentiality and exercise sound judgment in sensitive matters.
- Prepare clear, concise reports, correspondence, and administrative documentation.
- Establish and maintain effective working relationships with City staff, elected officials, external agencies, and the public.
- Implement and manage administrative systems, procedures, and software applications

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:

Four (4) years of progressively responsible administrative, analytical, or supervisory experience in a public-sector environment, including responsibility for permitting, records management, customer

service operations, and staff supervision within a building, planning, public works, or development services setting.

Training:

Possession of a Bachelor's degree from an accredited college or university with major coursework in public administration, business administration, construction management, engineering, planning, office management, or a related field.

License:

Possession of a valid International Code Council (ICC) Permit Technician Certification and must be maintained as a condition of employment.

Possession of and the ability to maintain an appropriate, valid California Driver License as a condition of continued employment.

ADDITIONAL INFORMATION:

Physical Conditions:

Maintain the following physical abilities: see well enough to read instructions, read fine print, view computer screen, operate vehicles and equipment; hear well enough to converse on the telephone, on the radio and in person, assist customers and program supplies and equipment; use of hands and fingers for use of computer keyboard, copy machine, filing, writing, drive equipment and answering telephones; tolerate extreme fluctuation in temperature while performing essential functions and be able to lift equipment as necessary.

FLSA Status: Exempt
Bargaining Unit: Management

Established: June 9, 2026

Reviewed and Approved:

_____
Personnel Officer

_____
Date

City of Turlock

ECONOMIC DEVELOPMENT MANAGER

DEFINITION
Under direction, plans, develops, implements and manages Economic Development Program Projects from conception to completion; manages, recommends and administers complex and technical, financial, statistical, and analytical work; plans, organizes, recommends and evaluates economic development, programs and related activities, in cooperation with City Management, businesses, community groups, public agencies and educational institutions.

This position is designated as Management for Labor Relations purposes and is considered exempt under the Fair Labor Standards Act (FLSA).

DISTINGUISHING CHARACTERISTICS
This is a mid-management classification, responsible for complex administrative economic development assistance to the City Manager. Duties and responsibilities are performed in accordance with law, ordinance, and City policy.

Responsibility for written and other types of presentations to the City Council and other commissions, boards and policy adopting bodies. Duties and responsibilities are performed in accordance with municipal codes, ordinances, City policy, federal, and state regulating entities.

SUPERVISION RECEIVED AND EXERCISED
Direction is provided by the City Manager or designee. The incumbent in this classification is expected to work with minimal supervision, exercising independent judgment and initiative in a number of complex, responsible, and fiscally sensitive duties. May supervise technical and clerical staff.

ESSENTIAL FUNCTIONS - INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Develop and recommend programs to achieve the City's goals and objectives relating to, economic development, business retention and community revitalization.
- Interfaces with the development community, local business community, Chamber of Commerce, Stanislaus County Economic Development, Workforce Alliance (Alliance), and other City staff as required.
- May serve as the leader for special City-wide economic development projects when assigned.
- Develop, recommend and coordinate City efforts to implement and enhance the City's Strategic Economic Plan including developing new strategies and techniques necessary to meet the Plan's objectives.
- Conduct financial analysis of projects, including revenue and cost estimates for project proponent.
- Select, recommend and manage consultants as may be necessary to assist the City with specialized economic development, financing and legal services.
- Coordinate the planning and implementation of economic development including public improvement identification, and monitoring status of engineering work and planning processes.
- Prepare written reports regarding economic development activities, pertinent laws and trends, and proposed projects and make public presentations to the appointed and elected officials.

- Coordinate economic development activities with other government agencies, private-sector developers, real estate site selectors, and lending institutions.
- Monitor various laws and activities of other regulatory agencies relating to economic development, affordable housing, and community revitalization.
- Prepare, recommend and administer the Economic Development budget.
- Develop, recommend and coordinate economic development marketing strategies including business retention, expansion and attraction.
- Collect and maintain property, land use, economic, demographic and financial data necessary to monitor trends relevant to economic development activities.
- Review impact of economic regulations and laws; make recommendations for legislative amendments; represent the City with regulatory and other governmental agencies.
- Plan, develop, recommend and implement strategy to achieve the City's goals for local, state and federal programs related to economic and business development programs and projects.
- Perform related duties as assigned.

QUALIFICATIONS:

Knowledge of:

- Advanced principles and practices of economic development.
- Principles of marketing and promotion.
- Recent developments, current literature and informational sources in the field of economic development.
- Finance and construction management principals, including research, statistical methods and methods of technical report writing.
- Budgeting procedures and techniques, as well as development financing, bank practices and investment markets.
- Principles and practices of supervision, training and personnel management.

Ability to:

- Demonstrate professional competence while working as a team member.
- Exercise independent judgment in confidential and sensitive areas.
- Understand and interpret complex state and federal regulations, laws, codes, policies and solutions in the area of economic development.
- Establish and maintain effective working relationships with members of the business community and citizen groups to improve understanding of City economic policies, procedures, goals and objectives.
- Set priorities and organize work as necessary to meet deadlines and achieve economic development goals as established by policy makers.
- Research, analyze, compile, produce, and prepare understandable financial, demographic and land use studies, including producing such studies understandably.
- Communicate effectively, both orally and in writing, to diverse groups, including large public audiences and small development teams.
- Supervise, train, evaluate and empower personnel to work efficiently and effectively.
- Establish and maintain effective working relationships with those contracted in the course of work.
- Handle difficult situations with tact, diplomacy, and maintain an open and approachable manner.

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:
Five years of increasingly responsible full-time, professional level work in the fields of economic and business development, community work, preferably in a municipal setting; including two years of managerial and supervisory responsibility that would have provided the opportunity to develop the required skills, knowledge, and abilities.

Training:
Equivalent to a Bachelor's degree from an accredited college or university with major course work in planning, public or business administration, economics or a related field. Possession of a Master's degree in public or business administration, economics or a closely related field is highly desirable.

Licenses:
Possession of a valid California Driver's License in the category necessary to perform essential duties of the position will be required at the time of appointment. Individuals who do not meet this requirement due to a physical disability will be considered for accommodation on a case-by-case basis. Maintenance of a valid California Driver's license and proof of automobile liability insurance thereafter is a condition of continued employment.

ADDITIONAL INFORMATION:

Physical Conditions:
Maintain the following physical abilities: See well enough to operate vehicles and equipment, read instructions and follow directions; hear well enough to distinguish mechanical noises, to converse on the radio, telephone and in person; use of hands and fingers for writing, typing, and other computer related functions; and be able to lift equipment as necessary.

FLSA Status: Exempt
Bargaining Unit: Management

Established: June 9, 2026

Reviewed and Approved:

_____
Personnel Officer

_____
Date

City of Turlock

RISK MANAGER

DEFINITION
Under general direction, plans, manages and coordinates the risk management activities and operations of the City including general liability, loss control, property insurance, contract insurance requirements, and other related insurance programs.

This position is designated as Management for Labor Relations purposes and is considered exempt under the Fair Labor Standards Act (FLSA).

DISTINGUISHING CHARACTERISTICS
This is a management classification responsible for organizational component(s) and programs/functions. responsibilities for overall policy development, program planning. The incumbent is responsible for developing and implementing goals, objectives and work standards in addition to furthering City goals and objectives.

SUPERVISION RECEIVED AND EXERCISED
General direction is provided by the City Attorney. The job incumbent may supervise staff.

ESSENTIAL FUNCTIONS - INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Develop and direct the implementation of goals, objectives, work standards and departmental administrative policies and procedures; oversee the preparation and administration of assigned budget.
- Work closely with the City Council, City Manager, City Attorney and other City departments to solve problems related to Risk Management issues.
- Act as the City's Primary Board Member for the Central San Joaquin Valley Risk Management Authority, or any other Joint Powers Authority related to risk management, and is responsible for handling all related tasks.
- Responsible for managing all tort claims against the City. Works closely with the City's third-party administrator to approve and deny claims within the City Attorney's direction and authority.
- Closely assist internal and external attorneys to handle litigation issues, including lawsuits against the City.
- Interpret City regulations, ordinances, codes, and other applicable laws related to risk management activities and provides technical assistance and coordination to staff as needed.
- Review insurance documents, contracts, procurement documents, and leases to ensure the City is not assuming undue risk; ensure appropriate risk transfer techniques are implemented including releases and waivers; consult with project managers regarding risk exposure and risk transfer; review contracts to ensure proper indemnification language and insurance requirements are used.
- Manage and coordinate the completion of annual insurance renewal applications. Prepare City Council staff reports once annual insurance renewals are available and present information to City Council for approval.
- Work with City Departments to subrogate and settle uninsured and insured losses involving damage to City property.
- Serve as the City's Americans With Disability Act (ADA) Coordinator; reviews internal and external requests for Reasonable Accommodations under state and federal disability

discrimination law; seek solutions with applicable departments. Responsible for completing state and federal reporting requirements and ensuring that the City's ADA Self-Assessment and Transition Plan is updated periodically as needed.
- Analyze trends in liability coverages and case law; make recommendations for the insurance coverage changes; review contracts and agreements relating to insurances and endorsements as needed.
- Represent the City to outside agencies and organizations; participate in outside community and professional groups and committees; provide technical assistance as necessary.
- Research and prepare technical and administrative reports; prepare written correspondence.
- Build and maintain positive working relationships with co-workers, other City employees, and the public using principles of good customer service.
- Prepare and manage Request for Proposals and associated contracts as needed for risk management or related programs.
- Model appropriate professional management conduct; maintain appropriate confidentiality of sensitive information; comply with and support City policies and procedures, labor laws, and MOU provisions.
- Attend assigned meetings and training; interact with outside agencies and commissions; provide leadership for teams, or committees, as needed.
- Utilize automated equipment to prepare documents and maintain data related to department operations.
- Observe and maintain a safe working environment in compliance with established safety programs and procedures.
- Oversee the Safety Committee
- Perform related duties as assigned.

QUALIFICATIONS:

Knowledge of:

- Principles, practices, and techniques of establishing, maintaining, and modifying a comprehensive risk management program.
- Principles and practices of risk management, risk transfer, and asset protection programs relating to general and financial liability protection.
- Records and procedures relating to court actions on risk management matters.
- Principles and practices of leadership, motivation, team building, and conflict resolution.
- Pertinent local, state, and federal rules, regulations, and laws.
- Americans with Disabilities Act, reasonable accommodation, and state and federal disability discrimination law
- Principles and practices of organizational analysis and management.
- Project and team management skills to lead risk mitigation initiatives.
- Budgeting procedures and techniques.
- Principles and practices of supervision, training, and personnel management.
- Legal and Regulatory environments relevant to the position and organization.
- Office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets, and databases.

Ability to:

- Organize and direct the risk management operations.
- Develop, implement and coordinate effective programs related to risk management.
- Analyze and interpret a variety of complex insurance and legal documents.
- Analyze problems, identify alternative solutions, project consequences of proposed actions, and implement recommendations in support of goals.
- Interpret and apply City and department policies, procedures, rules, and regulations.

- Prepare, recommend and administer a budget.
- Supervise, train, and evaluate personnel.
- Establish and maintain cooperative working relationships with those contacted in the course of work.
- Communicate clearly and concisely, both orally and in writing.
- Operate office equipment including computers and supporting word processing, spreadsheet, and database applications.
- Forecast and plan for future needs.
- Analyze and critically think about problems, identify alternative solutions, project consequences of proposed actions, and implement recommendations in support of agency goals.
- Effectively and fairly negotiate appropriate solutions and contracts. Manage resources within budget and policy parameters.
- Prepare a variety of complex and comprehensive reports and documents.
- Read and comprehend complex laws and regulations and initiate policies and procedures for their implementation.
- Make presentations before groups and represent the City in public forums.
- Negotiate and problem solve risk-related issues efficiently and effectively.

Experience and Training Guidelines
Any combination of experience and education that would likely provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the knowledge, skills, and abilities would be:
Experience:
Five years of increasingly responsible experience in risk management, legal, project management, or a related role.
Education:
Possession of a Bachelor's degree from an accredited college or university with major course work in public administration, business, or a related field. A Master's Degree or a Juris Doctorate is highly desirable.
Licenses:
Possession of a valid California Driver License in the category necessary to perform essential duties of the position will be required at the time of appointment. Maintenance of a valid California Driver's license and proof of automobile liability insurance thereafter is a condition of continued employment.
Possession of an Associate in Risk Management (ARM) certificate is highly desirable.
Possession of a Certified Professional in Disability Management (CPDM) is highly desirable.

ADDITIONAL INFORMATION:

Physical Conditions:
Maintain the required physical abilities: See well enough to drive a vehicle; hear and speak well enough to converse on the telephone and in person; communicate clearly without amplification; bodily mobility to move rapidly from one area to another; climb stairs or ladders; use of hands and fingers to write; operate a computer keyboard and handle plans and documents; frequent sitting for long period of time; occasional bending or squatting; frequent repetitive motion; stamina to work long hours and attend night meetings several times a week.

FLSA Status: Exempt
Bargaining Unit: Management

Established: June 9, 2026

Reviewed and Approved:

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Personnel Officer

_____
Date

City of Turlock

FINANCIAL CUSTOMER SERVICES MANAGER

DEFINITION
Under general direction, manages the operations of the business licensing, utility billing, and accounts receivable functions of the City; implements and monitors utility billing systems and procedures; supervises accounting office support staff; ensuring the accurate and timely deposit of all City funds into City's bank accounts.

This position is designated as Management for Labor Relations purposes and is considered exempt under the Fair Labor Standards Act (FLSA).

DISTINGUISHING CHARACTERISTICS
This is a management position responsible for a division of the Finance Department involving the utility billing, accounts receivable and business licensing functions of the City. The incumbent has responsibility for assigning, managing, and directing the work of staff assigned to the utility billing, accounts receivable and business licensing functions of the City.

SUPERVISION RECEIVED AND EXERCISED
General supervision is provided by the Finance Director or designee. The Financial Customer Services Manager supervises Account Clerks, Accounting Technicians and office support staff.

ESSENTIAL FUNCTIONS - INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Plan, develop, and implement or direct the implementation of goals, objectives, policies and priorities relating to accounts receivable functions.
- Administer and manage and direct the work of account clerks, accounting technicians/clerical office support staff with responsibilities for business licensing, utility billing, and other accounts receivable functions.
- Analyze accounts receivable records and report problem areas to professional accountant staff for resolution and corrective action.
- Prepare a variety of accounting reports.
- Process and record county abatement liens on parcels and provide yearly data for the State of California's Tax Roll.
- Schedule and oversee regular and delinquent utility billings.
- Calculate building permit and business license charges.
- Process changes in addresses, annexations, subdivisions that impact account receivables records.
- Review all receipts to ensure accuracy of account and fund numbers.
- Oversee daily deposits and make necessary adjustments to reimburse petty cash account.
- Assist with and implement periodic studies to adjust utility rates, reconcile accounts, and ensure that all entities conducting business have a required business license.
- Respond to sensitive citizen information requests and complaints.
- Assist Department Director in scheduling and conducting a variety of staff meetings and conferences.

- Manage the activities of subordinates, assign staff schedules and task assignments.
- Ensure close coordination with other City departments and affected outside groups.
- Assist with preparation of specialized budgets related to assigned activities; assist in budget implementation; participate in budget forecasts; administer the approved budget.
- Maintain current processes and equipment, recommend new business standards and comply with standard accounting principles.
- May assist with presentations before various groups, including City Council, Commissions, and professional and public meetings, as needed.
- Maintain current vendor contracts for outside services.
- Define scope of work for vendor contracts, write staff reports for City council, prepare contract agreements, accounts receivable 3rd party service agreements.
- Supervise staff including provision of timely performance evaluations; recommend and implement approved discipline; provide staff development; and maintain high standards necessary for efficient, professional operations.
- Answer questions; provide information to the public; recommend corrective actions; investigate, report, document and resolve complaints.
- Build and maintain respectful, positive working relationships with staff, supervisors, outside agencies and the public using principles of good customer service; provide effective conflict resolution, as needed.
- Model appropriate professional management conduct; maintain appropriate confidentiality of sensitive information; comply with and support City policies and procedures, labor laws, and MOU provisions.
- Interact with outside agencies and commissions;
- Provide leadership for teams, or committees, as needed.
- Assure staff works safely; follow safety requirements; monitor and ensure compliance with regulations and other legal requirements.
- Perform related duties as assigned.

QUALIFICATIONS:

Knowledge of:

- Principles and practices of governmental accounting and maintenance of financial records.
- Federal, State and local codes and ordinances relating to taxes, fees, licenses, permits and contracts.
- Modern office practices, procedures, methods and equipment.
- Principles of employee supervision, career development and training.
- The concepts of word processing, micro-computer and mainframe computer applications.
- Modern methods of records and archival management.
- Budgeting procedures and techniques.
- Principles and practices of supervision, staff selection, training and personnel management.
- Safe work practices and related regulations.
- Principles of public speaking, conflict resolution and excellent customer service.
- Budgeting procedures and techniques.

Ability to:

- Plan, organize, direct and manage the work of a small administrative and office support staff.
- Develop, implement and evaluate accounts receivable accounting systems.
- Examine and verify financial documents and reports.
- Operate a variety of office machines and automated equipment.
- Interpret and apply accounting rules, regulations and contract agreements.
- Delegate authority and responsibility effectively.

- Establish and maintain cooperative working relationships with elective officials, administration, other employees, and the public.
- Present ideas effectively orally and in writing.
- Read and comprehend complex laws and regulations and initiate policies and procedures for their implementation.
- Lead, manage, evaluate and train personnel effectively and maintain discipline.
- Organize, implement and supervise departmental goals and City objectives.
- Use a computer and needed programs effectively.
- Organize, analyze, manage and implement a variety of programs.
- Forecast and administer a budget.

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:
Five years of increasingly responsible accounting support work in public utility billings, the processing of taxes, licenses, fees and permits, collections and maintenance of financial records including at least one year of supervisory experience or equivalent that would have provided the opportunity to develop the required skills, knowledge and abilities.
Training:
Equivalent to possession of an Associate Degree in Business or a related field.
Licenses:
Possession of a valid California Driver's License in the category necessary to perform essential duties of the position may be required at the time of appointment. Maintenance of a valid California Driver's license and proof of automobile liability insurance thereafter is a condition of continued employment.

ADDITIONAL INFORMATION:

Physical Conditions:
Maintain the following physical abilities: See well enough to read instructions, read fine print, view computer screen, operate vehicle and related equipment; hear well enough to converse on the telephone and in person, assist the public and other staff; use hands and fingers for use of computer keyboard, copy machine, filing, writing, drive vehicles and answer telephone.

FLSA Status: Exempt
Bargaining Unit: Management

Established: June 9, 2026

Reviewed and Approved:

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Personnel Officer

_____
Date

MANAGEMENT MONTHLY SALARY SCHEDULE EFFECTIVE FY 2026-2027

	Range	Step 1	Step 2	Step 3	Step 4	Step 5
ADMINISTRATIVE ANALYST	29.1	8448	8870	9313	9779	10268
PUBLIC INFORMATION OFFICER	29.1	8448	8870	9313	9779	10268
BUILDING SERVICES ANALYST	32.1	9779	10268	10782	11320	11886
FINANCIAL CUSTOMER SERVICES MANAGER	32.1	9779	10268	10782	11320	11886
LABORATORY & ENVIRONMENTAL SUPERINTENDENT	32.1	9779	10268	10782	11320	11886
MANAGEMENT ANALYST	32.1	9779	10268	10782	11320	11886
PRINCIPAL HUMAN RELATIONS ANALYST	32.1	9779	10268	10782	11320	11886
PARKS, STREETS AND PUBLIC FACILITIES SUPERINTENDENT	32.1	9779	10268	10782	11320	11886
PURCHASING MANAGER	32.1	9779	10268	10782	11320	11886
RECREATION SUPERINTENDENT	32.1	9779	10268	10782	11320	11886
ECONOMIC DEVELOPMENT MANAGER	34.1	10782	11320	11886	12480	13104
FLEET SERVICES MANAGER	34.1	10782	11320	11886	12480	13104
PUBLIC WORKS SUPERVISOR / CITY SURVEYOR	34.1	10782	11320	11886	12480	13104
PLANNING MANAGER	34.1	10782	11320	11886	12480	13104
REGULATORY AFFAIRS MANAGER	34.1	10782	11320	11886	12480	13104
RISK MANAGER	34.1	10782	11320	11886	12480	13104
ROADS PROGRAM MANAGER	34.1	10782	11320	11886	12480	13104
UTILITIES MANAGER	34.1	10782	11320	11886	12480	13104
WATER QUALITY CONTROL DIVISION MANAGER	34.1	10782	11320	11886	12480	13104
HOUSING PROGRAM MANAGER	34.1	10782	11320	11886	12480	13104
ACCOUNTANT, PRINCIPAL	35.1	11320	11886	12480	13104	13759
CIVIL ENGINEER, PRINCIPAL	35.1	11320	11886	12480	13104	13759
TRANSIT MANAGER	35.1	11320	11886	12480	13104	13759
INFORMATION TECHNOLOGY MANAGER	35.8	11722	12308	12923	13571	14248
CHIEF BUILDING OFFICIAL	36.1	11886	12480	13104	13759	14448
CITY CLERK	36.1	11886	12480	13104	13759	14448
WATER TREATMENT PLANT MANAGER	36.1	11886	12480	13104	13759	14448
ASSISTANT MUNICIPAL SERVICES DIRECTOR	38.1	13104	13759	14448	15170	15929
POLICE SUPPORT OPERATIONS MANAGER	38.1	13104	13759	14448	15170	15929
CITY ENGINEER	39.1	13759	14448	15170	15929	16726
HUMAN RELATIONS DIRECTOR	39.1	13759	14448	15170	15929	16726
DEVELOPMENT SERVICES DIRECTOR	39.1	13759	14448	15170	15929	16726
FINANCE DIRECTOR	39.1	13759	14448	15170	15929	16726
MUNICIPAL SERVICES DIRECTOR	39.1	13759	14448	15170	15929	16726
ECONOMIC DEVELOPMENT DIRECTOR	39.1	13759	14448	15170	15929	16726
INFORMATION TECHNOLOGY DIRECTOR	39.1	13759	14448	15170	15929	16726
PUBLIC WORKS DIRECTOR	39.1	13759	14448	15170	15929	16726
RISK MANAGEMENT DIRECTOR	39.1	13759	14448	15170	15929	16726
MUNICIPAL SERVICES DIRECTOR / SRWA GENERAL MANAGER	40.1	14448	15170	15929	16726	17562
FIRE CHIEF	41.1	15170	15929	16726	17562	18441
DEPUTY CITY MANAGER	42.5	16250	17063	17916	18813	19752
POLICE CHIEF	43.6	17148	18006	18907	19851	20844
CITY MANAGER	45.7	19002	19950	20948	21994	23095
CITY ATTORNEY	47.4	20637	21668	22752	23889	25084

REVISED 06/09/2026
EFFECTIVE 07/01/2026

TCEA MONTHLY SALARY SCHEDULE
EFFECTIVE 7/1/26

	RANGE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
		MONTHLY	MONTHLY	MONTHLY	MONTHLY	MONTHLY
OFFICE ASST I	13.9	3582	3761	3949	4147	4354
FACILITIES MAINTENANCE ASSISTANT	15.2	3814	4004	4205	4415	4636
ACCOUNT CLERK I	15.2	3814	4004	4205	4415	4636
OFFICE ASST II	15.9	3949	4147	4354	4572	4800
TRAFFIC TECHNICIAN TRAINEE	16.6	4085	4289	4504	4729	4965
ACCOUNT CLERK II	17.2	4205	4415	4636	4867	5111
FIELD SERVICES TECHNICIAN	17.2	4205	4415	4636	4867	5111
MAINTENANCE WORKER I	17.2	4205	4415	4636	4867	5111
SHIPPING & RECEIVING INVENTORY SPECIALIST	17.2	4205	4415	4636	4867	5111
FLEET MAINT SERVICE WKR	17.9	4354	4572	4800	5040	5292
COMMUNITY SERV COORDINATOR	18.0	4371	4589	4819	5060	5313
PARTS CLERK	18.2	4415	4636	4867	5111	5366
ACCOUNTS PAYABLE CLERK	19.2	4636	4867	5111	5366	5634
ACCOUNT CLERK, SR.	19.2	4636	4867	5111	5366	5634
MAINTENANCE WORKER II	19.2	4636	4867	5111	5366	5634
CODE COMPLIANCE TECHNICIAN	19.2	4636	4867	5111	5366	5634
PLANNING ASSISTANT	19.2	4636	4867	5111	5366	5634
SECRETARY	19.2	4636	4867	5111	5366	5634
UTILITIES MAINTENANCE WORKER I	19.4	4682	4916	5162	5420	5691
WATER CONSERVATION WORKER	19.4	4682	4916	5162	5420	5691
TRAFFIC TECHNICIAN I	19.6	4729	4965	5214	5474	5748
CODE ENFORCEMENT OFFICER	20.2	4867	5111	5366	5634	5916
BUILDING INSPECTOR, TRAINEE	20.8	5015	5266	5529	5806	6096
FLEET MAINTENANCE MECHANIC I	20.9	5040	5292	5557	5835	6126
NEIGHBORHOOD SERVICES TEC	21.0	5060	5313	5579	5857	6150
POLICE RECORDS TECHNICIAN	21.0	5060	5313	5579	5857	6150
STAFF SERVICES ASSISTANT	21.0	5060	5313	5579	5857	6150
LABORATORY ANALYST I	21.1	5085	5339	5606	5887	6181
ACCOUNTING TECHNICIAN	21.2	5111	5366	5634	5916	6212
MAINTENANCE WORKER, SR.	21.2	5111	5366	5634	5916	6212
SECRETARY, SR.	21.2	5111	5366	5634	5916	6212
COMMUNITY DEV-SERVICE TEC	21.3	5136	5393	5663	5946	6243
UTILITIES MAINTENANCE WORKER II	21.4	5162	5420	5691	5976	6274
WASTEWATER PLANT OPERATOR I	21.9	5292	5557	5835	6126	6433
WATER TREATMENT PLANT OPERATOR I	21.9	5292	5557	5835	6126	6433
ADMINISTRATIVE ASSISTANT, PUBLIC SAFETY	22.0	5313	5579	5857	6150	6458
ADMINISTRATIVE ASSISTANT	22.0	5313	5579	5857	6150	6458
PERMIT TECHNICIAN	22.5	5447	5719	6005	6306	6621
FLEET MAINTENANCE MECHANIC II	22.9	5557	5835	6126	6433	6754
PLANNING TECHNICIAN	23.0	5579	5857	6150	6458	6781
PURCHASING SPECIALIST	23.0	5579	5857	6150	6458	6781
RECREATION COORDINATOR	23.0	5579	5857	6150	6458	6781
STAFF SERVICES TECHNICIAN	23.0	5579	5857	6150	6458	6781
CRIME AND COMMUNITY INFORMATION ANALYST	23.2	5634	5916	6212	6523	6849
PUBLIC SAFETY BUSINESS ANALYST	23.2	5634	5916	6212	6523	6849
SECRETARY, SUPERVISING	23.2	5634	5916	6212	6523	6849
MAINTENANCE TEAM LEADER	23.2	5634	5916	6212	6523	6849
UTILITIES MAINTENANCE WORKER, SR.	23.4	5691	5976	6274	6588	6917
LAND SURVEYING TECHNICIAN I	23.6	5748	6035	6337	6654	6987
POLICE RECORDS TECHNICIAN, SR.	23.6	5748	6035	6337	6654	6987
TRAFFIC TECHNICIAN II	23.6	5748	6035	6337	6654	6987

TCEA MONTHLY SALARY SCHEDULE
EFFECTIVE 7/1/26

	RANGE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
WASTEWATER PLANT OPERATOR II	23.9	5835	6126	6433	6754	7092
BUILDING INSPECTOR I	24.1	5887	6181	6490	6815	7155
FIRE PREVENTION INSPECTOR	24.1	5887	6181	6490	6815	7155
LABORATORY ANALYST II	24.1	5887	6181	6490	6815	7155
ACCOUNTANT I	24.2	5916	6212	6523	6849	7191
PLANNER, ASSISTANT	24.3	5946	6243	6555	6883	7227
HOUSING FINANCE SPECIALIST, TRAINEE	24.3	5946	6243	6555	6883	7227
FLEET MAINTENANCE MECHANIC, SR.	24.9	6126	6433	6754	7092	7447
ELECTRICAL/MECHANICAL TECHNICIAN I	25.0	6150	6458	6781	7120	7476
INFORMATION TECHNOLOGY TECHNICIAN	25.2	6212	6523	6849	7191	7551
HOUSING FINANCE SPECIALIST I	25.3	6243	6555	6883	7227	7588
HOUSING REHABIL. SPEC I	25.3	6243	6555	6883	7227	7588
HOUSING REHABILITATION SPECIALIST / INSPECTOR TRAINEE	25.3	6243	6555	6883	7227	7588
HOUSING PROGRAM SPECIALIST I	25.3	6243	6555	6883	7227	7588
FIRE OPERATIONS SUPPORT ANALYST	25.6	6337	6654	6987	7336	7703
PLANS EXAMINER I	25.6	6337	6654	6987	7336	7703
PURCHASING COORDINATOR	25.6	6337	6654	6987	7336	7703
TRAFFIC TECHNICIAN, SR.	25.6	6337	6654	6987	7336	7703
WASTEWATER PLANT OPERATOR, SR.	25.9	6433	6754	7092	7447	7819
LABORATORY ANALYST, SR.	26.1	6490	6815	7155	7513	7889
ACCOUNTANT II	26.2	6523	6849	7191	7551	7928
HOUSING REHABIL. SPEC II	26.3	6555	6883	7227	7588	7968
HOUSING FINANCE SPECIALIST II	26.3	6555	6883	7227	7588	7968
HOUSING PROGRAM SPECIALIST II	26.3	6555	6883	7227	7588	7968
UTILITIES SUPERVISOR, ASSISTANT	26.4	6588	6917	7263	7626	8008
MAINTENANCE SUPERVISOR, ASSISTANT	26.4	6588	6917	7263	7626	8008
ELECTRONIC/INSTRUMENTATION TECHNICIAN	27.0	6781	7120	7476	7850	8242
ELECTRICAL/MECHANICAL TECHNICIAN II	27.0	6781	7120	7476	7850	8242
WATER TREATMENT PLANT OPERATOR II	27.0	6781	7120	7476	7850	8242
MAINTENANCE TECHNICIAN II	27.0	6781	7120	7476	7850	8242
BUILDING INSPECTOR II	27.1	6815	7155	7513	7889	8283
HOUSING REHABILITATION SPECIALIST / INSPECTOR I	27.1	6815	7155	7513	7889	8283
PUBLIC WORKS CONSTRUCTION INSPECTOR	27.1	6815	7155	7513	7889	8283
INFORMATION TECHNOLOGY ANALYST I	27.2	6849	7191	7551	7928	8325
PLANNER, ASSOCIATE	27.3	6883	7227	7588	7968	8366
REDEV/ECON DEV ANALYST	27.3	6883	7227	7588	7968	8366
TRANSIT PLANNER	27.3	6883	7227	7588	7968	8366
ENVIRONMENTAL COMPLIANCE INSPECTOR	27.4	6917	7263	7626	8008	8408
ENGINEERING PROJECT COORDINATOR	27.6	6987	7336	7703	8088	8492
COORDINATOR FOR UNSHELTERED/HOMELESS PROGRAMS	27.6	6987	7336	7703	8088	8492
LAND SURVEYING TECHNICIAN II	27.6	6987	7336	7703	8088	8492
PLANT OPERATOR, LEAD	27.9	7092	7447	7819	8210	8620
PARKS,REC & PUB FAC SUPERVISOR	27.9	7092	7447	7819	8210	8620
RECREATION SUPERVISOR	27.9	7092	7447	7819	8210	8620
STAFF SERVICES ANALYST	28.0	7120	7476	7850	8242	8654
FLEET MAINTENANCE SUPERVISOR	28.5	7300	7665	8048	8450	8873
PLANS EXAMINER II	28.6	7336	7703	8088	8492	8917
ELECTRONIC/INSTRUMENTATION TECHNICIAN, SR.	29.0	7476	7850	8242	8654	9087
ELECTRICAL/MECHANICAL TECHNICIAN, SR.	29.0	7476	7850	8242	8654	9087
INSTRUMENT AND CONTROL TECHNICIAN, SR.	29.0	7476	7850	8242	8654	9087
MAINTENANCE TECHNICIAN, SR.	29.0	7476	7850	8242	8654	9087
WATER TREATMENT PLANT OPERATOR, SR.	29.0	7476	7850	8242	8654	9087
HOUSING REHABILITATION SPECIALIST / INSPECTOR II	29.2	7551	7928	8325	8741	9178

TCEA MONTHLY SALARY SCHEDULE
EFFECTIVE 7/1/26

	RANGE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
INFORMATION TECHNOLOGY ANALYST II	29.2	7551	7928	8325	8741	9178
ENGINEER, ASSISTANT	29.6	7703	8088	8492	8917	9363
ELECT/MECH MAINTENANCE SUPV, ASST	30.0	7850	8242	8654	9087	9541
BUILDING INSPECTOR, SR.	30.1	7889	8283	8697	9132	9589
PUBLIC WORKS CONSTRUCTION INSPECTOR, SR.	30.1	7889	8283	8697	9132	9589
ASSET ANALYST	30.3	7968	8366	8785	9224	9685
PLANNER, SR.	30.3	7968	8366	8785	9224	9685
TRANSIT ANALYST	30.3	7968	8366	8785	9224	9685
UTILITIES SUPERVISOR	30.4	8008	8408	8829	9270	9733
POLICE RECORDS SUPERVISOR	30.4	8008	8408	8829	9270	9733
WATER QUALITY CONTROL LABORATORY SUPERVISOR	30.4	8008	8408	8829	9270	9733
WATER QUALITY CONTROL SUPERVISOR	30.4	8008	8408	8829	9270	9733
FINANCIAL CUSTOMER SERVICES SUPERVISOR	30.4	8008	8408	8829	9270	9733
PURCHASING SUPERVISOR	30.4	8008	8408	8829	9270	9733
ACCOUNTANT III	31.2	8325	8741	9178	9637	10119
PLANS EXAMINER, SR.	31.6	8492	8917	9363	9831	10323
ENGINEER, ASSOCIATE	31.6	8492	8917	9363	9831	10323
LAND SURVEYOR, ASST	31.6	8492	8917	9363	9831	10323
PUBLIC WORKS CONSTRUCTION INSPECTOR, SENIOR - ROADS	32.1	8697	9132	9589	10068	10572
ELECTRICAL/MECHANICAL MAINTENANCE SUPERVISOR	33.0	9087	9541	10018	10519	11045
MAINTENANCE SUPERVISOR	33.0	9087	9541	10018	10519	11045
WATER TREATMENT PLANT OPERATIONS SUPERVISOR	33.0	9087	9541	10018	10519	11045
PLANNER, PRINCIPAL	33.6	9363	9831	10323	10839	11381
CIVIL ENGINEER, ASSOCIATE	33.6	9363	9831	10323	10839	11381
LAND SURVEYOR	33.6	9363	9831	10323	10839	11381
INFORMATION TECHNOLOGY ANALYST, SR.	34.2	9637	10119	10625	11156	11714
~~GIS COORDINATOR~~	~~34.2~~	~~9637~~	~~10119~~	~~10625~~	~~11156~~	~~11714~~
CIVIL ENGINEER, SR.	35.6	10323	10839	11381	11950	12547
GIS COORDINATOR	36.2	10625	11156	11714	12299	12914
INFO TECH COORDINATOR	36.2	10625	11156	11714	12299	12914

REVISED 06/09/2026
EFFECTIVE 07/01/2026

City Council Staff Report

June 9, 2026

From:	Katie Quintero, Planning Manager
Prepared by:	Katie Quintero, Planning Manager
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Ordinance: Amending terms and extending the Development Agreement between the City of Turlock and Evergreen Market dba FF Farms

2. NARRATIVE:

The Evergreen Market is located at 101 E. Glenwood Avenue. The property is zoned Community Commercial, which allows cannabis dispensaries with a Conditional Use Permit and Development Agreement.

At their February 28, 2023, meeting, the City Council adopted the ordinance approving the Development Agreement (DA). As required in the DA, The Evergreen Market applied for a Conditional Use Permit. The Planning Commission granted Conditional Use Permit 2022-07 at the April 6, 2023, public hearing, allowing The Evergreen Market to operate a cannabis dispensary in the existing 2,785 square foot building.

On March 31, 2024, Jose Rodrigues and the City of Turlock executed an Assignment and Assumption Agreement, as allowed under Section 10.1 of the Development Agreement. The Assignment and Assumption Agreement allowed the sale, assignment, or transfer of The Evergreen Market at 101 E. Glenwood Avenue to Jose Rodrigues. All other conditions of the Conditional Use Permit and the Development Agreement remain unchanged.

<u>Planning Department</u>

A sign permit was issued for the signs on the building.

Evergreen Market dba FF Farms has complied with the requirements of the Planning Division.

<u>Building Department</u>

The Evergreen Market is in compliance with the requirements of the Building and Safety Division.

<u>Finance Department</u>

Business License

The Evergreen Market was issued a business license on August 1, 2024. Their business license is current and active. There are no outstanding issues.

Public Benefit Amount

The Development Agreement requires the monthly payment of a public benefit amount. Section 4.2 of the Development Agreement details the public benefit amount that Evergreen Market must submit to the City on a monthly basis.

The above public benefit amounts include a one-quarter percent (.25%) dollar amount dedicated to supporting the City of Turlock juvenile drug and alcohol treatment and rehabilitation programs.

The audits and compliance checks have been completed. Evergreen Market is in compliance with the Finance Department requirements. The public benefit amount that Evergreen Market has paid is detailed in the table below:

Fiscal Year	**Public Benefit Payment**
2020-21	N/A
2021-22	N/A
2022-23	N/A
2023-24	N/A
2024-25	$275,000.00
2025-26*	$262,360.00
Total through 4/29/26	**$537,360.00**

*Through March 2026

Police Department

Calls for Service

In 2024, there were two calls for service (CFS). The landscaping crew set off an alarm when leaf blowing near the front doors. The other call for service was a false alarm set off by the business owner. Both calls were closed by the responding officer and did not result in a report or arrests.

Calls for service from January 1, 2025, through October 22, 2025, totaled two. Both calls were accidental alarms by the employees. Both calls were closed by the responding officer with no arrests made.

There were five calls for service from October 2025 through April 2026. Four calls for service were false or accidental alarms and closed by the responding officer. One call was to assist another agency to check security guard credentials.

It is important to remember, when responding to calls for service, the location is indexed by where the incident occurred or where the officer should respond to contact the victim. If the officer responds to the Evergreen Market parking lot or in close proximity to Evergreen Market, the business name will be indexed in the report. It does not mean a crime occurred at Evergreen Market. If no report was made, the responding officer did not find probable cause to show a crime occurred.

Annual Inspection

On April 23, 2026, the Police Department conducted their annual inspection. The following items were found at the inspection:

The point of sale cash drawer had the key sitting in the lock and viewable to the public. This is a security concern. The key needs to be secured by an employee or manager during business hours.

The dumpster to the business was not locked. The dumpster needs to be locked at all times when not in use to prevent people from accessing the dumpster.

Immature clone cannabis plants were left stacked outside the back door against the fence line in preparation for disposal. These plants need to be properly secured until they are disposed of per DDC regulations.

The security door to the lobby was propped open during business hours. This door needs to be secure at all times and requires key card access to open. *This occurred during the last inspection in 2025.*

The manager was not able to provide permits for all employees. The Police Department discussed the necessity of displaying all employee permits in the manager's office for inspections.

The business has been mailed a letter noting these deficiencies and a second inspection will be conducted to ensure these items have been corrected. These items are minor in nature and can be corrected easily and, therefore, Evergreen Market dba FF Farms is in substantial compliance with the Police Department's conditions.

Annual Review

TMC §9-5-912 directs the Planning Commission to recommend to the City Council whether the business has complied in good faith with the terms and conditions of the Development Agreement.

Proposed Amendments

Various amendments are proposed to the Development Agreement. To capture all previous amendments to the Development Agreement into one document, the City has prepared a First Amended and Restated Development Agreement. This captures the previous amendments and newly proposed amendments into this one complete Agreement.

In response to concerns from many of the dispensary operators, the City is proposing to amend the language for the public benefit amount to remove the monthly minimum payment and move to a percentage only. The percentage is set as a range up to 9% of gross receipts but proposes to set the amount required to be paid at 5.25% through May 31, 2027, at which time Council may set a new Public Benefit amount within the range. This change will cause a reduction in the overall amount the City will receive in the public benefit, but it will provide more stability and will reduce the financial strain on the cannabis operators.

This Development Agreement does not expire until July 13, 2028, but staff is proposing to amend the term of the agreement through June 30, 2029, so it is on the same schedule as the other dispensary Development Agreements.

Other regulations proposed to be added to the agreement include requiring remote real-time live access to the video footage of cameras installed at the businesses and requiring background checks prior to any changes in ownership or on any individual or entity every two years or at any other time upon reasonable cause. A section has been added detailing that if anyone with direct or indirect ownership or controlling interest in the project is convicted of a felony or any crime substantially related to the ownership or operation of a cannabis business, the City may terminate the Development Agreement. If given such notice, the Developer would have 180 days to complete a transfer of their interest to a transferee approved by the City.

Other proposed changes include various language cleanups and updates to current laws and regulations.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Approving the amendment to remove the monthly minimum payment will result in a reduction in the public benefit amount collected annually but will provide more stability for the cannabis operators.

4. ENVIRONMENTAL DETERMINATION:

The project consists of the annual review to determine if Evergreen Market dba FF Farms has complied in good faith with the terms and conditions of the Conditional Use Permit and Development Agreement as well as a three-year time extension and miscellaneous amendments to the Development Agreement.

No changes or modifications to the site are anticipated as a result of this review; therefore, this action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the annual review, request for a time extension and various miscellaneous changes to the Development Agreement. This action will not result in direct or indirect physical changes in the environment.

5. ALTERNATIVES:

1. City Council could find The Evergreen Market dba FF Farms has not complied in good faith with the terms of the Development Agreement for the annual review.
2. City Council could propose other changes to the terms of the Development Agreement.

6. ATTACHMENTS:

1. Draft Ordinance and 1st Amended and Restated DA Evergreen

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING TERMS AND EXTENDING BY AMENDMENT, THE DEVELOPMENT AGREEMENT BETWEEN EVERGREEN MARKET DBA FF FARMS AND THE CITY OF TURLOCK FOR THE OPERATION OF A CANNABIS DISPENSARY AT 101 E. GLENWOOD AVENUE, TURLOCK, CALIFORNIA, STANISLAUS COUNTY APN 044-022-013 THROUGH JUNE 30, 2029	}	**ORDINANCE NO. 13XX-CS**

WHEREAS, on June 11, 2019, the City Council of the City of Turlock (the "City Council") adopted Ordinance No. 1255-CS to enact cannabis regulations for cannabis businesses pursuant to AUMA and MAUCRSA, by amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program"); and

WHEREAS, on June 11, 2019, the City adopted Ordinance No. 1255-CS amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program") to regulate the operation of commercial cannabis businesses within the City; and

WHEREAS, on February 28, 2023 the City adopted Ordinance No. 1300-CS approving a Development Agreement by and between the City and The Evergreen Market to operate a storefront retail dispensary as defined in Turlock Municipal Code Section 5.21 in strict accordance with applicable state and local law, at 101 E. Glenwood Avenue, Turlock, California, County of Stanislaus Assessor's Parcel Number 044-022-013 (the "Project"), consistent with the General Plan, as amended; and

WHEREAS, on March 31, 2024, the City of Turlock and The Evergreen Market entered into an Assignment and Assumption Agreement; and

WHEREAS, pursuant to Section 1.9 of the Development Agreement a "Major Amendment" to the Development Agreement shall be approved by the City Council; and

WHEREAS, after the public hearing held on May 7, 2026, the Planning Commission recommended the City Council make the proposed amendments to the Development Agreement and extend the term of the Development Agreement through June 30, 2029; and

WHEREAS, the City Council, based on its independent review and analysis of the Planning Commission's recommendation, oral and written testimony, and the record as a whole, finds, after due study, deliberation, and holding a public hearing, and based on its independent judgement, find that the following circumstances exist:

1. The Project is consistent with the goals, policies, and standards of the City's General Plan and all other applicable standards and ordinances of the City.
2. In accordance with the Development Agreement Statute, the City Council finds that the amendment to the Development Agreement:
    a. Will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area nor detrimental to the general welfare of the residents of the City as a whole; and
    b. Will not adversely affect the orderly development of property or the preservation of property values; and
    c. Is consistent with the relevant provisions of Government Code Sections 65864 through 65869.5; and
    d. Contains a legal description of the property.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Turlock does hereby determine:

Section 1. The recitals stated above are true and correct, and hereby incorporated herein.

Section 2. This request is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the request for a time extension for the Development Agreement (DA) between the City of Turlock and Evergreen Market dba FF Farms This action will not result in direct or indirect physical changes in the environment.

Section 3. The City Council of the City of Turlock approved the proposed amendments and extends the terms of the Development Agreement between the City of Turlock and Evergreen Market dba FF Farms through June 30, 2029.

Section 4. If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more sections(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

Section 5. Upon passage of this Ordinance, the City Manager is authorized to execute the amendment to the First Amended and Restated Development Agreement as shown in Exhibit A on behalf of the City. Within ten (10) days of the execution, but no earlier than 30 days after passage of this Ordinance, the City Clerk shall cause the amendment to the Development Agreement to be recorded in the Office of the County Recorder as provided for by Government Code section 65868.5. The amendment to the Development Agreement shall not take effect for thirty (30) days following passage and adoption of this Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock

this 26th day of May, 2026, by the following vote:

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

SIGNED:

_____
Amy Bublak, Mayor

ATTEST:

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

APPROVED AS TO FORM:

_____
Katie Lucchesi, City Attorney

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

City of Turlock
156 S Broadway
Turlock, CA 95380
Attention: City Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code §6103

FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TURLOCK AND THE EVERGREEN MARKET (TURLOCK), INC.

THIS FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this _____ (____) day of _____, 2026, by and between the **City of Turlock**, a California municipal corporation ("City"), and **The Evergreen Market (Turlock), Inc.**, a California corporation ("Developer"). City and Developer may be referred to herein individually as a "Party" or collectively as the "Parties." There are no other parties to this Agreement.

RECITALS

A. On October 9, 2015, Governor Jerry Brown signed three bills into law (Assembly Bill 266, Assembly Bill 243, and Senate Bill 643) which are collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"). MCRSA establishes a statewide regulatory system for the cultivation, processing, transportation, testing, manufacturing and distribution of medical marijuana to qualified patients and their primary caregivers.

B. On November 8, 2016, California voters enacted Proposition 64, the Control, Regulate and Tax Adult Use of Marijuana Act, also known as the Adult Use of Marijuana Act ("AUMA"), which establishes a comprehensive system to legalize, control, and regulate the cultivation, processing, manufacture, distribution, testing, and sale of nonmedical cannabis, including cannabis products, for use by adults 21 years and older and to tax the growth and retail sale of cannabis for nonmedical use.

C. On June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), which creates a single regulatory scheme for both medicinal and adult-use cannabis businesses. MAUCRSA retains the provisions in MCRSA and AUMA that granted local jurisdictions control over whether businesses engaged in Commercial Cannabis Activity, as defined in Section 1.4 of this Agreement, may operate in a particular jurisdiction.

D. On June 11, 2019, the Turlock City Council (the "City Council") adopted Ordinance No. 1255-CS to enact cannabis regulations as defined under Turlock Municipal Code ("T.M.C.") Section 5.21 pursuant to AUMA and MAUCRSA; and

E. On June 11, 2019, the City adopted Ordinance No. 1255-CS amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program") to regulate the operation of commercial cannabis businesses within the City.

F. Developer proposed to improve, develop and use real property to operate a Cannabis Business Project, as defined below, in strict accordance with California Cannabis Laws, as defined in Section 1.4 of this Agreement and the T.M.C., as each may be amended from time to time.

G. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the California Legislature adopted Government Code section 65864 et seq. (the "Development Agreement Statute"), which authorizes City and an individual or business entity with an interest in real property to enter into a development agreement that establishes certain development rights in real property that is subject to a development agreement application.

H. On June 11, 2019, following the adoption of the Pilot Program, the City issued and circulated a request for qualifications ("RFQ"). The purpose of the RFQ was to form the basis for a selection process of qualified cannabis operators for participation in the Pilot Program. The Evergreen Market (Turlock), Inc. has completed the RFQ requirements; and

I. Developer submitted an application to the City Planning Commission Department for consideration of a development agreement for a commercial cannabis business.

J. Developer has leased property located at 101 E Glenwood Avenue, Turlock, California, County of Stanislaus Assessor's Parcel Number 044-022-013 of which Developer improved approximately 2,677 (two thousand six hundred and seventy-seven) square feet of space (the "Site") to operate the Cannabis Business Project, more particularly described in the legal description attached hereto as **Exhibit A** ("Legal Description") and the Cannabis Business Project Site Map attached hereto as **Exhibit B**.

K. Developer leased the Site for the purpose of carrying out the Cannabis Business Project. A copy of the lease to the Site is attached hereto as **Exhibit C**, within satisfaction of the requirement of T.M.C. Chapter 5.21.

L. On January 5, 2023 the Turlock Planning Commission ("Planning Commission"), in a duly noticed and conducted public hearing, considered Developer's application for this Agreement. At that public hearing, the Planning Commission recommended the City Council adopt Ordinance No.1300-CS, which would allow Developer to operate the Cannabis Business Project at the Site.

M. On February 28, 2023, pursuant to Government Code section 65867.5, and following a duly noticed and conducted public hearing, the City Council reviewed, considered, adopted, and entered into this Agreement pursuant to Ordinance No. 1300-CS.

N. This Agreement is entered into pursuant to the Development Agreement Statute.

O. On March 31, 2024, the City of Turlock and The Evergreen Market entered into an Assignment and Assumption Agreement.

P. The City Council has determined that this Agreement is consistent with the City's General Plan and has conducted all necessary proceedings in accordance with the T.M.C. for the approval of this Agreement.

Q. Under Section 5-21-103 of the Turlock Municipal Code, any cannabis dispensary business allowed in the City shall obtain a development agreement, a City business license, and a conditional use permit.

R. The Parties wish to enter into this First Amended and Restated Development Agreement to replace previous agreement between the Parties and to fulfill the requirement that a cannabis business requires a development agreement pursuant to TMC Section 5-21-103.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

AGREEMENT

ARTICLE 1
GENERAL PROVISIONS

Section 1.1. Findings. City hereby finds and determines that entering into this Agreement furthers the public health, safety and general welfare and is consistent with the City's General Plan, including all text and maps in the General Plan.

Section 1.2. Recitals. The Recitals above are true and correct and are hereby incorporated into and made a part of this Agreement. In the event of any inconsistency between the Recitals and the provisions of Articles 1 through 10 of this Agreement, the provisions of Articles 1 through 10 shall prevail.

Section 1.3. Exhibits. The following "Exhibits" are attached hereto and incorporated into this Agreement:

Designation	**Description**
Exhibit A	Cannabis Site Legal Description
Exhibit B	Cannabis Business Project Site Map
Exhibit C	Lease
Exhibit D	Notice of Non-Performance Penalty
Exhibit E	Indemnification Agreement
Exhibit F	Notice of Termination
Exhibit G	Assignment and Assumption Agreement

Section 1.4. Definitions. In this Agreement, unless the context otherwise requires, the terms below have the following meaning:

(a) "Additional Insureds" has the meaning set forth in Section 6.1.

(b) "Additional Licenses" has the meaning set forth in Section 2.4.

(c) "Adult-use cannabis" means a product containing cannabis, including, but not limited to, concentrates and extractions, intended for use by adults 21 years of age and older in California pursuant to the California Cannabis Laws.

(d) "Agreement" means this Development Agreement, inclusive of all Exhibits attached hereto.

(e) "Application" has the meaning set forth in Recital G.

(f) "Assignment and Assumption Agreement" has the meaning set forth in Section 10.1.

(g) "AUMA" means the Adult Use of Marijuana Act (Proposition 64) approved by California voters on November 8, 2016.

(h) "Authorized License" has the meaning set forth in Section 2.3.

(i) "Department" means the Department of Cannabis Control or any successor state agency.

(j) "California Building Standards Codes" means the California Building Code, as amended from time to time, in Part 2, Volumes 1 and 2, as part of Title 24 of the California Code of Regulations, as may be adopted by the T.M.C.

(k) "California Cannabis Laws" includes AUMA, MAUCRSA, CUA (as defined below), the Medical Marijuana Program Act of 2004 codified as Health and Safety Code

sections 11362.7 through 11.62.83 and any other applicable laws that may be enacted or approved.

(l) "Cannabis" means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis. "Cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this division, "cannabis" does not mean "industrial hemp" as defined by Section 11018.5 of the Health and Safety Code. Cannabis and the term "marijuana" may be used interchangeably.

(m) "Cannabis Business Pilot Program" means the cannabis business program established and authorized by T.M.C. Chapter 5.21.

(n) "Cannabis Business Project" means the cannabis retail business operated by Developer on the Site pursuant to the Authorized License.

(o) "Cannabis Manufacturing Business" means a business engaged in commercial cannabis activity pursuant to a state approved Type 6 or 7 license, Type A and M licenses designated as a Cannabis business.

(p) "Cannabis product" means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

(q) "CEQA" means the California Environmental Quality Act, as set forth in Division 13 (Commencing with Section 21000) of the California Public Resources Code, and the CEQA Guidelines, as set forth in Title 14 (Commencing with Section 15000) of the California Code of Regulations.

(r) "City" means the City of Turlock, a California municipal corporation having general police powers.

(s) "City Council" means the City of Turlock City Council, as defined in T.M.C. Section 2.1.

(t) "City Manager" means the City Manager of the City of Turlock or his or her designee, as described in T.M.C. Section 2.4.

(u) "Charged Party" has the meaning set forth in Section 8.1.

(v) "Charging Party" has the meaning set forth in Section 8.1

(w) "Commercial Cannabis Activity" includes cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, delivery, or sale of cannabis or a cannabis product that requires a state license pursuant to MAUCRSA.

(x) "Planning Commission" means the City of Turlock Planning Commission, as established by T.M.C. Section 9.5.

(y) "Conditional Use Permit" means a conditional use permit issued by City pursuant to T.M.C. Section 9.3.

(z) "CUA" means the Compassionate Use Act (Proposition 215) approved by California voters on November 5, 1996.

(aa) "Developer" means Evergreen Market, (Turlock), Inc. Developer also has the meaning set forth in Section 6.1.

(bb) "Development Agreement Statute" has the meaning set forth in Recital H.

(cc) "Exhibits" has the meaning set forth in Section 1.3.

(dd) "Gross Receipts from Operations" means total revenue actually received or receivable from operation of the Cannabis Business Project, including: all sales; the total amount of compensation actually received or receivable for the performance of any act or service, of whatever nature it may be, for which a charge is made or credit allowed whether or not such act or service is done as part of or in connection with the sale of materials, goods, wares, or merchandise; and gains realized from trading in stocks or bonds, interest discounts, rents, royalties, fees, commissions, dividends, or other remunerations, however designated. Included in "gross receipts" shall be all receipts, cash, credits, and property of any kind or nature, without any deduction therefrom on account of the cost of the property sold, the cost of materials used, labor or service costs, interest paid or payable, or losses or other expenses whatsoever, except that the following shall be excluded therefrom:

1. Cash discounts allowed and taken on sales;

2. Credit allowed on property accepted as part of the purchase price and which property may later be sold, at which time the sales price shall be included as "gross receipts";

3. Any tax required by law to be included in or added to the purchase price and collected from the consumer or purchaser;

4. Such part of the sale price of property returned by purchasers upon rescission of a contract of sale as is refunded either in cash or by credit; and

5. Receipts of refundable deposits, except that such deposits when forfeited and taken into income of the business shall not be excluded.

The intent of this definition is to ensure that in calculating the payment required under Section 4.2, all sales of cannabis products through the Cannabis Business Project are captured. This definition shall therefore be given the broadest possible interpretation consistent with this intent.

(ee) "Indemnification Agreement" has the meaning set forth in Section 6.3.

(ff) "Major Amendment" means an amendment that shall have a material effect on the terms of this Agreement. A Major Amendment also has the meaning set forth in Section 2.4. Major Amendments shall require approval by the City Council.

(gg) "Marijuana" has the same meaning as cannabis and those terms may be used interchangeably.

(hh) "MAUCRSA" means the Medicinal and Adult-Use Cannabis Regulation and Safety Act, codified as Business and Professions Code section 26000 et seq., as may be amended from time to time.

(ii) "MCRSA" has the meaning set forth in Recital A.

(jj) "Ministerial Fee" or "Ministerial Fees" has the meanings set forth in Section 4.1.

(kk) "Minor Amendment" means a clerical amendment to this Agreement that shall not materially affect the terms of this Agreement and any amendment described as minor herein. A Minor Amendment also has the meaning set forth in Section 1.7.

(ll) "Mortgage" has the meaning set forth in Article 7.

(mm) "Non-Performance Penalty" has the meaning set forth in Section 4.5.

(nn) "Notice of Non-Performance Penalty" has the meaning set forth in Section 4.5.

(oo) "Notice of Termination" has the meaning set forth in Section 9.1.

(pp) "Processing Costs" has the meaning set forth in Section 1.11.

(qq) "Project Litigation" has the meaning set forth in Section 10.7.

(rr) "Public Benefit" has the meaning set forth in Section 4.2.

(ss) "Public Benefit Amount" has the meaning set forth in Section 4.2.

(tt) "State Licensing Authority" means the state agency responsible for the issuance, renewal or reinstatement of a state cannabis license or the state agency

authorized to take disciplinary action against a business licensed under the California Cannabis Laws.

(uu) "State Cannabis Regulations" means the regulations promulgated by the State Licensing Authority pursuant to the California Cannabis Laws (4 CCR 15000 et seq., or their respective successors).

(vv) "State Taxing Authority" has the meaning set forth in Section 4.2.

(ww) "Subsequent City Approvals" has the meaning set forth in Section 3.1.

(xx) "Term" has the meaning set forth in Section 1.7.

(yy) **"TMC" means Turlock Municipal Code.**

(zz) "Type 1A license" or "Specialty Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting of between 501 and 5,000 square feet of total canopy size on one premises.

(aaa) "Type 2A license" or "Small Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting between 5,001 and 10,000 square feet, inclusive, of total canopy size on one premises.

(bbb) "Type 3A license" or "Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting between 10,001 and 22,000 square feet, inclusive, of total canopy size on one premises.

(ccc) "Type 4 license" or "Nursery" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for cultivation.

(ddd) "Type 6 license" or "Manufacturer 1" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for manufacturing sites that produce cannabis products using nonvolatile solvents.

(eee) "Type 7 license" or "Manufacturer 2" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for manufacturing sites that produce cannabis products using volatile solvents.

(fff) "Type 10 license" or "Retailer" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws authorizing the retail sale of cannabis and cannabis products. Retail sale includes sales at a storefront and by delivery, pursuant to all state and local laws and regulations.

(ggg) "Type 11 license" or "Distributor" means a state license issued by the

Department of Cannabis Control pursuant to the California Cannabis Laws for the distribution of cannabis and cannabis products from manufacturer to dispensary.

(hhh) "Type 12 license" or "Microbusiness" means a state license issued by a State Licensing Authority pursuant to the California Cannabis Laws relating to cannabis manufacturing, retail and distribution.

(iii) "Type 13 license" or "Distribution Transport-Only" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for distribution cannabis and cannabis products.

Conforming Interpretation of State Cannabis License References. Any reference in this Agreement to a State cannabis license, State Cannabis Regulations, licensing authority, or specific state cannabis license type or designation shall be deemed to include any successor license, permit, approval, agency, or regulation that replaces, renames, consolidates, or reclassifies such license or regulatory framework under California law, including those administered by the California Department of Cannabis Control or any successor agency.

No change in the name, number, classification, or structure of any State cannabis business license shall be construed to expand, limit, or otherwise modify the cannabis activities authorized under this Agreement, except as required by applicable state law or as expressly approved in writing by the City.

The scope of permitted commercial cannabis activities shall be determined solely by this Agreement and applicable City approvals, and not by the type, title, or designation of any state license held by Developer, unless expressly mandated by state law.

Section 1.5. Project is a Private Undertaking. The Parties agree that the Cannabis Business Project is a private development and that City has no interest therein, except as authorized in the exercise of its governmental functions. City shall not for any purpose be considered an agent of Developer or of the Cannabis Business Project.

Section 1.6. Effective Date of Agreement. This Agreement shall become effective upon the date that the ordinance approving this Agreement becomes effective (the "Effective Date").

Section 1.7. Term. The term of this Agreement ("Term") shall be through June 30, 2029, unless earlier terminated in accordance with the provisions of this Agreement.

(a) Government Tolling or Termination. City may provide written notice to Developer to cease all Commercial Cannabis Activity, upon which Developer shall immediately comply if City is required, directed or believes, in its sole and absolute discretion, it must temporarily halt or terminate Commercial Cannabis Activity within the City to comply with federal or state law. If City temporarily halts this Agreement to comply with federal or state law, this Agreement shall be tolled for no longer than one (1) calendar year (the "Tolling Period"). Developer shall not accrue or be liable to City for any Ministerial Fees or Public Benefit Amount during the Tolling Period. Developer shall

resume paying any applicable fees after the Tolling Period ends. City and Developer shall discuss in good faith the termination of this Agreement if the Tolling Period exceeds one (1) calendar year to comply with federal or state law.

(b) Developer Tolling or Termination. Developer may not temporarily halt or terminate this Agreement for any purpose without causing a default of this Agreement, except as otherwise allowed by this Agreement or by mutual agreement of the Parties.

Section 1.8. Priority of Enactment. In the event of a conflict between the various land use documents referenced in this Agreement, the Parties agree that the following sequence of approvals establishes the relative priority of the approvals, each approval superior to the approvals listed thereafter: (a) General Plan, (b) Specific Plan, (c) Agreement, (d) Conditional Use Permit, (e) Indemnification Agreement, and (f) Subsequent City Approvals.

Section 1.9. Amendment of Agreement. This Agreement shall be amended only by mutual consent of the Parties. All amendments shall be in writing. The City Council hereby expressly authorizes the City Manager to approve a Minor Amendment to this Agreement, upon notification of the City Council. A Major Amendment to this Agreement shall be approved by the City Council. The City Manager shall, on behalf of City, have sole discretion for City to determine if an amendment is a Minor Amendment or a Major Amendment. Nothing in this Agreement shall be construed as requiring a noticed public hearing, unless required by law.

Section 1.10. Recordation of Development Agreement. The City Clerk shall cause a copy of this Agreement to be recorded against the title of the Site within ten (10) business days of the Effective Date.

Section 1.11. Funding Agreement for Processing Costs. If Developer proposes an amendment to this agreement, Developer shall pay for all actual fees and expenses incurred by City that are related to the preparation and processing of amendments to this Agreement, including recording fees, publishing fees, staff time, and consultant and attorneys' fees and costs (collectively, "Processing Costs"). Developer shall deposit monies for such processing as estimated by the Development Services Department. The Processing Costs are refundable solely to the extent of non-expended Processing Costs.

(a) Accounting. Developer may request, and City shall issue within a reasonable time not to exceed thirty (30) days, an accounting and written acknowledgement of Processing Costs paid to City.

ARTICLE 2
DEVELOPMENT OF PROPERTY

Section 2.1. Vested Right of Developer. During the Term, in developing the Site consistent with the Cannabis Business Project described herein, Developer is assured that the development rights, obligation terms, and conditions specified in this Agreement, including, without limitation, the terms, conditions, and limitations set forth in the Exhibits,

are fully vested in Developer and may not be modified or terminated by City except as set forth in this Agreement or with Developer's written consent.

Section 2.2. Vested Right to Develop. In accordance with Section 2.1, Developer shall have the vested right to develop and use the Cannabis Business Project consistent with this Agreement, the Conditional Use Permit, and Subsequent City Approvals.

Section 2.3. Permitted Uses and Development Standards. Developer shall be authorized to develop, construct, and use the Site for Commercial Cannabis Activity consistent with the following license type (the "Authorized License"):

Type 10	Storefront Dispensary

Pursuant to this Agreement, Developer shall be permitted to use the Site consistent with the Authorized License for the Term of this Agreement and during the time Developer is applying for the Authorized License with the applicable State Licensing Authority. Developer shall begin operations of the Cannabis Business Project under the Authorized License within twelve (12) months of the issuance of a Conditional Use Permit or adoption of the operative ordinance approving this Agreement, whichever is later, unless Developer is prevented from doing so due to any event or circumstance set forth in Section 8.6 of this Agreement. Notwithstanding the foregoing, Developer is required to apply for and obtain the Authorized License from the State of California. If the State Licensing Authority does not grant the Authorized License to Developer, Developer shall immediately cease Commercial Cannabis Activity and any other operations on the respective site. Developer shall also, within thirty (30) days of receiving notice from the State Licensing Authority, notify City of the State Licensing Authority's denial or rejection of the Authorized License. In this situation, this Agreement shall terminate immediately. The Parties intend for this Agreement and the Conditional Use Permit to serve as the definitive and controlling documents for all subsequent actions, discretionary or ministerial, relating to development of the Site and the Cannabis Business Project.

Section 2.4. Major Amendment to Permitted Uses. Developer may request to add to the Authorized License additional license types once that license is applied for or obtained from the appropriate State Licensing Authority (the "Additional Licenses"). Such request shall be a Major Amendment to this Agreement.

Section 2.5. Conditional Use Permit. Developer shall obtain a Conditional Use Permit for the Commercial Cannabis Activity and Authorized License contemplated herein for the Project and at the Site. No Commercial Cannabis Activity may occur at the Site until Developer has obtained a Conditional Use Permit to use and operate the Authorized License at the Site. This Conditional Use Permit must be maintained in good standing throughout the Term. This Agreement shall immediately terminate if the Conditional Use Permit for the Authorized License is revoked by City for any reason.

Section 2.6. Subsequent Entitlements, Approvals, and Permits. Successful implementation of the Cannabis Business Project shall require Developer to obtain additional approvals and permits from City and other local and state agencies. City shall

comply with CEQA in the administration of all Subsequent City Approvals. In acting upon any Subsequent City Approvals, City's exercise of discretion and permit authority shall conform to this Agreement. Notwithstanding the foregoing, in the course of taking action on the Subsequent City Approvals, City will exercise discretion in adopting mitigation measures as part of the Conditional Use Permit. The exercise of this discretion is not prohibited or limited in any way by this Agreement. Nothing in this Agreement shall preclude the evaluation of impacts or consideration of mitigation measures or alternatives, as required by CEQA.

(a) Contemplated City Rules and Guidelines. City anticipates issuing additional rules, administrative guidelines, and amendments to the T.M.C. associated with operation of the Cannabis Business Program. City may establish requirements that are identical to or place a higher standard of care as existing provisions of the California Cannabis Laws, State Cannabis Regulations, or any amendments thereto. City reserves the right to adopt additional categories of rules or guidelines that are not listed in this Section as part of the Cannabis Business Program. Developer shall comply with any and all additional rules, administrative guidelines, and amendments to the T.M.C. adopted by City that govern or pertain to the Cannabis Business Project. Nothing in this Agreement shall be construed as limiting the City to amend the T.M.C or issue rules or guidelines following the Effective Date of this Agreement that Developer will be required to adhere to.

Section 2.7. Initiatives and Referenda. If any City ordinance, rule or regulation, or addition to the T.M.C. is enacted or imposed by a citizen-sponsored initiative or referendum after the Effective Date that would conflict with this Agreement, an associated Conditional Use Permit, Subsequent City Approvals, or reduce the development rights or assurances provided to Developer in this Agreement, such T.M.C. changes shall not be applied to the Site or the Cannabis Business Project; provided, however, the Parties acknowledge that City's approval of this Agreement is a legislative action subject to referendum. City shall cooperate with Developer and shall undertake such reasonable actions as may be appropriate to ensure this Agreement remains in full force and effect and is implemented in accordance with its terms to the fullest extent permitted by state or federal law.

Section 2.8. Regulation by Other Government Entities. Developer acknowledges that City does not have authority or jurisdiction over any other government entities' ability to grant governmental approvals or permits or to impose a moratorium or other limitations that may negatively affect the Cannabis Business Project or the ability of City to issue a permit to Developer or comply with the terms of this Agreement. Any moratorium imposed by another government entity, including the State Licensing Authority, on City shall not cause City to be in breach of this Agreement.

Section 2.9. Developer's Right to Rebuild. Developer may renovate portions of the Site any time within the Term of this Agreement consistent with the T.M.C. Any such renovation or rebuild shall be subject to all design, building code, and other requirements imposed on the Cannabis Business Project by this Agreement.

Section 2.10. Changes in California Building Standards Codes. Notwithstanding any provision of this Agreement to the contrary, development of the Cannabis Business Project shall be subject to changes occurring from time to time to the California Building Standards Codes.

Section 2.11. Changes Mandated by Federal or State Law. The Site and the Cannabis Business Project shall be subject to subsequently enacted state or federal laws or regulations that may preempt the T.M.C. or mandate the adoption or amendment of local regulations or are in conflict with this Agreement or local rules or guidelines associated with the Cannabis Business Program. As provided in Section 65869.5 of the Development Agreement Statute, in the event state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement, such provisions shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations. Upon discovery of a subsequently enacted federal or state law meeting the requirements of this Section, City or Developer shall provide the other Party with written notice of the state or federal law or regulation, and a written statement of the conflicts thereby raised with the provisions of the T.M.C. or this Agreement. Promptly thereafter, City and Developer shall meet and confer in good faith in a reasonable attempt to modify this Agreement, as necessary, to comply with such federal or state law or regulation provided City shall not be obligated to agree to any modification materially increasing its obligations or materially adversely affecting its rights and benefits hereunder. In such discussions, City and Developer will attempt to preserve the terms of this Agreement and the rights of Developer derived from this Agreement to the maximum feasible extent while resolving the conflict. If City, in its judgment, determines it necessary to modify this Agreement to address such conflict, City shall have the right and responsibility to do so, and shall not have any liability to Developer for doing so or be considered in breach or default of this Agreement. City also agrees to process, in accordance with the provisions of this Agreement, Developer's proposed changes to the Cannabis Business Project that are necessary to comply with such federal or state law and that such proposed changes shall be conclusively deemed to be consistent with this Agreement without further need for any amendment to this Agreement.

Section 2.12. Health and Safety Emergencies. In the event that any future public health and safety emergencies arise with respect to the Cannabis Business Project contemplated by this Agreement, City agrees that it shall attempt, if reasonably possible as determined by City in its discretion, to address such emergency in a way that does not have a material adverse impact on the Cannabis Business Project. If City determines, in its discretion, that it is not reasonably possible to so address such health and safety emergency in a way that does not have a material adverse impact on the Cannabis Business Project, City may select an option which, in its discretion, minimizes, so far as reasonably possible, the impact on development and use of the Cannabis Business Project in accordance with this Agreement, while still addressing such health and safety emergency in a manner acceptable to City.

Section 2.13. Other Regulations. The following provisions establish operational requirements applicable to this Agreement in furtherance of public safety and to ensure

compliance with applicable regulations governing the Project and Developer's obligations hereunder.

(a)In addition to other requirements, remote and real-time, live access to the video footage of cameras installed by the cannabis business shall be provided to the Chief of Police or his/her designee(s) using such software as designated by the Chief of Police. Developer shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible by the Chief of Police or his/her designee(s), and that it is compatible with the City's software and hardware. Such access shall be required within 120 days of approval of this agreement.

(b)Prior to changes in ownership, ownership structure, and management, or any sale or other transfer of the cannabis business, shall be subject to additional background checks as required by the Turlock Police Department, and passage by the applicant of such background checks. The City may repeat background checks on any individual every two (2) years, and at any other time upon reasonable cause.

ARTICLE 3
ENTITLEMENT AND PERMIT PROCESSING, INSPECTIONS

Section 3.1. Subsequent City Approvals. City shall permit the development, construction, and conditionally permitted use contemplated in this Agreement. City agrees to timely grant, pursuant to the terms of this Agreement, the T.M.C., and any Subsequent City Approvals reasonably necessary to complete the goals, objectives, policies, standards, and plans described in this Agreement. The Subsequent City Approvals shall include any applications, permits, and approvals required to complete the improvements necessary to develop the Site, in general accordance with this Agreement ("Subsequent City Approvals"). Nothing herein shall require City to provide Developer with Subsequent City Approvals prior to, or without complying with, all of the requirements in this Agreement, the T.M.C., and any applicable state law.

Section 3.2. Timely Processing. City shall use its reasonable best efforts to process and approve, within a reasonable time, any Subsequent City Approvals or environmental review requested by Developer during the Term of this Agreement.

Section 3.3. Cooperation Between City and Developer. Consistent with the terms set forth herein, City agrees to cooperate with Developer, on a timely basis, in securing all permits or licenses that may be required by City or any other government entity with permitting or licensing jurisdiction over the Cannabis Business Project.

Section 3.4. Further Consistent Discretionary Actions. The exercise of City's authority and independent judgment is recognized under this Agreement and nothing in this Agreement shall be interpreted as limiting City's discretion or obligation to hold legally required public hearings. Except as otherwise set forth herein, such discretion and action taken by City shall, however, be consistent with the terms of this Agreement and not prevent, hinder, or compromise development or use of the Site as contemplated by the Parties in this Agreement.

Section 3.5 Existing Pole Sign. Developer agrees that it shall not utilize the existing pole sign along the East Glenwood frontage of the Site.

ARTICLE 4
PUBLIC BENEFIT, PROCESSING, AND OVERSIGHT

Section 4.1. Processing Fees and Charges. Developer shall pay to City those processing, inspection, plan checking and monitoring fees and charges required by City which are in force and effect at the time those fees and charges are incurred (including any post-Effective Date increases in such fees and charges) for processing applications and requests for building permits, inspections, other permits, approvals and actions, and monitoring compliance with any permits issued or approvals granted or the performance of any conditions (each a "Ministerial Fee" and collectively, the "Ministerial Fees").

Section 4.2. Public Benefit.

(a) The Parties acknowledge and agree that this Agreement, and the Cannabis Business Project, confers substantial private benefits upon Developer that will place burdens upon City infrastructure, services, and neighborhoods. Accordingly, the Parties intend to provide consideration to City to offset these impacts that commensurate with the private benefits conferred on Developer (the "Public Benefit"). In consideration of the foregoing, Developer shall remit to City an amount determined and set by the City Council up to a maximum of nine percent (9%) of Gross Receipts from Operations. (the "Cannabis Business Public Benefit" or "Public Benefit Amount"). Notwithstanding the foregoing, the City Council determines and sets the Public Benefit Amount at five and one-quarter percent (5.25%) of gross receipts from operations through May 31, 2027. The City Council may take any actions required to change the Public Benefit Amount that will be in effect from June 1, 2027 and thereafter. Such actions may include, without limitation, setting a new Public Benefit Amount by adopted resolution of the Council. Any such Public Benefit Amount shall be due on the 5th day of each month before 5:00 p.m..

(b) The above public benefit amounts include a one-quarter percent (.25%) dollar amount dedicated to supporting the City of Turlock juvenile drug and alcohol treatment and rehabilitation programs.

(c) Developer shall file an applicable statement that complies with the California State Board of Equalization, California Department of Tax and Fee Administration, or either's successor agency (the "State Taxing Authority") for sales tax purposes showing the true and correct amount of Gross Receipts from Operations of the Cannabis Business Project during the applicable time period. Developer shall provide a copy of such statement to City upon request by City.

Section 4.3. Reporting. Developer shall provide City with copies of any reports provided to a State Licensing Authority within forty-five (45) days of that submission. Any failure or refusal of Developer to provide any statement or report to City, the State Taxing Authority, or any other State Licensing Authority, as required within the time required, or to pay such sums due hereunder when the same are due and payable in

accordance with the provisions of this Agreement, may constitute full and sufficient grounds for the revocation or suspension of the Conditional Use Permit.

Section 4.4. Records. Developer shall keep records of all Commercial Cannabis Activity in accordance with Chapter 16 (commencing with Section 26160) of Division 10 of the Business and Professions Code and the applicable State Cannabis Regulations. All records required by this Section shall be maintained and made available for City's examination and duplication (physical or electronic) at the Site or at an alternate facility as approved in writing by the City Manager, or his or her designee.

Section 4.5. Penalty. Developer acknowledges that to ensure proper compliance with the terms of this Agreement and any applicable laws, City must engage in costly compliance review, inspections, and, if necessary, enforcement actions to protect the health, safety, and welfare of its residents. Penalty and interest provisions are necessary to assist City in compliance review and enforcement actions. If Developer fails to make any payment when due, as required by this Agreement, including the Public Benefit Amount, City may impose a "Non-Performance Penalty." A Non-Performance Penalty of ten percent (10%) shall be applied to all past due payments. City shall deliver to Developer a "Notice of Non-Performance Penalty," attached hereto as **Exhibit D**. Payment of the Non-Performance Penalty shall be in a single installment due on or before a date fifteen (15) days following delivery of the Notice of Non-Performance Penalty.

Section 4.6. Interest on Unpaid Non-Performance Penalty. If Developer fails to pay the Non-Performance Penalty after City has delivered the Notice of Non-Performance Penalty, then, in addition to the principal amount of the Non-performance Penalty, Developer shall pay City interest at the rate of eighteen percent (18%) per annum, computed on the principal amount of the Non-Performance Penalty, from a date fifteen (15) days following delivery of the Notice of Non-performance Penalty.

Section 4.7. Protections from Duplicative Payments . Notwithstanding Section 4.2, Developer shall be exempt from paying the Public Benefit Amount if the City imposes a tax specific to commercial cannabis businesses and instead shall pay such specific tax. Notwithstanding the foregoing, Developer and the Cannabis Business Project shall be subject to any and all taxes, assessments, or similar charges or fees of general applicability enacted by the federal government, state government, County of Stanislaus, including any tax applicable to an area greater than the City limits to which City may be a party (i.e., county tax sharing agreement with City).

ARTICLE 5
PUBLIC FACILITIES, SERVICES, AND UTILITIES

City shall use the Public Benefit Amount in any way the City Council deems appropriate to offset the impact of the Project or to benefit the City.

ARTICLE 6
INSURANCE AND INDEMNITY

Section 6.1. Insurance. Developer shall require all persons doing construction or related work on the Cannabis Business Project and, including its contractors and subcontractors (collectively, "Developer" for purposes of this Article 6 only), to obtain and maintain insurance of the types and in the amounts described in this Article with carriers reasonably satisfactory to City.

(a) General Liability Insurance. Developer shall maintain commercial general liability insurance or equivalent form with a limit of not less than Two Million Dollars ($2,000,000) (or as otherwise approved, in writing, by City) per claim and Two Million Dollars ($2,000,000) each occurrence. Such insurance shall also:

(i) Name City, its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives as "Additional Insureds" by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed additional insured.

(ii) Be primary with respect to any insurance or self-insurance programs covering City, its officials, employees, agents, and representatives.

(iii) Contain standard separation of insured provisions.

(b) Automotive Liability Insurance. Developer shall maintain business automobile liability insurance or equivalent form with a limit of not less than One Million Dollars ($1,000,000) for each accident. Such insurance shall include coverage for owned, hired and non-owned automobiles. Such insurance shall also:

(i) Name City, its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives as Additional Insureds by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed Additional Insureds.

(ii) Be primary with respect to any insurance or self-insurance programs covering City, its officials, employees, agents, and representatives.

(iii) Contain standard separation of insured provisions.

(c) Workers' Compensation Insurance. Developer shall take out and maintain during the Term of this Agreement, workers' compensation insurance for all of Developer's employees employed at or on the Cannabis Business Project and, should any of the work be subcontracted, Developer shall require any general contractor or subcontractor similarly to provide workers' compensation insurance for such contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Developer. In case any class of employee engaged in work on the Cannabis Business Project and is not protected under any workers' compensation law, Developer shall provide and shall cause each contractor and subcontractor to provide adequate insurance for the protection of employees not otherwise protected. Developer hereby indemnifies City for any damage resulting from failure of Developer, its agents,

employees, contractors or subcontractors to take out or maintain such insurance. Workers' compensation insurance with statutory limits and employer's liability insurance with limits of not less than One Million Dollars ($1,000,000) for each accident shall be maintained by Developer.

Section 6.2. Other Insurance Requirements. Developer shall do all of the following:

(a) Prior to taking any actions under this Agreement, furnish City with properly executed certificates of insurance that clearly evidence all insurance required in this Article, including evidence that such insurance will not be canceled, allowed to expire or materially reduced in coverage without thirty (30) days prior written notice to City.

(b) Provide to City, upon request, and within seven (7) days of said request, certified copies of endorsements and policies and properly executed certificates of insurance evidencing the insurance required herein.

(c) Replace or require the replacement of certificates, policies, and endorsements for any insurance required herein expiring prior to the termination of this Agreement.

(d) Maintain all insurance required herein from the Effective Date of this Agreement to the earlier of the expiration of the Term or the mutual written termination of this Agreement.

(e) Place all insurance required herein with insurers licensed to do business in California with a current Best's Key Rating Guide reasonably acceptable to City.

Section 6.3. Indemnity. To the fullest extent permitted by law, Developer shall defend, indemnify, and hold harmless City, and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City or City's Agents, to attack, set aside, void, or annul an approval concerning the Cannabis Business Project and this Agreement, any applicable Conditional Use Permit or Subsequent City Approvals. Developer shall execute the indemnification agreement ("Indemnification Agreement") attached hereto as **Exhibit E**.

Section 6.4. Failure to Indemnify; Waiver. Failure by Developer to indemnify City, when required by this Agreement and the Indemnification Agreement, shall constitute a material breach of this Agreement and of any applicable Conditional Use Permit and Subsequent City Approvals, which shall entitle City to all remedies available under law, including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of any applicable Conditional Use Permit. Developer's failure to indemnify City shall be a waiver by Developer of any right to proceed with the Cannabis Business Project or any portion thereof, and a waiver of Developer's right to file a claim, action, or proceeding against City or City's Agents, based on City's rescission or revocation of any Conditional Use Permit, Subsequent City Approvals, or City's failure to defend any claim, action, or proceeding based on Developer's failure to indemnify City.

Section 6.5. Waiver of Damages. Notwithstanding anything in this Agreement to the contrary, the Parties acknowledge that City would not have entered into this Agreement had it been exposed to liability for damages from Developer and, therefore, Developer hereby waives all claims for damages against City for breach of this Agreement. Developer further acknowledges that under the Development Agreement Statute, land use approvals (including development agreements) must be approved by the City Council and that, under law, the City Council's discretion to vote in any particular way may not be constrained by contract. Developer therefore waives all claims for damages against City in the event that this Agreement or any Project approval is: (1) not approved by the City Council; or (2) is approved by the City Council but with new changes, amendments, conditions, or deletions to which Developer is opposed. Developer further acknowledges that, as an instrument which must be approved by ordinance, a development agreement is subject to referendum; and that, under law, the City Council's discretion to avoid a referendum by rescinding its approval of the underlying ordinance may not be constrained by contract, and Developer waives all claims for damages against City in this regard.

ARTICLE 7
MORTGAGEE PROTECTION

This Agreement, once executed and recorded, shall be superior and senior to any lien placed upon the Site or any portion thereof following recording of this Agreement, including the lien of any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish, or impair the lien of any Mortgage made in good faith and for value. This Agreement shall immediately be deemed in default and immediately terminate upon the foreclosure or transfer of any interest in the Site or Project, whether by operation of law or any other method of interest change or transfer, unless the City Manager has authorized such change or transfer in advance, in writing. City agrees to not unreasonably withhold its authorization.

ARTICLE 8
DEFAULT

Section 8.1. General Provisions.

(a) Subject only to any extensions of time by mutual consent in writing, or as otherwise provided herein, the failure or delay by any Party to perform in accordance with the terms and provisions of this Agreement shall constitute a default. Any Party alleging a default or breach of this Agreement ("Charging Party") shall give the other Party ("Charged Party") not less than ten (10) days written notice, which shall specify the nature of the alleged default and the manner in which the default may be cured. During any such ten (10) calendar day period, the Charged Party shall not be considered in default for purposes of termination of this Agreement or institution of legal proceedings for the breach of this Agreement.

(b) After expiration of the ten (10) calendar day period, if such default has not been cured or is not in the process of being diligently cured in the manner set forth in the notice or if the breach cannot reasonably be cured within ten (10) days, the Charging

Party may, at its option, institute legal proceedings pursuant to this Agreement, and give notice of its intent to terminate this Agreement pursuant to Government Code section 65868. In the event City is the Charging Party, City may, in its sole discretion, give notice, as required by law, to the Charged Party of its intent to revoke or rescind any operable Conditional Use Permit related to or concerning the Cannabis Business Project.

(c) Prior to the Charging Party giving notice to the Charged Party of its intent to terminate, or prior to instituting legal proceedings, the matter shall be scheduled for consideration and review by City in the manner set forth in Government Code sections 65865, 65867 and 65868 within thirty (30) days from the expiration of the ten (10) day notice period.

(d) Following consideration of the evidence presented and said review before City, and after providing the Charged Party an additional five (5) calendar day period to cure, the Charging Party may institute legal proceedings against the Charged Party or may give written notice of termination of this Agreement to the Charged Party.

(e) Evidence of default may arise in the course of a regularly scheduled periodic review of this Agreement pursuant to Government Code section 65865.1, as set forth in Section 8.2. If any Party determines that another Party is in default following the completion of the normally scheduled periodic review, without reference to the procedures specified in Section 8.1(c), said Party may give written notice of termination of this Agreement, specifying in the notice the alleged nature of the default and potential actions to cure said default where appropriate. If the alleged default is not cured in ten (10) days or within such longer period specified in the notice or the defaulting Party is not diligently pursuing a cure, or if the breach cannot reasonably be cured within the period or the defaulting Party waives its right to cure such alleged default, this Agreement may be terminated by the non-defaulting Party by giving written notice. An extension of the ten (10) day cure period may be given by mutual consent of the Parties.

(f) In the event Developer is in default under the terms and conditions of this Agreement, no permit application shall be accepted by City, nor will any permit be issued to Developer until the default is cured or the Agreement is terminated.

Section 8.2. Annual Review. City shall, at least every twelve (12) months during the Term of this Agreement, review the extent of good faith, substantial compliance of Developer and City with the terms of this Agreement. Such periodic review by City shall be limited in scope to compliance with the terms of this Agreement pursuant to California Government Code section 65865.1. City shall deposit in the mail or fax to Developer a copy of all staff reports and, to the extent practical, related exhibits concerning this Agreement or the Cannabis Business Project's performance, at least seven (7) days prior to such periodic review. Developer shall be entitled to appeal a determination of City or the City Manager to the City Council. Any appeal must be filed within ten (10) days of the decision of City or the City Manager, respectively. Developer shall be permitted an opportunity to be heard orally or in writing regarding its performance under this Agreement before City, the City Manager, or the City Council, as applicable. The reasonable cost for

City's annual review of this Agreement shall be paid by Developer, not to exceed the actual costs incurred by City in connection with the review.

Section 8.3. Estoppel Certificate.

(a) City shall, with at least twenty (20) days prior written notice, execute, acknowledge, and deliver to Developer, Developer's lender, potential investors, or assignees, an Estoppel Certificate in writing which certifies that this Agreement is in full force and effect, that there are no breaches or defaults under the Agreement, and that the Agreement has not been modified or terminated and is enforceable in accordance with its terms and conditions.

(b) At Developer's option, City's failure to deliver such Estoppel Certificate within the stated time period shall be conclusive evidence that the Agreement is in full force and effect, that there are no uncured breaches or defaults in Developer's performance of the Agreement or violation of any City ordinances, regulations, and policies regulating the use and development of the Site, the Cannabis Business Project, or the subject to this Agreement.

Section 8.4. Default by City. In the event City does not accept, review, approve, or issue any permits or approvals in a timely fashion, as defined by this Agreement, or if City otherwise defaults under the terms of this Agreement, City agrees that Developer shall not be obligated to proceed with or complete the Cannabis Business Project and shall constitute grounds for termination or cancellation of this Agreement by Developer.

Section 8.5. Cumulative Remedies of Parties. In addition to any other rights or remedies, City or Developer may institute legal or equitable proceedings to cure, correct, or remedy any default, enforce any covenant, or enjoin any threatened or attempted violation of the provisions of this Agreement, so long as any such action conforms to Section 9.1(c) of this Agreement.

Section 8.6. Forced Delay, Extension of Times of Performance. Delays in performance, by either Party, shall not be deemed a default if such delays or defaults are due to war, terrorism, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, governmental restrictions imposed where mandated by governmental entities other than City, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulations enacted by the state or federal government, litigation, or other force majeure events. An extension of time for such cause shall be in effect for the period of forced delay or longer, as may be mutually agreed upon.

Section 8.7. Appeals. Developer may appeal any adverse decision or action of City pursuant to the T.M.C, as may be amended from time to time.

ARTICLE 9
TERMINATION

Section 9.1. Termination. This Agreement shall terminate upon the expiration of the Term, unless it is terminated earlier pursuant to the terms of this Agreement. Upon termination of this Agreement, City shall record a notice of such termination in substantial conformance with the "Notice of Termination" attached hereto as **Exhibit F**, and this Agreement shall be of no further force or effect except as otherwise set forth in this Agreement.

Section 9.2. Effect of Termination on Developer's Obligations. Termination of this Agreement shall eliminate any further obligation of Developer to comply with this Agreement, or some portion thereof, if such termination relates to only part of the Site or Project. Termination of this Agreement, in whole or in part, shall not, however, eliminate the rights of Developer to seek any applicable and available remedies or damages based upon acts or omissions occurring before termination.

Section 9.3. Effect of Termination on City's Obligations. Termination of this Agreement shall eliminate any further obligation of City to comply with this Agreement, or some portion thereof. Termination of this Agreement shall not, however, eliminate the rights of City to seek any applicable and available remedies or damages based upon acts or omissions occurring before termination.

Section 9.4. Survival After Termination. The rights and obligations of the Parties set forth in this Section 9.4, Section 2.8, Section 6.3, Section 10.3, Section 10.4, Section 10.5, Section 10.7, and Section 10.10, and any right or obligation of the Parties in this Agreement which, by its express terms or nature and context is intended to survive termination of this Agreement, will survive any such termination.

Section 9.5. Criminal Conviction; Termination; Transfer Rights. If Developer, or any owner, officer, director, manager, or person with a direct or indirect ownership or controlling interest in Developer, is convicted of a felony or any crime substantially related to the ownership or operation of a cannabis business, the City may, in its sole and absolute discretion, terminate this Agreement upon written notice. A "conviction" includes a guilty or nolo contendere plea and is deemed final upon entry of judgment, regardless of appeal.

Following such notice, Developer shall have a one hundred and eighty (180) day period to complete a transfer of its interest in this Agreement and the Project to a transferee approved in advance and in writing by the City. Approval is in the City's sole and absolute discretion. Any proposed transferee shall undergo a background investigation and meet all applicable eligibility requirements, including approval by the Chief of Police or designee.

If an approved transfer is not completed within the one hundred and eighty (180) day period, this Agreement shall automatically terminate. Any unapproved transfer is void.

ARTICLE 10
OTHER GENERAL PROVISIONS

Section 10.1. Assignment and Assumption. Developer shall not have the right to sell, assign or transfer all or any part of its rights, title, and interests in all or a portion of the Site or Project, subject to or a part of this Agreement, to any person, firm, corporation or entity during the Term of this Agreement without the advance written consent of the City Manager. This assignment prohibition applies to the corporate and business entities of Developer that are a Party to this Agreement. Any assignment or transfer prohibited by this Agreement will be considered an immediate breach of this Agreement and City may elect to immediately terminate this Agreement. If the City Manager approves an assignment or transfer of any interest detailed in this Section 10.1, City and Developer shall execute an "Assignment and Assumption Agreement" in the form attached hereto as **Exhibit G**.

Section 10.2. Covenants Running with the Land. All of the provisions contained in this Agreement shall be binding upon the Parties and their respective heirs, successors and assigns, representatives, lessees, and all other persons acquiring all or a portion of interest in the Site or Project, whether by operation of law or in any manner whatsoever. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law, including California Civil Code section 1468. Each covenant herein to act or refrain from acting is for the benefit of or a burden upon the Cannabis Business Project and, as appropriate, runs with the Site and is binding upon Developer.

Section 10.3. Notices. Any notice or communication required hereunder between City and Developer must be in writing and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express, UPS, or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving Party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day, or on a Saturday, Sunday, or holiday, shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent; or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered, as shown on a receipt issued by the courier. 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
156 S. Broadway
Turlock, CA 95380
Attention: City Manager

and Katie Lucchesi, City Attorney
156 S. Broadway
Turlock, CA 95380

If to Developer: Jose Rodrigues

4242 East Valley Road
Renton, WA 98057

Section 10.4. Governing Law and Binding Arbitration. The validity, interpretation, and performance of this Agreement shall be controlled by and construed pursuant to the laws of the state of California. Any dispute, claim, or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation, or validity thereof, including the determination of the scope or applicability of this Agreement to arbitrate, shall be determined by binding arbitration in Sacramento, California, before one arbitrator. The arbitration shall proceed pursuant to the Comprehensive Arbitration Rules and Procedures of the Judicial Arbitration and Mediation Services ("JAMS"). Judgment on the award may be entered in any court having jurisdiction thereof.

Section 10.5. Invalidity of Agreement/Severability. If this Agreement, in its entirety, is determined by an arbitrator or court of competent jurisdiction to be invalid or unenforceable, this Agreement shall automatically terminate as of the date of final entry of judgment. If any term or provision of this Agreement shall be determined by an arbitrator or court of competent jurisdiction to be invalid and unenforceable, or if any term or provision of this Agreement is rendered invalid or unenforceable according to the terms of any federal or state statute, any provisions that are not invalid or unenforceable shall continue in full force and effect and shall be construed to give effect to the intent of this Agreement. The Parties expressly agree that each Party is strictly prohibited from failing to perform any and all obligations under this Agreement on the basis that this Agreement is invalid, unenforceable, or illegal. By entering into this Agreement, each Party disclaims any right to tender an affirmative defense in any arbitration or court of competent jurisdiction, that performance under this Agreement is not required because the Agreement is invalid, unenforceable, or illegal.

Section 10.6. Cumulative Remedies. In addition to any other rights or remedies, City and Developer may institute legal or equitable proceedings to cure, correct, or remedy any default, to specifically enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation of the provisions of this Agreement. The prevailing Party in any such action shall be entitled to reasonable attorneys' fees and costs.

Notwithstanding the foregoing or any other provision of this Agreement, in the event of City default under this Agreement, Developer agrees that it may not seek, and shall forever waive any right to, monetary damages against City, but excluding, therefrom, the right to recover any fees or charges paid by Developer in excess of those permitted hereunder.

Section 10.7. Third Party Legal Challenge. In the event any legal action or special proceeding is commenced by any person or entity challenging this Agreement or any associated entitlement, permit, or approval granted by City to Developer for the Cannabis Business Project (collectively, "Project Litigation"), the Parties agree to cooperate with each other as set forth herein. City may elect to tender the defense of any lawsuit filed and related, in whole or in part, to Project Litigation with legal counsel selected by City. Developer will indemnify, hold City harmless from, and defend City from all costs and expenses incurred in the defense of such lawsuit, including, but not limited to, damages, attorneys' fees, and expenses of litigation awarded to the prevailing Party or Parties in such litigation. Developer shall pay all litigation fees to City within thirty (30) days of receiving a written request and accounting of such fees and expenses from City. Notwithstanding the aforementioned, City may request, and Developer will provide to City within seven (7) days of any such request, a deposit to cover City's reasonably anticipated Project Litigation fees and costs.

Section 10.8. Constructive Notice and Acceptance. Every person who, after the Effective Date and recording of this Agreement, owns or acquires any right, title or interest to any portion of the Site is and shall be conclusively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Site and all rights and interests of such person in the Site shall be subject to the terms, requirements, and provisions of this Agreement.

Section 10.9. Statute of Limitations and Laches. City and Developer agree that each Party will undergo a change in position in detrimental reliance upon this Agreement from the time of its execution and subsequently. The Parties agree that Section 65009(c)(1)(D) of the California Government Code, which provides for a ninety (90) day statute of limitations to challenge the adoption of this Agreement, is applicable to this Agreement. In addition, any person who may challenge the validity of this Agreement is hereby put on notice that, should the legality or validity of this Agreement be challenged by any third party in litigation, which is filed and served more than ninety (90) days after the execution of this Agreement, City and Developer shall each assert the affirmative defense of laches with respect to such challenge, in addition to all other available defenses. This Section in no way limits the right of a Party, claiming that the other Party breached the terms of this Agreement, to bring a claim against the other Party within the four (4) year statute of limitations set forth in Section 337 of the California Civil Code.

Section 10.10. Joint and Several Liability. Developer shall be jointly and severally liable for any amount due under this Agreement, and any breach of this Agreement or failure to pay by one Party shall also constitute a breach of this Agreement by the other

Party. Developer agrees that City may impose a lien and seek foreclosure on any parcel of the Site due to any default by Developer.

Section 10.11. Change in State Regulations. In no event shall Developer operate the Cannabis Business Project in violation of the Agreement, or State Cannabis Regulations, as may be amended from time to time.

Section 10.12. Standard Terms and Conditions.

(a) Venue. Venue for all legal proceedings shall be the JAMS Resolution Center in Sacramento, California.

(b) Waiver. A waiver by any Party of any breach of any term, covenant, or condition herein contained or a waiver of any right or remedy of such Party available hereunder, at law or in equity, shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition herein contained or of any continued or subsequent right to the same right or remedy. No Party shall be deemed to have made any such waiver unless it is in writing and signed by the Party so waiving.

(c) Completeness of Instrument. This Agreement, together with its specific references, attachments, and Exhibits, constitutes all of the agreements, understandings, representations, conditions, warranties, and covenants made by and between the Parties hereto. Unless set forth herein, no Party to this Agreement shall be liable for any representations made, express or implied.

(d) Supersedes Prior Agreement. It is the intention of the Parties hereto that this Agreement shall supersede any prior agreements, discussions, commitments, or representations, written, electronic, or oral, between the Parties hereto with respect to the Site or Cannabis Business Project.

(e) Captions. The captions of this Agreement are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Agreement.

(f) Number and Gender. In this Agreement, the neuter gender includes the feminine and masculine, and the singular includes the plural, and the word “person” includes corporations, partnerships, firms, or associations, wherever the context requires.

(g) Mandatory and Permissive. “Shall” and “will” and “agrees” are mandatory. “May” or “can” are permissive.

(h) Term Includes Extensions. All references to the Term of this Agreement shall include any extensions of such Term.

(i) 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.

(j) Other Documents. The Parties agree that they shall cooperate in good faith to accomplish the objectives of this Agreement and, to that end, agree to execute and deliver such other instruments or documents as may be necessary and convenient to fulfill the purposes and intentions of this Agreement.

(k) Time is of the Essence. Time is of the essence in this Agreement in each covenant, term, and condition herein.

(l) 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 this Agreement had been fully complied with. Further, by entering into this Agreement, no 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.

(m) Document Preparation. This Agreement will not be construed against the Party preparing it but will be construed as if prepared by all Parties.

(n) Advice of Legal Counsel. 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.

(o) Attorneys' Fees and Costs. If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorneys' 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.

(p) Calculation of Time Periods. All time referenced in this Agreement shall be calendar days, unless the last day falls on a legal holiday, Saturday, or Sunday, in which case the last day shall be the next business day.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, this Agreement has been entered into by and between Developer and City as of the Effective Date of the Agreement, as defined above.

"CITY"

CITY OF TURLOCK, a
California municipal corporation

By:_____
Christopher Fisher
Acting City Manager

Dated:_____

Attest:

By: _____
Nichole Fiez
City Clerk

Approved as to Form

By_____
Katie Lucchesi
City Attorney

"DEVELOPER"

THE EVERGREEN MARKET (TURLOCK), INC., a California corporation

By: _____
Jose Rodrigues
Its: Owner

Dated:_____

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of_____)

On_____, before me _____, a Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____
(Signature)

(Seal)

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of_____)

On_____, before me _____, a Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____
(Signature)

(Seal)

Exhibit A

Cannabis Site Legal Description

Exhibit A

Cannabis Site Legal Description

DESCRIPTION:

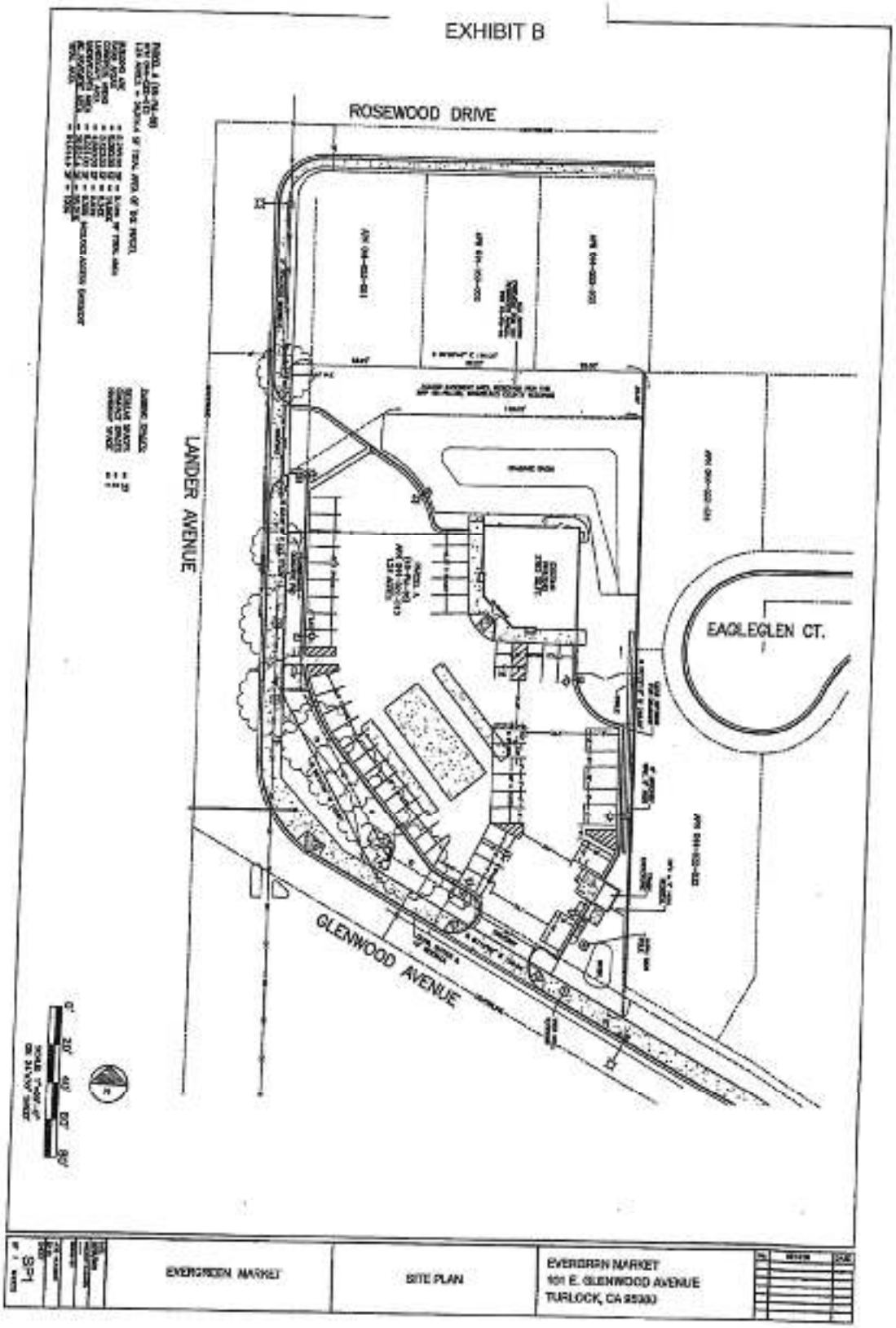
The land referred to herein is situated in the State of California, County of Stanislaus, City of Turlock, and is described as follows:

PARCEL A, AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 17, 1997, IN BOOK 48 OF PARCEL MAPS AT PAGE 66, STANISLAUS COUNTY RECORDS.

APN: 044-022-013

Exhibit B

Cannabis Business Project Site Map



CANNABIS BUSINESS PROJECT SITE MAP
CITY OF TURLOCK AND THE EVERGREEN MARKET (TURLOCK), INC.
Exhibit B

Exhibit C

Site Lease

Exhibit C

Site Lease

DocuSign Envelope ID: C44118A3-BCE7-4800-927A-044DC073024A

OFFICE LEASE

DATED: 10/28/2021 (the "**Effective Date**")

This Office Lease (this "**Lease**") is made and entered into by and between 5 Star Cars LLC, a California limited liability company ("**Landlord**") and Evergreen Market Property Holdings LLC, a Washington limited liability company, or its assignee ("**Tenant**").

1. BASIC TERMS.

This Section 1 sets forth certain basic terms of this Lease ("**Basic Terms**"). The Basic Terms are to be read in conjunction with the other provisions of this Lease; provided, however, to the extent of any inconsistency between the Basic Terms and the other provisions of this Lease, the Basic Terms shall control. The capitalized words or phrases used in the Basic Terms shall constitute defined terms for purposes of this Lease

1.1	**Landlord**	5 Star Cars LLC, a California limited liability company, or their agreed upon entity
1.2	**Tenant**	Evergreen Market Property Holdings LLC, a Washington limited liability company, or its assignee
1.3	**Tenant's Trade Name**	Evergreen Market
1.4	**Premises**	That certain real property commonly known as 101 E. Glenwood Avenue, Turlock, CA 95380 ("Premises"), a commercial building comprising of approximately 2,731 square feet situated on approximately 54,014 square feet of land. Tenant understands that a portion of the land upon which the real property lies is currently being leased to two food trucks, which will continue operate under their separate lease(s) subject to city approval.
1.5	**Rentable Area of Premises**	Approximately 2,731 SF of Rentable Area
1.6	**Address of Premises**	101 E. Glenwood Avenue, Turlock, CA 95380
1.7	**Permitted Use**	all lawful uses, including without limitation, recreational and medicinal cannabis retail sales and storefront with delivery services.
1.8	**Initial Term**	Five (5) Lease Years ("**Initial Term**"). The term "**Lease Year**" means each period of twelve full calendar months following the Term Commencement Date, plus in the case of the first Lease Year, any partial calendar month at the beginning of the Term. "**Lease Calendar Year**" refers to each calendar year during the Lease Term. **The commencement date of this lease shall be January 1, 2022.**

1.9	**Renewal Terms**	Tenant shall have the option to renew the term of this Lease for two (2) additional terms of five (5) years each (each, a "**Renewal Term**").
1.10	**Term**	The Initial Term and Renewal Term(s) are collectively referred to as the "**Term**".
1.11	**Effective Date**	The date of this Lease as set forth above. The parties are bound by all terms, covenants and obligations under this Lease as of the Effective Date.
1.12	**Target Delivery Date**	Upon signing this instrument, Landlord shall provide Tenant with access to the space for the purposes of completing tenant improvements prior to opening and operating the business. For the purposes of this lease, the term shall begin on the effective "Delivery Date" of Jan 1, 2022, notwithstanding prior occupancy.
1.13	**Delivery Date**	The "**Delivery Date**" shall be the date Tenant officially takes possession of the Premises.
1.14	**Term Commencement Date**	The "**Term Commencement Date**" shall be the Delivery Date. 180 March 1, 2022
1.15	**Rent Commencement Date**	The "**Rent Commencement Date**" shall be ~~the earlier of (i) 180 days following the Term Commencement Date; or (ii) 30 days after Tenant's receipt of a Certificate of Occupancy; or (iii) Tenant's commencement of business.~~ / NE
1.16	**Security Deposit**	[redacted]
1.17	**Base Rent**	[redacted] prepay Base Rent for the entire first year of the Initial Term. For years two (2) through five (5) of the Initial Term the Base Rent shall be increased by an amount equal to 3% of the Base Rent for the immediately preceding month. * 1/yr prepaid Rent shall not be required if tenant is open.
1.18	**Tenant's Share**	"**Tenant's Share**" shall generally be the ratio, expressed as a percentage, the numerator of which is the Rentable Area of the Premises and the denominator of which is the Rentable Area of the Building. NC
1.19	**Tenant's Work**	All improvements to be made to the Premises by Tenant ("**Tenant's Work**").
1.20	**Access to Premises**	Tenant and its employees will be allowed access to its Premises twenty-four (24) hours a day, seven (7) days a week.

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1.21 Parking

Parking is available at the Premises, and shall be allocated in space sufficient to accommodate both employee as well as customer parking.

1.22 Addresses for Notices & Rent

Landlord:

Wilson Eshagh
1148 Golden State Blvd.
Turlock, CA 95380

Tenant (Prior to Commencement Date):
Evergreen Market Turlock Inc.
~~Evergreen Property Holdings LLC~~
4242 East Valley Road
Renton, Washington 98057

JEG/
AKay Gilcrest

After Commencement Date:
Premises

Rent Payments:

1148 Golden State Blvd.
Turlock, CA 95380

2. PREMISES/TENANT IMPROVEMENTS

2.1 Premises. Landlord hereby leases the Premises to Tenant, and Tenant leases the Premises from Landlord, on the terms of this Lease.

2.2 Tenant's Work. Tenant, at its sole cost, shall construct all Tenant's Work in accordance with the requirements set forth in Section 8.

3. LEASE TERM

3.1 Initial Term. The Initial Term of this Lease shall commence on the Term Commencement Date (January 1, 2022) and shall be for the number of full Lease Years set forth in the Basic Terms.

3.2 Renewal Term(s). Tenant shall have the right to exercise the Renewal Terms, provided Tenant satisfies each of the requirements set forth herein. Each Renewal Term(s) will commence at the day following the last day of the Lease Year for the current Term.

3.2.1 Tenant shall submit a written notice to exercise such Renewal Term to Landlord not less than one hundred and eighty (180) days prior to the expiration date of the then current Term ("**Renewal Notice**").

3.2.2 The Lease shall be in full force and effect as of the date of the Renewal Notice and shall continue thereafter until the commencement of the Renewal Term.

3.2.3 Tenant shall not have been in default of this Lease beyond the applicable cure period at any time prior to delivery of the Renewal Notice or prior to the commencement of the Renewal Term.

3.2.4 Tenant shall not have assigned or subleased all or any portion of its interest in this Lease, except an assignment or sublease approved by Landlord as provided in Section 10 below, which approval may not be unreasonably withheld by Landlord.

3.2.5 Each Renewal Term shall be subject to all of the terms and conditions contained in the Lease, except that Base Rent during the Renewal Term shall be at Market Rent provided the re-set Base Rent shall not be increase more than 10% over the Base Rent paid in the last year of the previous Term. "Market Rent" shall be determined as follows: If the parties are able to agree on an amount of Market Rent that is mutually satisfactory, then such agreements shall be placed in writing and shall be signed by the parties hereto and shall thereupon become a part of the Lease. If the parties are not able to agree on an amount of Market Rent prior to ninety (90) days prior to the expiration of the Initial Term, then Owner and Tenant shall appoint a mutually acceptable an appraiser with the associated costs of such appraisal split equally between the Owner and Tenant. In no event shall the Base Rent be less than the Base Rent of the immediately preceding Lease Year.

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4. RIGHT OF FIRST REFUSAL

4.1 Landlord shall not, at any time prior to the expiration of the Term of this Lease, sell the Premises, or any interest therein, without first giving written notice thereof to Tenant, which notice is hereinafter referred to as "**Notice of Sale**". The Notice of Sale shall include the exact and complete terms of the proposed sale and shall have attached thereto a copy of the bona fide offer and counteroffer, if any, duly executed by both Landlord and the prospective purchaser.

4.2 For a period of 14 calendar days after receipt by Tenant of the Notice of Sale, Tenant shall have the right to give written notice to Landlord of Tenant's exercise of Tenant's right to purchase the Premises, the interest therein proposed to be sold, or the property of which the Premises are a part, on the same terms, price and conditions as set forth in the Notice of Sale. In the event that Landlord does not receive written notice of Tenant's exercise of the right herein granted within said 14 day period, there shall be a conclusive presumption that Tenant has elected NOT to exercise Tenant's right hereunder, and Landlord may complete the sale to the prospective purchaser, on the same terms set forth in the Notice of Sale.

4.3 In the event that Tenant declines to exercise its right of first refusal after receipt of the Notice of Sale, and, thereafter, Landlord and the prospective purchaser modify by more than 5%, (i) the sales price, or (ii) the amount of down payment, or if there is a material change in any seller financing offered, or in the event that the sale is not consummated within 180 days of the date of the Notice of Sale, then Tenant's right of first refusal shall reapply to said transaction.

4.4 In the event that Tenant declines to exercise its right of first refusal after receipt of the Notice of Sale, and, thereafter, the proposed transfer or sale is not consummated, the Tenant's right of first refusal shall apply to any subsequent transaction. If, however, said transfer or sale is, in fact, completed, then said right shall be extinguished and shall not apply to any subsequent transactions.

4.5 Notwithstanding the above, this right of first refusal is intended to apply only to voluntary transfers involving third party transferees. This right of first refusal shall not, therefore, apply: where the Premises are taken by eminent domain or sold under threat of condemnation, to intra-family or intra-ownership transfers, to transfers by Landlord to a trust created by Landlord, or, if Landlord is a trust, to transfers to a trust beneficiary.

4.6 This right of first refusal cannot be exercised: (i) during the period commencing with the giving of any notice of default and continuing until said default is cured, (ii) during the period of time any Rent is unpaid (without regard to whether notice thereof is given Tenant), (iii) during the time Tenant is in breach of this Lease, or (iv) in the event that Tenant has been given 3 or more notices of default, whether or not the defaults are cured, during the 12 month period immediately preceding the exercise of the right of first refusal.

5. BASE RENT

5.1 **Base Rent.** As of the Effective Date of this Lease, Tenant shall pre-pay to Landlord an amount equal to the Base Rent for the Premises for the entire first year ($168,000.00) of the Initial Lease (the "**Pre-Paid Rent**"). Thereafter, Tenant shall pay Landlord the Base Rent for the subsequent years as stated in the General Terms, by the first day of each month throughout the

Term, in advance, without offset, deduction or demand. The Base Rent shall be paid to the address specified by Landlord from time to time. Rent for any partial month shall be prorated.

5.2 Increases. Base Rent shall be increased on the first day of each Lease Year in the amounts stated in the Basic Terms.

5.3 Late Charges; Default Interest. If Landlord does not receive any monthly installment of Rent due and payable under this Lease within ten (10) days after its due date, Tenant shall pay to Landlord a late charge equal to 10% of each such overdue amount or $100, whichever is greater, as liquidated damages for Landlord's extra expense and handling of any further past due accounts ("**Late Charge**"). Further, and in addition to any Late Charge, any Rent past due for a period of thirty (30) or more days shall bear interest from the due date at the rate of ten percent (10%) per annum ("**Default Interest**") until cured in full. Acceptance of a Late Charge and/or Default Interest shall not constitute a waiver of Tenant's default with respect to such overdue amount nor prevent Landlord from exercising any other rights or remedies granted hereunder. No payment by Tenant of an amount less than that due shall be construed other than as a partial payment nor shall any endorsement or statement on the check or letter accompanying the payment be deemed to create accord and satisfaction.

5.4 Security Deposit. The Security Deposit shall be held by Landlord as security for the faithful performance by Tenant of the terms and conditions of this Lease. In the event that Tenant fails to pay Rent when due, Landlord may, but shall not be required to, use or retain all or any portion of the Security Deposit for the payment of any or all of the past due Rent. If any portion of the Security Deposit is so used or applied, Tenant shall within ten (10) days after written demand therefor deposit cash with Landlord in an amount sufficient to restore the Security Deposit to its original amount. Landlord shall not be required to maintain the Security Deposit separate from its general funds and Tenant shall not be entitled to interest thereon. If Tenant fully performs the obligations under this Lease, the Security Deposit (or balance thereof) shall be returned to Tenant within thirty (30) days after the later to occur of (i) the expiration or termination of this Lease; and (ii) the date Tenant vacates the Premises and surrenders possession to Landlord in the condition required in this Lease.

6. USE AND OPERATIONS

6.1 Permitted Uses. Subject to compliance with all governmental requirements, Tenant covenants and agrees to use and occupy the Premises only for the Permitted Use set forth in the Basic Terms, and for no other purpose whatsoever, without Landlord's prior written consent, which consent shall not be unreasonably withheld. Landlord acknowledges that Tenant's Permitted Use is, at the time of the execution of this Lease, a violation of United States Code and federal law, and Landlord agrees that such violation shall not, on that basis alone, cause Tenant to forfeit the Premises or otherwise be in default or breach of this Lease. Notwithstanding anything in this Lease to the contrary, all references in this Lease to activity or that is "unlawful" or "illegal" shall be expressly deemed to exclude federal law. Subject to Tenant's right to appeal or challenge, Tenant agrees that it shall comply with final non-appealable demands or notices from the federal government, as determined by a court of competent jurisdiction.

6.2 Actions that Injure the Project or the Premises. Subject to the provisions of Section 6.1, Tenant shall not cause or permit the Premises to be used in any way which (a) violates any law, ordinance, governmental regulation or order.

6.3 Exclusive Use. With respect to any real property owned or controlled by Landlord or any Landlord affiliate, of which the Premises is a part or any property adjacent to the Premises, Landlord shall not lease to nor permit any occupancy, of a business that will operate a cannabis storefront or similar use to Tenant's Permitted Use.

6.4 Change in Law. Notwithstanding anything to the contrary herein, in the event that (i) Tenant's Permitted Use of the Premises becomes unlawful due to a change in applicable requirements or local law, or (ii) Tenant is unable to secure Tenant's Licenses (as defined in Section 6.6 below) or the Tenant's Licenses are terminated or there is a change in status that prevents Tenant's operations in the Premises, then Tenant shall not be deemed to be in default hereunder, and Tenant may immediately terminate this Lease, in which case neither party shall have any further liability hereunder, and Landlord shall return to Tenant any remaining Prepaid Rent.

6.5 Hazardous Substance.

6.5.1 Definitions. For purposes of this Section 6.5, the term **"Hazardous Substances"** shall mean any hazardous or toxic chemical, waste, byproduct, pollutant, contaminant, compound, product or substance, including without limitation, asbestos, polychlorinated biphenyl, petroleum (including crude oil or any fraction or by-product thereof), underground storage tanks, and any material the exposure to or manufacture, possession, presence, use, generation, storage, transportation, treatment, release, remediation or handling of which is prohibited, controlled or regulated by any Environmental Law (except for normal quantities of standard cleaning or office supplies), and the term **"Environmental Laws"** shall mean any federal, state, regional, county or local governmental statute, law, regulation, ordinance, order or code or any consent decree, judgment, permit, license, code or other requirement presently in effect or hereafter created, issued or adopted, pertaining to protection of the environment, health or safety of persons, natural resources, conservation, wildlife, waste management and pollution (including without limitation regulation of releases and disposals to air, land, water and groundwater). Notwithstanding the above, "Hazardous Substances" shall expressly exclude cannabis, cannabis products or any related products used in the normal course of business for cannabis retailers with delivery services.

6.5.2 Tenant Covenants. Tenant covenants and agrees that Tenant (i) will not cause or permit any Hazardous Substances to be generated, produced, brought upon, used, stored, treated, released, discharged or disposed of in or about the Premises or the Common Area by Tenant or Tenant Parties; (ii) will comply with all Environmental Laws; (iii) will promptly notify Landlord, in writing, if Tenant has or acquires notice or knowledge that any Hazardous Substances has been or is threatened to be released, discharged, disposed of, transported, or stored on, in, under, or from the Premises; and (iv) if any Hazardous Substances are discharged, released or disposed of by Tenant or any Tenant Party, Tenant will immediately take such action as is necessary to detain the spread of, remove and dispose of such Hazardous Substances to the complete satisfaction of Landlord and in compliance with all Environmental Laws, at Tenant's

own cost and expense. Notwithstanding the foregoing, Tenant shall have the right to maintain upon the Premises such Hazardous Materials as are reasonably necessary for the conduct of Tenant's business and maintenance of the Premises as long as such Hazardous Substances are used and stored in compliance with Environmental Laws.

6.5.3 Tenant Indemnity. Tenant agrees to indemnify, defend and hold Landlord and Landlord Parties free and harmless from and against all losses, liabilities, obligations, penalties, claims, litigation, demands, defenses, costs, judgments, suits, proceedings, damages (excluding consequential damages), disbursements or expenses of any kind (including reasonable attorneys' fees and costs incurred in investigating, defending, or prosecuting any litigation, claim, or proceeding) that may at any time be imposed upon, incurred by, or asserted or awarded against Landlord or any of them in connection with or arising from or out of any Hazardous Substances released, discharged or disposed of by Tenant on, in, under, or affecting all or any portion of the Premises, or any claim or action arising from a breach of Tenant's covenants set forth in Section 6.5.2 above. The provisions of this Section will be in addition to any and all obligations and liabilities Tenant may have to Landlord at common law, and will survive the expiration of the Lease Term or earlier termination of this Lease.

6.5.4 Landlord Indemnity. Landlord agrees to indemnify, defend and hold Tenant free and harmless from and against all losses, liability, obligations, penalties, claims, litigation, demands, defenses, costs, judgments, suits, proceedings, damages (excluding consequential damages), disbursements or expenses of any kind (including reasonable attorneys' fees and costs incurred in investigating, defending, or prosecuting any litigation, claim, or proceeding) that may at any time be imposed upon, incurred by, or asserted or awarded against Tenant in connection with or arising from or out of any preexisting Hazardous Substances released, discharged or disposed of on, in, under, or affecting all or any portion of the Premises. The provisions of this Section will be in addition to any and all obligations and liabilities Landlord may have to Tenant at common law, and will survive the expiration of the Term or earlier termination of this Lease.

6.6 Compliance/Permits. During the term of the Lease, Tenant covenants and agrees that it shall diligently apply for all final permits, authorizations and approvals necessary in connection with the Permitted Use, including, without limitation, the regulatory permits and/or licenses from(i) the City of Turlock (the "**City**"), (ii) the State of California (the "**State**"), or (iii) any other applicable governmental or regulatory authority, in connection with Tenant's Permitted Use, including, without limitation, the regulatory permit and State cannabis retailer license, as determined by Tenant in its sole and absolute discretion (any of the foregoing in (i) through (iii) collectively, referred to herein as the "**Licenses**," and each individually, a "**License**"). Landlord shall in good faith and in a manner that is commercially reasonable, cooperate with Tenant to timely process and execute any and all of Tenant's applications, authorizations, consents or other documents in connection with the Tenant's Licenses, to the extent the same require Landlord's consent, approval, execution, or acknowledgment.

7. MAINTENANCE AND REPAIRS

7.1 Landlord's Obligations. Landlord shall maintain, or cause to be maintained, and keep in good repair and replace the (s) structural and non-structural components of the Building, including but not limited to the roof, floor slab, exterior walls, structural floor, fire and life safety

systems, exterior plumbing, and electrical systems; (b) improvements in the Building, excluding those within the Premises.

7.2 Tenant's Obligations. Tenant shall, at its sole cost and expense, (i) keep the Premises in good condition, free from waste at all times and keep the sidewalks and service-ways adjacent to the Premises neat, clean and free from snow, ice, dirt, rubbish, insects and pests at all times (ii) make all needed repairs and replacements (except for repairs and replacements required to be made by Landlord to the Premises), including replacement of cracked or broken glass and repairs to Tenant's signs, (iii) furnish, maintain and replace all electric light bulbs, tubes and tube casings in the Premises, and (iv) maintain all display windows in a neat, attractive condition, and shall keep all display windows and exterior electric signs in front of the Premises lighted during such hours as Landlord shall require.

7.3 Interruption of Service. Landlord does not warrant that any utilities or services will be free from interruption including by reason of accident, repairs, alterations, computer programming weaknesses or other causes. No utility interruption, other than those resulting from Landlord's own negligent or willful act, shall be deemed an eviction or disturbance of Tenant, or render Landlord liable to Tenant for damages, or relieve Tenant from the full and complete performance of all of Tenant's obligations under this Lease.

7.4 Personal Property. Personal property, trade fixtures, fixtures and equipment used in the conduct of Tenant's business and placed by Tenant on or in the Premises (collectively, **"Personal Property"**), shall be in good working order and consist of first quality materials. No such Personal Property owned by Tenant shall become a part of the realty and may be removed by Tenant at any time. Any Personal Property belonging to Tenant shall be deemed abandoned and shall become the property of Landlord if not removed within five (5) business days after the expiration or sooner termination of the Term and may, if so elected by Landlord, become the property of Landlord; provided, however, Landlord shall have the right to require Tenant to remove all Personal Property from the Premises.

8. ALTERATIONS

8.1 Alterations Procedures. Tenant shall not make any structural or non-structural repairs, alterations or modifications to the Premises, without Landlord's prior written consent, which shall not be unreasonably withheld or delayed. Landlord may condition its consent on various matters, including Tenant agreeing to remove the alterations and repair any resulting damage on Lease termination at Tenant's cost, Tenant posting security for the estimated cost of such alterations, Tenant posting performance bonds for the alterations and/or lien waivers, and Landlord's written approval of the plans and specifications for such alterations. All alterations or modifications shall be performed in a good and workmanlike manner, in conformity with all applicable laws and regulations, and by a contractor approved by Landlord.

8.2 Condition Upon Surrender. Upon the expiration or termination of this Lease, Tenant shall surrender the Premises to Landlord, broom clean and in good condition as received, except for ordinary wear and tear, and damage by casualty, with all of Tenant's maintenance and repair obligations up to date. Landlord may require Tenant to remove any alterations made by Tenant and to restore the Premises to its prior condition, except for ordinary wear and tear, at Tenant's expense. All alterations which Landlord does not require Tenant to remove shall become

Landlord's property and shall be surrendered to Landlord on termination of the Lease, except that Tenant may remove any of Tenant's machinery or equipment that can be removed without damage to the Premises. Tenant shall repair, at Tenant's expense, any damage to the Premises caused by the removal of any such machinery or equipment. All articles of personal property and all business and trade fixtures, machinery and equipment, furniture and movable partitions owned by Tenant or installed by Tenant at its expense in the Premises shall be and remain the property of Tenant and may be removed by Tenant at any time during the Term of the Lease, provided that any damage to the Premises or Building associated with such removal shall be repaired by Tenant.

9. INSURANCE/INDEMNITY

9.1 Tenant's Insurance. Tenant, at its cost, shall maintain the following insurance on the Premises at all times from and after the Delivery Date:

9.1.1 Liability insurance coverage as follows:

(a) Commercial general liability insurance policy ("**Tenant's CGL**") (or equivalent ISO form in use from time to time in the state where the Project is located), providing coverage against any and all claims for bodily injury and property damage occurring in or on the Premises and/or arising out of or in any way related to the use, occupancy and maintenance of the Premises or other areas of the Building and Project that Tenant is entitled to use ("**Tenant Areas**") by Tenant and Tenant Parties, and including broad form blanket contractual coverage covering Tenant's obligations under this Lease. Tenant's CGL shall have a limit of not less than $1,000,000 per occurrence, with a general aggregate limit of not less than $2,000,000.

(b) Commercial/Business Automobile liability insurance of not less than $1,000,000 combined single limit for both owned and hired/non owned vehicles.

(c) Umbrella/excess liability insurance of not less than $1,000,000 each occurrence, including automobile liability.

(d) All such liability insurance required herein may be provided by a combination of primary insurance and excess coverage providing the same aggregate amounts. Landlord (and upon request, Landlord's property manager and/or Landlord's mortgagees) shall be named as an additional insured on the Tenant's CGL and all other liability coverage.

(e) Business interruption insurance, either for loss of revenues or for extra expense as it relates to the loss of revenues, in an amount deemed to be adequate in the reasonable business judgment of Tenant for the 12-month period of each insurance policy, and otherwise in the manner customary for businesses of similar size engaged in similar activities at similar locations.

9.1.2 Property insurance insuring against loss or damage resulting from perils covered by the causes of loss – special form ("**Tenant's Property Insurance**") (or the equivalent ISO form in use from time to time in the state where the Project is located). Tenant's Property Insurance shall be written for the full replacement value of all furniture, fixtures, equipment and improvements located on the Premises, together with such business interruption coverage as Tenant desires and does not wish to assume the risk for. Landlord (and upon request, Landlord's

property manager and/or Landlord's mortgagees) shall be named as a loss payee on Tenant's Property Insurance, as their interests may appear.

9.1.3 All insurance required to be maintained by Tenant shall (a) be on a claims-made basis, as to Tenant's CGL, and occurrence basis, as to Tenant's Property Insurance; (b) provide primary coverage and not contributory or excess with Landlord's insurance coverage; (c) require thirty (30) days prior written notice to the named insured, additional insured or loss payees of any cancellation or reduction in coverage; (d) be written by responsible insurance companies licensed to do business in the state where the Project is located; and (e) contain a waiver of subrogation with regard to Landlord and any additional insureds. Such insurance may be provided by a blanket policy covering additional locations. Tenant shall provide Landlord with evidence of the required insurance, naming Landlord as an additional insured or loss payee (as appropriate) on or before the Delivery Date.

9.2 Landlord's Insurance. Subject to Tenant's obligation to reimburse Landlord for Tenant's Share of the cost of Insurance, Landlord shall maintain or cause to be maintained such other insurance as Landlord deems necessary and prudent, or as may be required by any lienholder holding a mortgage or security interest in the Building (or any portion thereof).All Insurance required to be maintained by Landlord shall (a) be on an occurrence basis or claims basis (as noted above) and (b) as to the Premises or acts or omissions of Tenant Parties (defined below), be excess, secondary and non-contributory. Such insurance may be provided by a blanket policy covering additional locations.

9.3 Indemnity.

9.3.1 By Tenant. Subject to Landlord's release in Section 9.4, Tenant shall indemnify and defend (using legal counsel reasonably acceptable to Landlord) all Landlord Parties (defined below) from any claims, costs (including reasonable attorneys' fees and costs) or damages arising in connection with the occupancy or use of the Premises by Tenant Parties (defined below), including any work undertaken or contracted for by Tenant; any negligent or wrongful act or omission of Tenant Parties; any accident, injury, occurrence or damage in the Premises; and any claim against Landlord by any contractor, agent, employee or former employee of Tenant. Tenant agrees that the provisions of any employee injury insurance act, or any other employee benefit act shall not operate to release or immunize Tenant from its obligations under this Section. This indemnity is not contingent upon insurance coverage, is not limited to the amount of any insurance proceeds, and operates independently of the insurance provisions of this Lease.

9.3.2 By Landlord. Subject to Tenant's release in Section 9.4, Landlord shall indemnify and defend (using legal counsel reasonably acceptable to Tenant) all Tenant Parties (defined below) from any claims, costs (including reasonable attorneys' fees and costs) or damages arising in connection with the occupancy or use of the Building by Landlord Parties (defined below), including any work undertaken or contracted for by Landlord; any negligent or wrongful act or omission of Landlord Parties; and any claim against Tenant by any contractor, agent, employee or former employee of Landlord. Landlord agrees that the provisions of any employee injury insurance act, or any other employee benefit act shall not operate to release or immunize Landlord from its obligations under this Section. This indemnity is not contingent upon insurance coverage, is not limited to the amount of any insurance proceeds, and operates independently of the insurance provisions of this Lease.

9.3.3 Definitions. For purposes of this Section 9:

(1) **"Landlord Parties"** shall mean Landlord, and Landlord's (i) shareholders, members, partners or other owners, (ii) affiliates and subsidiaries, (iii) directors, officers, employees, former employees, agents, contractors, property manager and mortgagees; and (iv) successors and assigns, provided that for purposes of Section 9 no prior Landlord Party shall be obligated for the acts of its successors or assigns. Landlord Parties does not include other tenants or occupants of the Building or Project, or their licensees, invitees or customers.

(2) **"Tenant Parties"** means Tenant, and Tenant's (i) shareholders, members, partners or other owners, (ii) affiliates and subsidiaries, (iii) directors, officers, employees, former employees, subtenants, licensees, concessionaires, invitees, customers, agents, contractors and mortgagees, and (iv) successors and assigns.

9.4 Release.

9.4.1 Tenant Release. Tenant hereby releases, waives and discharges the Landlord Parties from any and all claims Tenant might otherwise now or hereafter possess associated with, any loss covered by insurance (or which would have been covered by the insurance Tenant is required to carry hereunder), including the deductible portion thereof, maintained and/or required to be maintained by Tenant pursuant to this Lease, regardless of cause.

9.4.2 Landlord Release. Landlord hereby releases, waives and discharges the Tenant Parties from any and all claims Landlord might otherwise now or hereafter possess associated with any loss covered by insurance (or which would have been covered by the insurance Landlord is required to carry hereunder), maintained and/or required to be maintained by Landlord pursuant to this Lease, regardless of cause.

9.5 Survival. The provisions of this Section 9 shall survive expiration or termination of this Lease.

10. ASSIGNMENT AND SUBLETTING

10.1 Assignment or Sublease. Except as expressly provided below, Tenant shall not assign this Lease or sublet the whole or any part of the Premises (each, a **"Transfer"** and any assignee or subtenant, a **"Transferee"**) without Landlord's prior written consent, which consent may not be unreasonably withheld or delayed by Landlord. Notwithstanding the foregoing, a Transfer shall not include a transfer to any successor-in-interest to Tenant as a result of any merger, acquisition or sale of all of the assets or voting control of Tenant's business. The prohibition against assignment or subletting includes an assignment or subletting to or by a receiver or trustee in any federal or state bankruptcy, insolvency or other proceedings. To assist Landlord in determining whether to consent to a Transfer, Tenant shall submit the following to Landlord as well as any other information reasonably requested by Landlord, (i) the name and legal entity of the Transferee; (ii) a description of the proposed use of the Premises by the Transferee, provided such description shall not imply that any change of use is allowed; (iii) the terms of the proposed Transfer; (iv) and (v) the proposed Transfer documents. In all events, the existing "Tenant" shall not be released from liability hereunder and shall remain primarily, jointly and severally liable with the Transferee for the performance of the obligations of Tenant hereunder unless otherwise waived by Landlord.

10.2 No Release. Should Tenant make a Transfer (with Landlord's consent), Tenant shall nevertheless remain primarily liable to Landlord for full payment of Rent and performance of Tenant's obligations under this Lease unless otherwise waived by Landlord.

10.3 Assignee Obligation. Tenant shall provide Landlord with a copy of the written assumption of this Lease, signed by Tenant and such Transferee. Thereafter, Transferee shall be jointly and severally liable with Tenant for the payment of Rent and performance of all of Tenant's obligations under this Lease. Any subtenant will be required to assume all obligations of Tenant to the extent they relate to the subleased premises. Tenant shall provide Landlord with written evidence of Transferee assuming the obligations under this Lease, and a copy of any sublease. If the Transferee defaults, Landlord may, without affecting any other rights of Landlord, proceed against Tenant or any Transferee or any other person liable for Tenant's obligations hereunder unless Tenant's obligations hereunder were otherwise previously waived by Landlord. Tenant shall provide the notice address for any subtenant or assignee to Landlord prior to the effective date of the Transfer and if it is not provided, the applicable notice address shall be deemed to be the Premises.

11. DAMAGE OR DESTRUCTION

11.1 Damage. Tenant shall notify Landlord in writing immediately upon the occurrence of any damage to the Premises. Subject to Section 11.2, if the insurance proceeds available to Landlord are sufficient to pay for the necessary repairs, this Lease shall remain in effect and Landlord shall repair the damage to the Premises as soon as is reasonably practicable, and Tenant shall repair/replace any damage to Tenant's inventory, equipment, trade fixtures, furnishings and other personal property.

11.2 Decision. If (i) the insurance proceeds received by Landlord are not sufficient to pay the entire cost to repair the Premises; (ii) the cause of the damage is not covered by Landlord's insurance; or (iii) Landlord considers the damage to the Premises to be significant, then Landlord, in its sole discretion, may elect either to (1) repair the damage to the Premises as soon as reasonably practicable, in which case this Lease shall remain in full force and effect, or (2) terminate this Lease. Landlord shall notify Tenant of Landlord's decision within ninety (90) days after notice of the occurrence of the damage. If Landlord terminates this Lease under this Section 11.2, Tenant's obligation to pay Rent shall terminate as of the date of termination.

11.3 Rent Abatement. In the event of damage, repair, reconstruction and restoration by or through Landlord as herein provided, the Base Rent and Tenant's Share all other amounts payable under this Lease shall be abated proportionately to the degree to which Tenant's use of the Premises is materially impaired during the period of such repair, reconstruction or restoration.

11.4 Termination Right. If the damage to the Premises occurs during the last twenty-four (24) months of the Lease Term, and the damage requires more than two hundred seventy (270) days to repair, either Landlord or Tenant may elect to terminate this Lease as of the date the damage occurred regardless of the sufficiency of any insurance proceeds. The party electing to terminate this Lease shall give written notification to the other party of such election within sixty (60) days after Tenant's notice to Landlord of the occurrence of the damage.

11.5 Termination of Lease. Upon any termination of this Lease under any of the provisions of this Section 11, Landlord and Tenant shall each be released without further obligation

to the other from the date possession of the Premises is surrendered to Landlord or such other date as is mutually agreed upon by Landlord and Tenant, except where otherwise provided hereunder.

12. CONDEMNATION

If the Premises are condemned or taken for any public or quasi-public purpose, including any purchase in lieu of condemnation, this Lease shall terminate as of the date of taking of possession for such use or purpose and the Rent and other sums payable hereunder shall be terminated as of termination date. If a portion of the Premises is condemned or taken, Landlord may, by notice to Tenant, terminate this Lease as of the date of the taking of possession for such purpose. If Landlord does not terminate this Lease due to partial taking, and if the partial taking results in a reduction in the square footage of the Premises, then the Base Rent and Tenant's Share shall be equitably reduced based on the loss of utility of the Premises for the Permitted Use, and Landlord shall perform any necessary repairs to restore, to the extent feasible and practicable, the Building to a complete unit. Landlord shall be entitled to the entire award in any condemnation proceeding, including any award for the value of any unexpired term of this Lease, and shall have the exclusive authority to settle the condemnation proceeding, and the exclusive discretion to grant "possession and use" to the condemning authority, and Tenant shall have no claim against Landlord or against the proceeds of the condemnation except that Tenant, if provided for under the then existing laws, shall have the right to bring a separate action against the condemning authority to recover compensation for Tenant's moving expenses and loss of any fixtures.

13. INSOLVENCY AND DEFAULT

13.1 Defaults. Tenant shall be in default under this Lease if (a) Tenant fails to pay any Rent when due, or (b) Tenant fails to perform any other obligation under this Lease, or (c) a Financial Distress Default (defined in Section 13.8) occurs. Except for Late Charges and Default Interest due under Section 5.3, Landlord agrees that it shall not invoke its remedies under this Section 13 if Tenant cures a Curable Default (defined below) within the applicable cure period (set forth in Section 13.2 below). If a Curable Default occurs and Tenant fails to cure the default within the applicable cure period or if any other default occurs, Landlord may, immediately or at any time thereafter, and without preventing Landlord from exercising any other right or remedy, (i) elect to terminate this Lease by notice, by lawful entry or otherwise, whereupon Landlord shall be entitled to recover possession of the Premises from Tenant and those claiming through or under Tenant and (ii) accelerate the payment of all Rent payable by Tenant for the balance of the Term and upon any such election such sums shall be immediately due and payable in full. Termination of this Lease and any repossession shall be without prejudice to any remedies Landlord has for Rent or for a prior breach of any of the provisions of this Lease.

In case of termination, Tenant shall be liable to Landlord for all costs and expenses including the amounts due under Sections 13.3 and 13.4. Each right and remedy provided Landlord in this Lease is cumulative and in addition to every other right or remedy provided in this Lease, or now or hereafter existing at law, in equity, by statute or otherwise. The exercise by Landlord of any one or more such rights or remedies will not preclude the simultaneous or later exercise by Landlord of any or all other rights or remedies.

13.2 Cure Periods.

13.2.1 Monetary Defaults. If Tenant fails to pay any Rent or amounts hereunder when due, it shall be a Curable Default and the cure period shall be ten (10) days after the date such Rent was due.

13.2.2 Financial Distress Default. An Involuntary Financial Distress Default (defined in Section 13.8) is a Curable Default and the cure periods are set forth in Section 13.8. A Voluntary Financial Distress Default is not a Curable Default.

13.2.3 Insurance Default. If Tenant fails to maintain the required insurance, it is a Curable Default and the cure period is ten (10) business days after the date Landlord provides written notice of such default.

13.2.4 Estoppel or Subordination Default. If Tenant fails to provide the requested estoppel certificate (Section 14.4) or subordination agreement (Section 14.1) within the time period provided, it shall be a Curable Default and the cure period shall be ten (10) business days from the date of Landlord's second request for such estoppels or subordination.

13.2.5 Abandonment. If Tenant demonstrates an intent to not occupy the Premises or vacates the Premises during the Term, it is not a Curable Default.

13.2.6 Hazardous Substances. If Tenant breaches the provisions of Section 6.5 it shall be a Curable Default and the cure period shall be ten (10) business days after notice from Landlord.

13.2.7 Other Defaults. Any non-monetary breaches of this Lease not listed above in this Section 13.2 shall be considered Curable Defaults and the cure period shall be thirty (30) days after written notice from Landlord; provided that if the default cannot reasonably be cured within that time period, Tenant shall have such additional time as is reasonably necessary to cure the default so long as Tenant commences the cure within the thirty (30) day period and diligently pursues the cure to completion.

13.3 Expense Recovery. Tenant shall pay all costs and expenses incurred by Landlord in connection with such default, including without limitation (i) all collection costs and costs of obtaining Tenant's compliance with this Lease, including attorneys' fees and enforcement costs; and (ii) all Landlord's other costs proximately caused by such default, excluding consequential or other indirect damages of Landlord (including, without limitation, lost profits or business interruption). Such amounts shall be due and payable immediately upon notice from Landlord without regard to whether the cost or expense was incurred before or after the termination of this Lease. If proceedings are brought under the Bankruptcy Code, including proceedings brought by Landlord, which relate in any way to this Lease (in any of such cases a "**Proceeding**"), then Tenant shall pay Landlord the costs incurred by Landlord in connection with the Proceeding.

13.4 Damages. Notwithstanding termination of this Lease and reentry by Landlord pursuant to Section 13.1, Landlord shall be entitled to recover from Tenant:

(a) Any unpaid Rent which had been earned by Landlord prior to the time of termination with Default Interest accrued thereon; plus

(b) The amount by which the unpaid Rent would have been earned after termination until the time of an award exceeds the amount of loss of Rent that Tenant proves could have been reasonably avoided, with Default Interest accrued thereon; plus

(c) The worth at the time of an award of the amount by which the unpaid Rent for the balance of the Term (as extended, if at all prior to termination) exceeds the amount of such loss of Rent that Tenant proves could have been reasonably avoided (including Default Interest accruing from the date of the award until paid), discounted at the discount rate of the Federal Reserve Bank of San Francisco, or successor Federal Reserve Bank, on the date of termination; plus

(d) Any other amount necessary to compensate Landlord for all the damage proximately caused by Tenant's failure to perform Tenant's obligations under this Lease, including amounts due and payable pursuant to Section 13.3.

13.5 Non-Termination of Lease. No act of Landlord other than a written declaration of termination of Lease shall serve to terminate this Lease. Accordingly, if Landlord does not elect to terminate this Lease on account of any default by Tenant, Landlord may enforce all of Landlord's rights and remedies under this Lease, including the right to recover all Rent as it becomes due. Separate actions may be maintained by Landlord against Tenant from time to time to recover any damages which, at the commencement of any action, are then due and payable to Landlord under this Section 13 without waiting until the end of the Term.

13.6 Reletting. If Tenant's right of possession has been terminated (with or without termination of this Lease), Landlord may at any time, and from time to time, relet the Premises in whole or in part either in its own name or as agent of Tenant for any period equal to, or more or less than the remainder of the then current Term. All rentals received by Landlord from such reletting shall be applied first to the payment of any amounts other than Rent due hereunder from Tenant to Landlord; second, to the payment of any costs and expenses of such reletting and of alterations and repairs; third, to the payment of Rent due and unpaid hereunder; and the residue, if any, shall be held by Landlord and applied in payment of future Rent as it becomes due hereunder. Tenant shall pay Landlord for the loss of Rent by a payment at the end of each month during the remaining Term representing the difference between the Rent which would have been paid in accordance with this Lease and the Rent actually derived from the Premises by Landlord for such month. Upon a reletting of the Premises, Landlord shall not be required to pay Tenant any sums received by Landlord in excess of amounts payable in accordance with this Lease. For purposes of this Section 13, Tenant's right to possession shall not be considered to have been terminated by Landlord's efforts to relet the Premises, by Landlord's acts of maintenance or preservation with respect to the Premises, or by appointment of a receiver to protect Landlord's interests under this Lease. This list is merely illustrative of acts that may be performed by Landlord without terminating Tenant's right to possession.

13.7 Right of Landlord to Cure Defaults. If Tenant defaults in its obligations under this Lease, Landlord may cure the default, at Tenant's expense, and without notice, if Landlord believes such default creates a risk of damage to persons or interests of others, or in any other case only upon Tenant's failure to remedy such default within the applicable cure period, if any. Tenant shall reimburse Landlord for any costs incurred by Landlord to cure default, together with Default Interest accrued thereon.

13.8 Financial Distress.

13.8.1 Definition. Each of the following shall be a **"Financial Distress Default"** under this Lease unless cured within the cure periods set forth below: (a) the making by Tenant of any general assignment or general arrangement for the benefit of creditors; the filing by or against Tenant of a petition to have Tenant adjudged a bankrupt, or a petition for reorganization or arrangement under any law relating to bankruptcy; or (b) the appointment of a trustee or a receiver to take possession of all or any part of Tenant's assets. A Financial Distress Default shall be considered **"Voluntary"** if the action initiating the default was made by Tenant or a person or entity controlling, controlled by, or under common control with Tenant and otherwise shall be considered **"Involuntary"**. For example, a bankruptcy filing initiated by Tenant is a Voluntary Financial Distress Default and a bankruptcy filing by creditors of Tenant shall be considered an Involuntary Financial Distress Default. Tenant shall immediately notify Landlord upon the occurrence of any Financial Distress Default. Tenant shall have sixty (60) days to cure an Involuntary Financial Distress Default under clause (a) above by having the petition dismissed. Tenant shall have thirty (30) days to cure an Involuntary Financial Distress default under clause (b) above by having the trustee or receiver dismissed or otherwise regaining possession of Tenant's assets. Tenant shall have thirty (30) days to have a judgment described in clause (c) above discharged or satisfied before Landlord will pursue any of its remedies under Section 13.

13.8.2 Filing of Petition. If a petition (**"Petition"**) is filed by or against Tenant (as either debtor or debtor-in-possession) under Title 11 of the United States Code (the **"Bankruptcy Code"**) and same is not dismissed within sixty (60) days thereafter:

(1) Adequate protection for Tenant's Lease obligations accruing after filing of the Petition shall be provided within fifteen (15) days after filing in the form of a deposit equal to two months Base Rent (in addition to the security deposit), to be held by the court or an escrow agent approved by Landlord and the court.

(2) All amounts payable by Tenant to Landlord under this Lease represent reasonable compensation for the occupancy of the Premises by Tenant.

(3) Tenant or Trustee shall give Landlord at least thirty (30) days written notice of any abandonment of the Premises or proceeding relating to administrative claims. If Tenant abandons without notice, Tenant or Trustee shall stipulate to entry of an order for relief from stay to permit Landlord to reenter and relet the Premises.

(4) If Tenant was in default under the Lease before the filing of the Petition, whether or not Landlord has given Tenant written notice of that default and whether or not any cure period expired before filing the Petition, Tenant shall be deemed to have been in default on the date the Petition was filed for all purposes under the Bankruptcy Code.

(5) For purposes of Section 365(b)(1) of the Bankruptcy Code, prompt cure of defaults shall mean cure within thirty (30) days after assumption and shall include cure of any defaults under any other agreements between Landlord and Tenant.

(6) If Tenant or Trustee intends to assume and/or assign the Lease, Tenant or Trustee shall provide Landlord with thirty (30) days written notice of the proposed action, separate from and in addition to any notice provided to all creditors. Notice of a proposed

assignment and assumption shall state the assurance of prompt cure, compensation for loss and assurance of future performance to be provided to Landlord. Notice of a proposed sale shall state: (i) the name, address, and federal tax ID numbers of the proposed assignee; (ii) the terms and conditions of the proposed assignment; and (iii) the proposed assurance of future performance.

13.9 Default by Landlord. Landlord shall not be in default under this Lease unless Landlord (or a mortgagee or beneficiary on behalf of Landlord) fails to cure such nonperformance within thirty (30) days after receipt of Tenant's notice (except that when the nature of Landlord's obligation is such that more than thirty (30) days are reasonably required for its performance, then Landlord shall not be deemed in default if Landlord commences performance within such 30-day period and thereafter diligently pursues the cure to completion). A copy of any notice of default shall be delivered to all parties entitled thereto under Section 14.3. If Landlord fails to cure the default within the time set forth herein, Tenant shall have all rights and remedies available at law and in equity.

13.10 Holding Over. If Tenant fails to surrender possession of the Premises upon termination or expiration of this Lease, and Landlord consent in writing to Tenant's continued occupancy, then Tenant's occupancy shall be deemed to be a month to month tenancy, with Base Rent at the rate of one hundred twenty-five percent (125%) of the Base Rent payable during the calendar month immediately preceding such termination or expiration, together with all Additional Rent due for such period (the **"Latest Rate"**) and Landlord may terminate such month to month tenancy upon thirty (30) day's notice to Tenant. If Tenant fails to surrender possession of the Premises upon termination or expiration of this Lease and if Tenant does not obtain Landlord's written consent to Tenant's continued occupancy, then Tenant shall be deemed a trespasser and shall be liable to Landlord for all damages sustained by Landlord as a result thereof.

14. PROTECTION OF LENDERS; ESTOPPEL

14.1 Subordination. This Lease shall be subordinate to any financing now existing or hereafter placed upon the Building, or any portion thereof, by Landlord, and to any and all advances to be made thereunder and to interest thereon and all modifications thereof (each, a "Mortgage"). This provision shall be self-operative. Tenant shall, within fifteen (15) days of written notice by Landlord, execute and deliver a subordination and non disturbance agreement required by the holder of a Mortgage, but only if any such subordination agreement provides that so long as Tenant is not in default under this Lease beyond any applicable cure period, Tenant shall have the continued enjoyment of the Premises free from any disturbance or interruption by any holder of a Mortgage or any purchaser at a foreclosure or private sale of the Building.

14.2 Attornment. If Landlord's interest in the Premises is acquired by any holder of a Mortgage, or purchaser at a foreclosure sale, or transferee thereof, Tenant shall attorn to the transferee of or successor to Landlord's interest in the Premises and recognize such transferee or successor as Landlord under this Lease; provided that new landlord has assumed in writing all of Landlord's obligations under this lease from and after the date of such transfer. Tenant waives the protection of any statute or rule of law which gives or purports to give Tenant any right to terminate this Lease or surrender possession of the Premises upon the transfer of Landlord's interest. Landlord agrees to obtain from any future lender such lender's standard form of Non-Disturbance and Attornment Agreement ("NDA") within thirty (30) days after Landlord obtains financing from such lender.

14.3 Notice. Tenant shall give written notice of any failure of Landlord to perform any of its obligations under this Lease to Landlord and to any mortgagee or beneficiary under any Mortgage whose name and address has been furnished to Tenant in accordance with the Notice provisions of Section 16.1. Tenant shall have the right, but no obligation, to cure the default on Landlord's behalf.

14.4 Estoppel Certificates. Tenant shall, within fifteen (15) days of prior written request by Landlord, execute and deliver to Landlord a written statement certifying to Landlord, and any prospective buyer or lender: (i) the date the Term commences and expires, and the number of remaining Renewal Terms; (ii) the amount of Rent and the date to which it has been paid; (iii) that this Lease is in full force and effect and has not been assigned or amended in any way (or specifying the date and terms of each agreement so affecting this Lease) and that no part of the Premises has been sublet (or to the extent such is not the case, a copy of any sublease); (iv) that Landlord is not in default under this Lease (or if such is not the case, the extent and specific nature of such default); (v) on the date of such certification, there are no existing defenses or claims which Tenant has against Landlord (or if such is not the case, the extent and specific nature of such defenses or claims); (vi) the amount of the Security Deposit, if any, held by Landlord; and (vii) any other information that Landlord or a mortgagee or purchaser may reasonably request. It is intended that any such statement shall be binding upon Tenant and may be relied upon by and run to the benefit of Landlord and any prospective purchaser or mortgagee.

15. MISCELLANEOUS PROVISIONS

15.1 Notices. All notices required or permitted under this Lease shall be in writing and shall be (a) provided by personal delivery; (b) sent by United States certified mail or registered, return receipt requested, postage prepaid; or (c) sent by overnight delivery using a nationally recognized overnight courier which shall provide evidence of delivery upon request. Such notice shall be deemed delivered upon the earlier of (i) actual receipt; (ii) the date of refusal by the intended recipient to accept delivery; (iii) if sent by United States mail, three (3) days after deposit in the mail; and (iv) if sent by overnight courier, one (1) business day after deposit with such carrier. The notice address for each party is set forth in the General Terms and may be changed by written notice to the other party.

15.2 Non-Waiver/Accord. Failure of Landlord or Tenant to insist, in any one or more instances, upon strict performance of any term of this Lease, or to exercise any election herein contained, shall not be construed as a waiver or a relinquishment, but the same shall continue and remain in full force and effect. No party shall be deemed to have waived any provision of this Lease unless expressed in writing and signed. Tenant specifically acknowledges that, where Tenant has received a notice of default (whether monetary or non-monetary), no acceptance by Landlord of Rent shall be deemed a waiver of such default, and no acceptance by Landlord of partial Rent shall be deemed to waive or cure any Rent default. Landlord may, in its sole discretion, after receipt of partial payment of Rent, continue any pending action to collect the full amount of Rent due. The default shall not be cured until Tenant pays the full amount due (in good funds). Payment by Tenant or receipt by Landlord of a lesser amount than the Rent and other charges stipulated herein shall be deemed to be on account of the earliest stipulated Rent or other charges. No endorsement or statement on any check or any letter accompanying any payment shall be deemed an accord and satisfaction, and Landlord's acceptance of such check or payment

shall be without prejudice to Landlord's right to recover the balance of the amount due or pursue any other remedy to which it is entitled.

15.3 Brokers. Landlord and Tenant represent that neither has worked with or consulted any broker, agent or finder to act in its behalf in connection with this Lease ("**Broker**"). Each party agrees to indemnify, defend and hold harmless the other from and against any and all liability, claims, costs, damages, judgments, and proceedings of any kind arising from any claim for brokerage commissions, finder's commissions or other such compensation by any broker or other person (other than Broker) based upon a claimed obligation or liability (whether valid or not) of the indemnifying party.

15.4 Entire Agreement; Amendment; Severability. This Lease supersedes all prior and contemporaneous understandings and agreements; the provisions of this Lease are intended as the final expression of the parties' agreement; this Lease constitutes the complete and exclusive statement of its terms; and no representations, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. No provisions of this Lease may be changed, waived, discharged or terminated orally, but only by instrument in writing executed by Landlord and Tenant, or their respective successors in interest, concurrently with or subsequent to the date of this Lease. Any provision of this Lease which shall prove to be invalid, void or illegal shall in no way affect, impair or invalidate any other provision hereof and the remaining provisions hereof shall nevertheless remain in full force and effect.

15.5 Force Majeure. Except as specifically provided otherwise herein, time periods for Landlord's or Tenant's performance under any provisions of this Lease (except for the payment of money) shall be extended for periods of time during which the non-performing party's performance is prevented due to circumstances beyond the party's control, including strikes, embargoes, governmental regulations, inclement weather and other acts of God, war or other strife and no such delay in performance shall constitute an actual or constructive eviction or entitle Tenant to any abatement of Rent.

15.6 Successors and Assigns. This Lease binds any party who legally acquires any rights or interest in this Lease from Landlord or Tenant. However, Landlord shall have no obligations to Tenant's successor unless such successor acquired its rights in accordance with the terms of this Lease, including obtaining Landlord's prior written consent to any restriction on assignment and subletting.

15.7 No Reservation/Counterparts. The submission of this Lease for examination, or for execution by Tenant, does not constitute a reservation or option to lease the Premises and this Lease becomes effective as a lease only upon execution and delivery thereof by Landlord and Tenant. This Lease may be executed in counterparts and when all counterparts are executed, the counterparts shall constitute a single binding instrument.

15.8 Authority. If Tenant is an entity rather than a person, each individual executing this Lease on behalf of such entity or its constituents represents and warrants that he/she is duly authorized to execute and deliver this Lease on behalf of such entity.

15.9 Arbitration; Choice of Law and Venue. This Lease shall be governed by the laws of the State of California. Further, the parties agree that because the Premises and the subject of this Lease relate to real property located in Stanislaus County, California, venue shall be proper

in Stanislaus County, California. Landlord and Tenant each unconditionally waive any right to a jury trial and agree that any dispute shall be resolved through arbitration as set forth on the attached Exhibit B.

15.10 Landlord's Access. Subject to Tenant's obligations pursuant to applicable law in connection with the Agreed Use, Landlord or its agents may enter the Premises to show the Premises to potential purchasers, lenders, tenants, insurers, or other parties; to make repairs, alterations or improvements, to inspect and conduct tests in order to monitor Tenant's compliance with this Lease and applicable law; or for any other purpose Landlord reasonably deems necessary. Landlord shall give Tenant at least 24 hours prior notice of such entry, except in the case of emergency, and shall take all reasonably efforts to minimize any disruptions to Tenant's business. Landlord may place customary "For Sale" or "For Lease" signs in and about the Premises and Building.

15.11 Mitigation. Landlord shall make reasonable efforts to mitigate the loss or damage occasioned by a default of the Tenant, provided that said obligation to mitigate shall not relieve the Tenant of the burden of proof as required in this Article or otherwise affect the rights and remedies available to Landlord in the event of a default by the Tenant as provided in this Article or otherwise allowed by law or equity.

15.12 Quiet Enjoyment. So long as Tenant is not in default hereunder then, subject to the other terms and conditions of this Lease, Tenant shall not incur any manner of unreasonable interference with its quiet enjoyment, possession and use of the Premises from Landlord.

15.13 Costs and Attorneys' Fees. In the event of litigation between the parties hereto, declaratory or otherwise to enforce, interpret or seek redress of a breach of this Lease, the non-prevailing party shall pay the costs thereof and attorneys' fees actually incurred by the prevailing party, in such suit, at trial and on appeal. The prevailing party shall be the party who is determined by the presiding authority to have substantially prevailed as to its central claim.

15.14 Interpretation. The captions of sections or subsections of this Lease are to assist the parties in reading this Lease and are not a part of the terms and provisions of this Lease. Whenever required by the context of this Lease, the singular shall include the plural and the plural shall include the singular. The masculine, feminine and neuter genders shall each include the other. In any provision relating to the conduct, acts or omissions of Tenant, the term "**Tenant**" shall include Tenant's agents, employees, contractors, invitees, successors or others using the Premises with Tenant's expressed or implied permission.

15.15 Survival. The obligations of each party applicable to time periods prior to the termination or expiration of this Lease shall survive termination or expiration of this Lease, including Landlord's right to indemnification and defense from claims arising from matters occurring prior to termination even though the claim is asserted against Landlord after termination, and payment of amounts not finally calculated by the expiration/termination date.

15.16 Electronic Signatures. Landlord and Tenant agree that this Lease may be conducted by electronic means pursuant to the provisions of the Uniform Electronic Transaction Act.

16. CONFIDENTIALITY AND NON-DISCLOSURE.

The parties hereto acknowledge and agree that the terms and provisions of this Agreement are, by their nature, confidential and each such party shall retain in confidence and not disclose, except as required by law, and require their respective professional representatives and agents to retain in confidence and not disclose, except as required by law, any of the terms and provisions of this Agreement.

Dated as of the Effective Date

LANDLORD:

5 Star Cars LLC, a California limited liability company

By: _____

Name: Wilson Eshagh

Title: _____

TENANT:

Evergreen Market Turlock Inc.

~~Evergreen Market Property Holdings LLC~~, a Washington limited liability company

By: _____

Name: Eric Gaston

Title: _____

Exhibit D

Notice of Non-Performance Penalty

DATE: _____, 20__

PARTIES: CITY OF TURLOCK
156 S Broadway
Turlock, CA 95380
Attention: City Manager

DEVELOPER
Evergreen Market (Turlock), Inc.
4242 East Valley Road
Renton, WA 98057
Attention: Jose Rodrigues

THIS NOTICE OF NON-PERFORMANCE PENALTY ("Penalty Notice") is being executed by the City of Turlock, a California municipal corporation ("City"), with reference to the following.

A. By Instrument No. _____, which was recorded in the Official Records of Stanislaus County, California, on _____, 20__, City recorded a development agreement between City and Evergreen Market (Turlock), Inc., a California corporation ("Developer"), dated _____, 20__ (the "Development Agreement"), relating to the development and operation of a cannabis business.

B. Pursuant to Section 4.2 of the Development Agreement, Developer agrees to pay to City a Public Benefit on the first business day of each month during the Term of the Development Agreement.

C. On _____, 20__, the Public Benefit was due to City by Developer. City did not receive payment.

D. Pursuant to Section 4.5 of the Development Agreement, if Developer fails to make payment when it is due, City may impose a penalty of ten percent (10%) of the total of the past due amounts ("Penalty"). As of _____, 20__, the past due amount equals $_____. The Penalty owed by Developer equals $_____ ("Penalty Amount").

E. Pursuant to Section 4.5 of the Development Agreement, Developer shall make payment of the Penalty Amount in a single installment due within fifteen (15) days of delivery of this Penalty Notice ("Penalty Due Date").

F. Pursuant to Section 4.6 of the Development Agreement, if Developer fails to pay the Penalty Amount before the Penalty Due Date, then, in addition to the Penalty Amount specified in subdivision (D), Developer shall pay City interest on the Penalty Amount, at the rate of eighteen percent (18%) per annum ("Penalty Interest Payment"), computed from the Penalty Due Date specified in subdivision (E). The Penalty Interest Payment is due fifteen (15) days following delivery of the Penalty Due Date. As of _____, 20__, the Penalty Interest Payment amount equals $_____.

G. Nothing contained herein shall constitute a waiver of City's future claims for the Public Benefit, Penalty, or interest on the Penalty.

NOW, THEREFORE, City hereby provides Developer the Penalty Notice required by Section 4.5 of the Development Agreement. This Penalty Notice shall be effective upon notice pursuant to Section 10.3 of the Development Agreement.

CITY OF TURLOCK,
a California municipal corporation

By:_____
City Manager

Exhibit E

INDEMNITY AGREEMENT FOR LAND USE ENTITLEMENT PROCESSING

THIS INDEMNITY AGREEMENT FOR LAND USE ENTITLEMENT PROCESSING ("Agreement") is made and entered into on this ___ day of ____, 20__, ("Effective Date") by and between the City of Turlock, a California municipal corporation ("City") and Evergreen Market (Turlock), Inc., a California corporation ("Applicant"). City and Applicant may be referred to herein individually as a "Party" or collectively as the "Parties". There are no other parties to this Agreement.

RECITALS

A. In 1996, the people of the state of California approved Proposition 215, the Compassionate Use Act of 1996 ("CUA"). The CUA enables seriously ill Californians to legally possess, use, and cultivate marijuana for medical use under state law. In 2003, the California Legislature adopted Senate Bill 420, entitled the Medical Marijuana Program ("MMP"), which authorizes qualified patients and their primary caregivers to cultivate marijuana for medical purposes without being subject to criminal prosecution under the California Penal Code.

B. On October 9, 2015, Governor Jerry Brown signed three bills into law (Assembly Bill 266, Assembly Bill 243, and Senate Bill 643) which are collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"). MCRSA establishes a statewide regulatory system for the cultivation, processing, transportation, testing, manufacturing, and distribution of medical marijuana to qualified patients and their primary caregivers.

C. On November 8, 2016, California voters passed Proposition 64, the Adult Use of Marijuana Act ("AUMA"). AUMA legalizes the cultivation, commercial sale, and possession of recreational cannabis for adults age 21 and older.

D. On June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), which created a single regulatory scheme for both medicinal and adult-use cannabis businesses. MAUCRSA retains the provisions in the MCRSA and AUMA that granted local jurisdictions control over whether businesses engaged in commercial cannabis activity may operate in a particular jurisdiction.

E. On December 7, 2017, California state cannabis licensing authorities issued emergency regulations that apply to AUMA and MAUCRA and further regulate businesses engaged in commercial cannabis activity.

F. Turlock Municipal Code ("T.M.C.") Chapter 5.21 authorizes cannabis businesses to operate within the City under specified restrictions pursuant to a Cannabis Pilot Program.

G. Applicant intends to improve, develop, and use real property to operate a cannabis business (the "Project") within the City in strict compliance with MAUCRSA and T.M.C. chapter 5.60.

H. Applicant has an agreement to lease that certain real property located at 101 East Glenwood Avenue in the City of Turlock, identified as Stanislaus County Assessor's Parcel Number 044-022-013 (the "Project") Applicant intends to improve approximately 2,677 (two thousand six hundred and seventy-seven) square feet of space and operate the Project on the Property.

I. As a condition of approval of the Land Use Entitlements, City has required Applicant to enter into this Agreement.

J. It is in the public interest for City and Applicant to enter into this Agreement, as Applicant will benefit from City's processing of the Project.

K. Applicant desires to enter into this Agreement to fulfill a condition of approval of the Project, which is a prerequisite for construction of the Project.

AGREEMENT

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

Section 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 19 of this Agreement, Sections 1 through 19 shall prevail.

Section 2. Applicant's Indemnification Obligations.

2.1. Indemnification for Land Use Entitlements. To the fullest extent permitted by law, Applicant shall indemnify, and hold harmless City and its agents, elected and appointed officials, officers, employees, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City, or City's

Agents, to attack, set aside, void, or annul, an approval concerning the Land Use Entitlements by reason of the action or inaction of City, or City's Agents. Applicant's duty to indemnify and hold harmless shall not extend to any claim, action or proceeding arising from the gross negligence or willful misconduct of City, or City's Agents.

Applicant's obligations under this Agreement to indemnify City shall apply to any claim, lawsuit or challenge against City brought against the Project, specifically including, but not limited to, any legal challenge based on the California Environmental Quality Act, codified in California Public Resources Code section 21000 et seq.; actions or proceedings brought to challenge the validity of environmental documents prepared in conjunction with the approval of the Project or Land Use Entitlements, or the requirements of any other federal, state, or local laws, including, but not limited to, general plan, specific plan, and zoning requirements.

2.2. Tender of Defense. Upon receiving notice of a claim and pursuant to Article 6 of the Land Use Entitlements, Applicant shall assume the defense of the claim, action, or proceeding through the prompt payment of all attorneys' fees and costs, incurred in good faith and in the exercise of reasonable discretion, of City's counsel in defending such an action. Regardless of whether Applicant chooses to defend City pursuant to Section 6.4 of the Land Use Entitlements, City shall have the absolute and sole authority to control the litigation and make litigation decisions, including, but not limited to, selecting counsel to defend City and settlement or other disposition of the matter.

2.3. Deposit for Costs. Applicant shall make a refundable deposit to City within thirty (30) days of written notification from City ("Cost Deposit"), to cover the estimated fees and costs associated with City's defense of any claim, action or proceeding. Applicant shall make any and all additional payments to City to replenish the Cost Deposit within thirty (30) days of written notice from City.

2.4. Failure to Indemnify; Waiver. Failure to indemnify City, when required by this Agreement, shall constitute a material breach of this Agreement and of the Land Use Entitlements, which shall entitle City to all remedies available under law including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of the Land Use Entitlements. Applicant's failure to indemnify City shall be a waiver by Applicant of any right to proceed with the Project, or any portion thereof, and a waiver of Applicant's right to file a claim, action or proceeding against City or City's Agents based on City's rescission or revocation of the Land Use Entitlements, or City's failure to defend any claim, action or proceeding based on Applicant's failure to indemnify City.

2.5. Satisfaction of Judgment. With respect to any claims, demands, acts, causes of action, damages, costs, expenses, settlements, losses or liabilities which Applicant has indemnified City against, Applicant shall pay and satisfy any judgment, award, settlement or decree that may be rendered or agreed against City and City's Agents arising out of any final, non-appealable judicial or administrative action.

2.6. Payment of Costs and Fees. Applicant's obligations under this Agreement to defend and indemnify City shall include, but not be limited to, payment of all court costs and attorneys' fees, all litigation-related costs, all costs of any judgments or awards against City, or all settlement costs which arise out of City's processing or approval of the Project.

2.7. Continuing Obligation. Applicant shall be and remain personally obligated to all of the terms of this Agreement, notwithstanding any attempt to assign, delegate or otherwise transfer all or any of the rights or obligations of this Agreement, and notwithstanding a change in or transfer of ownership of the real property upon which the Project is located (or any interest therein). However, Applicant may be released from such obligations if Applicant obtains City's prior written consent to such transfer, which consent shall not be unreasonably withheld.

Section 3. City's Obligations. City shall notify Applicant of any claim, action or proceeding within ten (10) business days of receiving service of any claim, action or proceeding. If City fails to notify Applicant of any claim, action, or proceeding, Applicant shall not, thereafter, be responsible to defend, indemnify, or hold City harmless. City shall have and retain, in its sole discretion, the right to not participate in the defense of any claim, action, or proceeding. At its sole discretion, City may participate at its own expense in the defense, but such participation shall not relieve Applicant of any obligation imposed by this Agreement.

Section 4. Notice. Any notice or communication required hereunder between City and Applicant must be in writing and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express, UPS or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving Party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day, or on a Saturday, Sunday or holiday, shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (b) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. 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
156 S. Broadway
Turlock, CA 95380
Attention: City Manager

and Katie O. Lucchesi, City Attorney
156 S. Broadway
Turlock, CA 95380

If to Developer: Jose Rodrigues

4242 East Valley Road
Renton WA 98057

Section 5. **Modification of Agreement**. This Agreement may be supplemented, amended, or modified only by a writing signed by City and Applicant.

Section 6. **Entire Agreement**. This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the Parties pertaining to the action and supersedes all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement.

Section 7. **Agreement is Voluntary**. The Parties acknowledge that they have entered into this Agreement voluntarily, on the basis of their own judgment and without coercion, and not in reliance on any promises, representations, or statements made by the other Party other than those contained in this Agreement. This Agreement incorporates the entire understanding of the Parties and recites the sole consideration of the promises and agreements contained within it. The Parties have read this Agreement and are fully aware of its contents and legal effect.

Section 8. **Time of Essence**. Time is of the essence for this Agreement, and each section contained within this Agreement is made and declared to be a material, necessary, and essential part of this Agreement.

Section 9. **Severability of Agreement**. If a court or an arbitrator of competent jurisdiction holds any section of this Agreement to be illegal, unenforceable, or invalid for any reason, the validity and enforceability of the remaining sections of this Agreement shall not be affected.

Section 10. **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 this Agreement had 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.

Section 11. **Noninterference**. No Party will do anything to interfere with or inhibit the ability of the other to comply with their respective obligations under the terms of this Agreement.

Section 12. **Ambiguities**. 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.

Section 13. **Headings**. The headings in this Agreement are included for convenience only, and neither affect the construction or interpretation of any section in this Agreement nor affect any of the rights or obligations of the Parties to this Agreement.

Section 14. **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. The Parties will act in good faith to carry out the intent of this Agreement.

Section 15. **Governing Law**. This Agreement shall be governed and construed in accordance with the laws of the State of California.

Section 16. **Venue**. Venue for all legal proceedings shall be in the Superior Court of the State of California in and for the County of Stanislaus.

Section 17. **Attorney's Fees and Costs**. If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret sections 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.

Section 18. **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.

Section 19. **Counterparts**. This Agreement may be executed in counterparts and all so executed shall constitute an agreement which shall be binding upon the Parties hereto, notwithstanding that the signatures of all Parties and Parties' designated representatives do not appear on the same page.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, the Parties have executed this Agreement on the day, month and year first above written.

APPLICANT

The Evergreen Market (Turlock), Inc., a California corporation

By: _____
Jose Rodrigues
Its: _____
Owner

Date: _____

The Evergreen Market (Turlock), Inc., a California corporation

By: _____

Its: _____

Date: _____

CITY

City of Turlock, a California municipal corporation

By: _____
Gary Hampton, City Manager

Date: _____

APPROVED AS TO FORM:

By: _____
Katie Lucchesi, City Attorney

Exhibit F

Notice of Termination

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City of Turlock 156 S Broadway Turlock, CA 95380 Attention: City Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code § 6103

NOTICE OF TERMINATION AND RELEASE OF DEVELOPMENT AGREEMENT

DATE: _____, 20___

PARTIES: CITY OF TURLOCK
156 S Broadway
Turlock, CA 95380

THE EVERGREEN MARKET (TURLOCK), INC.
4242 East Valley Road
Renton, WA 98057
Attn: Jose Rodrigues

THIS NOTICE OF TERMINATION AND RELEASE (the "Release") is being executed by the City of Turlock, a California municipal corporation ("City"), with reference to the following.

A. By Instrument No. _____, which was recorded in the Official Records of Stanislaus County, California, on _____, 20__, City recorded a development agreement between City and _____, dated _____, 20__ (the "Development Agreement"), relating to the development and operation of a cannabis business.

B. Pursuant to Sections 1.7 and 9.1 of the Development Agreement, the term of the Development Agreement expires five (5) years from _____, 20__, on _____, 20____.

C. Pursuant to Section 9.1 of the Development Agreement, once terminated, the Development Agreement has no further force or effect, unless otherwise set forth in the Development Agreement.

NOW, THEREFORE, City hereby terminates, cancels, and otherwise releases Developer and Developer's heirs, executives, administrators, successors, and assigns from their obligations in the Development Agreement on this ____ of _____ , 20___, and relinquishes any right it may hereafter have to enforce any of the terms and provisions set forth in the Development Agreement, unless otherwise set forth in the Development Agreement. This termination, cancellation, and release shall be effective upon the recordation of this Release in the office of the County Recorder for the County of Stanislaus, State of California.

CITY OF TURLOCK,
a California municipal corporation

By:_____
City Manager

Exhibit G

Assignment and Assumption Agreement

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City of Turlock 156 S Broadway Turlock, CA 95380 Attention: City Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code § 6103

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (the "Agreement") is entered into this _____ day of _____, 20___, by and between _____The Evergreen Market (Turlock), Inc. ("Assignors"), and _____ ("Assignee").

RECITALS

A. On _____, 20__, Assignor and the City of Turlock (the "City") entered into that certain agreement entitled "Development Agreement by and between the City of Turlock, a California municipal corporation and The Evergreen Market (Turlock), Inc. relating to the improvement, development, and use of real property to operate a cannabis business (the "Development Agreement"), originally recorded upon Stanislaus County Assessor's Parcel Number 044-022-013 (the "Property").

B. Section 10.1 of the Development Agreement prohibits the sale, assignment, or transfer by Assignor of any portion of Assignor's interests, rights, or titles described in that section of the Development Agreement ("Assignable Rights") to a third party without prior written approval by the City Manager of the City of Turlock (the "City Manager").

C. Assignor intends to assign, and Assignee intends to assume, the Assignable Rights under the Development Agreement.

D. In accordance with the terms of the Development Agreement, Assignor has provided to the City Manager a written request for consent to assignment. The City Manager has received the information he or she deems appropriate and consulted with the City Attorney for the purpose of determining that Assignee is a qualified applicant for purposes of the foregoing terms of the Development Agreement. This Agreement is intended to meet the requirements of Section 10.1 of the Development Agreement for an Assignment and Assumption Agreement and is executed with the consent of the City Manager as contemplated in the Development Agreement.

NOW, THEREFORE, Assignor and Assignee hereby agree as follows:

1. The foregoing Recitals are true and incorporated herein by this reference as though set forth in full.

2. Assignor hereby assigns to Assignee all of the Assignable Rights of Assignor under the Development Agreement.

3. Assignee hereby assumes all of the burdens and obligations of Assignor under the Development Agreement and agrees to observe and fully perform all of the duties and obligations of Assignor under the Development Agreement, and to be subject to all the terms and conditions thereof, with respect to the Property and Assignable Rights. It is the express intention of Assignor and Assignee that, upon the execution of this Agreement, Assignee shall become substituted for Assignor as the "Developer" under the Development Agreement.

4. This Agreement shall take effect and be binding only upon the City Manager's consent to and approval of the Agreement.

5. Assignee represents and warrants that it has reviewed and is familiar with the terms and conditions of the Development Agreement. Assignee acknowledges that the Assignable Rights are as set forth in Section 10.1 of the Development Agreement, and the duties of Assignor thereunder and the duties of Assignee hereunder, as between Assignee and City, shall be without reference to any underlying agreements or understandings that may exist between Assignee, Assignor, or any other party with respect to the subject matter hereof, and that City is not party to such other agreements.

6. All of the covenants, terms, and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

[Signatures on the Following Page]

ASSIGNOR

The Evergreen Market (Turlock), Inc., a California corporation

By: _____
Jose Rodrigues
Its: Owner

Date: _____

ASSIGNEE

_____
_____

By: _____
Its: _____

Date: _____

City of Turlock, a California municipal corporation

By:_____
Gary Hampton
City Manager

Date:_____

APPROVED AS TO FORM:

By:_____
Katie Lucchesi, City Attorney

Date:_____

City Council Staff Report
June 9, 2026

From:	Adrienne Werner, Development Services Director
Prepared by:	Katie Quintero, Planning Manager
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:
Ordinance: Second and Final Reading of an Ordinance amending terms and extending the Development Agreement between the City of Turlock and NHC Turlock LLC.

2. NARRATIVE:
BACKGROUND

NHC is located at 3401 W. Monte Vista Avenue. The property is zoned PD 233 with an underlying General Plan Designation of Highway Commercial (HWC). The commercial zoning and general plan designations allow cannabis dispensaries with a Conditional Use Permit and Development Agreement.

On September 22, 2020, the City Council granted Conditional Use Permit 2020-01 and approved the Development Agreement to allow NHC to operate a cannabis dispensary.

NHC opened for business on May 19, 2023.

On September 11, 2025, the City of Turlock and NHC entered into a second amendment to the Development Agreement to extend the term of the Development Agreement through June 30, 2026.

Annual Review

The Turlock Municipal Code §9-5-912 requires the City Council to review annually whether the property owner has complied in good faith with the terms and conditions of the Development Agreement.

Planning Department

Signage
NHC was issued a sign permit for the signs on the building and is in compliance with all sign requirements.

NHC is in compliance with all other Planning conditions established in City Council Resolution 2020-145.

Building Department

There are no active building code violations and NHC is in compliance with the requirements of the Building and Safety Division.

Finance Department

Business License
NHC was issued a business license on January 27, 2023. Their business license is current and active. There are no outstanding issues.

Public Benefit Amount
The Development Agreement requires monthly payment of a public benefit amount. Section 4.2 of the Development Agreement details the public benefit amount that NHC must submit to the City on a monthly basis.

The audits and compliance checks have been completed. NHC is in compliance with the Finance Department requirements. The public benefit amount that NHC has paid is detailed in the table below:

Fiscal Year	Public Benefit Payment
2020-21	N/A
2021-22	N/A
2022-23	$50,000.00
2023-24	$310,000.00
2024-25	$375,000.00
2025-26*	$280,000.00
Total through 4/29/26	**$1,015,000.00**
*Payment made through March 2026	

Police Department

Calls for Service

There were 13 calls for service (CFS) in 2023, including four extra patrols and three trespassing calls prior to NHC opening for business. Two panic alarms were accidental. The responding officer found the building secure. The alarm company called back and canceled the 2 commercial alarms. A suspicious vehicle call found an unoccupied car with no one in the vicinity. A self-initiated trespass call was placed by the security guard when two males in an RV refused to leave the property. The officer responded and advised the subjects to leave the area. The subjects stated they were waiting for a friend to drive them to Modesto. The Fire Department responded to a fire in the microwave in the employee break room. One fraudulent phone call made to the business was closed by the responding officer.

There were a total of 9 CFS in 2024, including one commercial fire alarm and a medical emergency call, both cleared by the Fire Department. A suspicious vehicle call found a boat and trailer parked on the property with no one in the surrounding area. Three panic alarm calls were attributed to employees accidentally pressing the panic button, two commercial alarms found a roof hatch unsecured, and a main entry unsecured. Employees were educated on securing the respective entries. One CFS was for larceny with two suspects

concealing a product and leaving the business without paying for the product. This call for service resulted in an arrest. All other calls did not result in a report filed by the responding officer or arrests.

Calls for Service from January 1, 2025, through October 22, 2025, totaled five. All five calls for service were false alarm calls closed by dispatch and the alarm company and/or the responding officer.

There were eight calls for service from October 2025 through April 2026. Five false alarm or accidental alarm calls included three closed by the responding officer, one closed by dispatch and one closed by the alarm company. One emergency medical call was closed by AMR. Two ordinance checks were closed by dispatch and the responding officer. The ordinance checks were for suspicious objects left in the bushes.

It is important to remember, when responding to calls, the location is indexed by where the incident occurred or where the officer should respond to, to contact the victim. If the officer responds to the parking lot for NHC, the address and business name will be indexed in the report. If no report was made, the officer did not find probable cause to show a crime occurred.

Annual Inspection

On April 23, 2026, the Police Department conducted their annual inspection. The following items were found at the inspection:

- The public lobby of the business did not have a monitor viewable to the public to show customers they were being recorded.

The business has been mailed a letter noting these deficiencies and a second inspection will be conducted to ensure these items have been corrected. These items are minor in nature and can be corrected easily and, therefore, NHC is in substantial compliance with the Police Department’s conditions.

PROPOSED AMENDMENTS

Various amendments are proposed to the Development Agreement. To capture all previous amendments to the Development Agreement into one document, the City has prepared a First Amended and Restated Development Agreement. This captures the two previous amendments and newly proposed amendments into this one complete Agreement.

In response to concerns from many of the dispensary operators, the City is proposing to amend the language for the public benefit amount to remove the monthly minimum payment and move to a percentage only. The percentage is set as a range up to 9% of gross receipts but proposes to set the amount required to be paid at 5.25% through May 31, 2027, at which time Council may set a new Public Benefit amount within the range. This change will cause a reduction in the overall amount the City will receive in the public benefit amount, but it will provide more stability and will reduce the financial strain on the cannabis operators.

The term of the agreement is proposed to be extended for three years through June 30, 2029.

Other regulations proposed to be added to the agreement include requiring remote real-time live access to the video footage of cameras installed at the businesses and requiring background checks prior to any changes in ownership or on any individual or entity every two years or at any other time upon reasonable cause. A section has been added detailing if anyone with direct or indirect ownership or controlling interest in the project is convicted of a felony or any crime substantially related to the ownership or operation of a cannabis business, the City may terminate the Development Agreement. If given such notice, the Developer would have 180 days to complete a transfer of their interest to a transferee approved by the City.

Other proposed changes include various language cleanups and updates to current laws and regulations.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Adopton of the proposed amendments will lead to a reduction in cannabis revenue collected from the public benefit amount but it will create more stability for the cannabis operators.

4. ENVIRONMENTAL DETERMINATION:

The project consists of the annual review to determine if NHC has complied in good faith with the terms and conditions of the Development Agreement as well as a three-year time extension and miscellaneous amendments to the Development Agreement.

No changes or modifications to the site are anticipated as a result of this review; therefore, this action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the annual review, request for a time extension and various miscellaneous changes to the Development Agreement. This action will not result in direct or indirect physical changes in the environment.

5. ALTERNATIVES:

1. City Council could find NHC Turlock LLC has not complied in good faith with the terms of the Development Agreement for the annual review.
2. City Council could propose other changes to the terms of the Development Agreement.

6. ATTACHMENTS:

1. Draft Ordinance and DA for NHC

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING TERMS AND EXTENDING BY AMENDMENT, THE DEVELOPMENT AGREEMENT BETWEEN NHC TURLOCK, LLC AND THE CITY OF TURLOCK FOR THE OPERATION OF AN INDOOR CANNABIS CULTIVATION, MANUFACTURING, AND DISTRIBUTION BUSINESS AT 3401 W. MONTE VISTA AVENUE, TURLOCK, CALIFORNIA, STANISLAUS COUNTY APN 087-003-039 THROUGH JUNE 30, 2029	**ORDINANCE NO. 13XX-CS**

WHEREAS, on June 11, 2019, the City Council of the City of Turlock (the "City Council") adopted Ordinance No. 1255-CS to enact cannabis regulations for cannabis businesses pursuant to AUMA and MAUCRSA, by amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program"); and

WHEREAS, on June 11, 2019, the City adopted Ordinance No. 1255-CS amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program") to regulate the operation of commercial cannabis businesses within the City; and

WHEREAS, the City and NHC entered into a Development Agreement dated September 22, 2020, which permitted NHC Turlock LLC ("NHC") to operate an indoor cannabis cultivation, manufacturing, and distribution business at 3401 W. Monte Vista Avenue, Turlock, California, County of Stanislaus Assessor's Parcel Number 087-003-039; and

WHEREAS, on September 22, 2020 the City adopted Ordinance No. 1284-CS approving a Development Agreement by and between the City and Evergreen Market dba FF Farms to operate an indoor cannabis cultivation, manufacturing, and distribution business as defined in Turlock Municipal Code Section 5.21 in strict accordance with applicable state and local law, at 101 E. Glenwood Avenue, Turlock, California, County of Stanislaus Assessor's Parcel Number 087-003-039 (the "Project"), consistent with the General Plan, as amended; and

WHEREAS, the City and NHC Turlock LLC entered into that certain First Amendment to Development Agreement dated December 19, 2022 authorizing a change in ownership; and

WHEREAS, on September 11, 2025, the City and NHC Turlock LLC entered into that certain Second Amendment to extend the term of the Development Agreement through June 30, 2026; and

WHEREAS, under Section 5-21-103 of the Turlock Municipal Code, any cannabis cultivation, manufacturing, and distribution business allowed in the City shall obtain a development agreement, a City business license, and conditional use permit; and

WHEREAS, pursuant to Section 1.9 of the Development Agreement a "Major Amendment" to the Development Agreement shall be approved by the City Council; and

WHEREAS, after the public hearing held on May 7, 2026, the Planning Commission recommended the City Council make the proposed amendments to the Development Agreement and extend the term of the Development Agreement through June 30, 2029; and

WHEREAS, the City Council, based on its independent review and analysis of the Planning Commission's recommendation, oral and written testimony, and the record as a whole, finds, after due study, deliberation, and holding a public hearing, and based on its independent judgement, find that the following circumstances exist:

1. The Project is consistent with the goals, policies, and standards of the City's General Plan and all other applicable standards and ordinances of the City.
2. In accordance with the Development Agreement Statute, the City Council finds that the amendment to the Development Agreement:
    a. Will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area nor detrimental to the general welfare of the residents of the City as a whole; and
    b. Will not adversely affect the orderly development of property or the preservation of property values; and
    c. Is consistent with the relevant provisions of Government Code Sections 65864 through 65869.5; and
    d. Contains a legal description of the property.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Turlock does hereby determine:

Section 1. The recitals stated above are true and correct, and hereby incorporated herein.

Section 2. This request is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the request for a time extension for the Development Agreement (DA) between the City of Turlock and Evergreen Market dba FF Farms This action will not result in direct or indirect physical changes in the environment.

Section 3. The City Council of the City of Turlock extends the terms of the Development Agreement between the City of Turlock and NHC through June 30, 2029.

Section 4. If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional or

invalid for any reason, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more sections(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

Section 5. Upon passage of this Ordinance, the City Manager is authorized to execute the amendment to the Amended and Restated Development Agreement as shown in Exhibit A on behalf of the City. Within ten (10) days of the execution, but no earlier than 30 days after passage of this Ordinance, the City Clerk shall cause the amendment to the Development Agreement to be recorded in the Office of the County Recorder as provided for by Government Code section 65868.5. The amendment to the Development Agreement shall not take effect for thirty (30) days following passage and adoption of this Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 2026, by the following vote:

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

SIGNED:

_____
Amy Bublak, Mayor

ATTEST:

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

APPROVED AS TO FORM:

_____
Katie Lucchesi, City Attorney

EXHIBIT A

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

City of Turlock
156 S Broadway
Turlock, CA 95380
Attention: City Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code §6103

FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TURLOCK AND NHC TURLOCK LLC

THIS FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this_____ day of __ __ __ __ __ 2026, by and between the **City of Turlock,** a California municipal corporation ("City"), and **NHC Turlock LLC,** a California limited liability company ("Developer"). City and Developer may be referred to herein individually as a "Party" or collectively as the "Parties." There are no other parties to this Agreement.

RECITALS

A. On October 9, 2015, Governor Jerry Brown signed three bills into law (Assembly Bill 266, Assembly Bill 243, and Senate Bill 643) which are collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"). MCRSA establishes a statewide regulatory system for the cultivation, processing, transportation, testing, manufacturing and distribution of medical marijuana to qualified patients and their primary caregivers.

B. On November 8, 2016, California voters enacted Proposition 64, the Control, Regulate and Tax Adult Use of Marijuana Act, also known as the Adult Use of Marijuana Act ("AUMA"), which establishes a comprehensive system to legalize, control, and regulate the cultivation, processing, manufacture, distribution, testing, and sale of nonmedical cannabis, including cannabis products, for use by adults 21 years and older and to tax the growth and retail sale of cannabis for nonmedical use.

C. On June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), which creates a single regulatory scheme for both medicinal and adult-use cannabis businesses. MAUCRSA retains the provisions in MCRSA and AUMA that granted local jurisdictions control over whether businesses engaged in Commercial Cannabis Activity, as defined in Section 1.4 of this Agreement, may operate in a particular jurisdiction.

D. On June 11, 2019, the Turlock City Council (the "City Council") adopted Ordinance No. 1255-CS to enact cannabis regulations as defined under Turlock Municipal Code ("T.M.C.") Chapter 5.21 pursuant to AUMA and MAUCRSA.

E. On June 11, 2019, the City adopted Ordinance No. 1255-CS amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program") to regulate the operation of commercial cannabis businesses within the City.

F. Developer proposed to improve, develop and use real property to operate a Cannabis Business Project, as defined below, in strict accordance with California Cannabis Laws, as defined in Section 1.4 of this Agreement and the T.M.C., as each may be amended from time to time.

G. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the California Legislature adopted Government Code section 65864 et seq. (the "Development Agreement Statute"), which authorizes City and an individual or business entity with an interest in real property to enter into a development agreement that establishes certain development rights in real property that is subject to a development agreement application.

H. On June 11, 2019, following the adoption of the Pilot Program, the City issued and circulated a request for qualifications ("RFQ"). The purpose of the RFQ was to form the basis for a selection process of qualified cannabis operators for participation in the Pilot Program. Developer completed the RFQ requirements.

I. Developer submitted an application to the City Planning Department for consideration of a development agreement for a commercial cannabis business.

J. Developer purchased property located at 3401 West Monte Vista Avenue Turlock, California, County of Stanislaus Assessor's Parcel Number 087-003-039 of which Developer improved approximately 1.326 acres of space (the "Site") to operate the Cannabis Business Project, more particularly described in the legal description attached hereto as **Exhibit A** ("Legal Description") and the Cannabis Business Project Site Map attached hereto as **Exhibit B.**

K. Developer purchased the Site for the purpose of carrying out the Cannabis Business Project. A copy of the deed to the Site is attached hereto as **Exhibit C,** within satisfaction of the requirement of T.M.C. Chapter 5.21.

L. On August 6, 2020, the Turlock Planning Commission ("Planning Commission"), in a duly noticed and conducted public hearing, considered Developer's application

for this Agreement. At that public hearing, the Planning Commission adopted Planning Commission Resolution No. 2020-16 recommending the City Council adopt an Ordinance, which would allow Developer to operate the Cannabis Business Project at the Site.

M. On September 22, 2020, pursuant to Government Code section 65867.5, and following a duly noticed and conducted public hearing, the City Council reviewed, considered, adopted, and entered into this Agreement pursuant to Ordinance No. 1284-CS.

N. This Agreement is entered into pursuant to the Development Agreement Statute.

O. The City Council has determined that this Agreement is consistent with the City's General Plan and has conducted all necessary proceedings in accordance with the T.M.C. for the approval of this Agreement.

P. The City and NHC Turlock LLC entered into that certain First Amendment to Development Agreement dated December 19, 2022 ("First Amendment").

Q. The City and NHC Turlock LLC entered into that certain Second Amendment to Development Agreement dated September 11, 2025 ("Second Amendment").

R. Under Section 5-21-103 of the Turlock Municipal Code, any cannabis dispensary business allowed in the City shall obtain a development agreement, a City business license, and a conditional use permit.

S. The Parties wish to enter into this First Amended and Restated Development Agreement to replace previous agreements between the Parties and to fulfill the requirement that a cannabis business requires a development agreement pursuant to TMC Section 5-21-103.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

AGREEMENT

ARTICLE 1
GENERAL PROVISIONS

Section 1.1. Findings. City hereby finds and determines that entering into this Agreement furthers the public health, safety and general welfare and is consistent with the City's General Plan, including all text and maps in the General Plan.

Section 1.2. Recitals. The Recitals above are true and correct and are hereby incorporated into and made a part of this Agreement. In the event of any inconsistency between the Recitals and the provisions of Articles 1 through 10 of this Agreement, the provisions of Articles 1 through 10 shall prevail.

Section 1.3. Exhibits. The following "Exhibits" are attached hereto and incorporated into this Agreement:

Designation	Description
Exhibit A	Cannabis Site Legal Description
Exhibit B	Cannabis Business Project Site Map
Exhibit C	Site Deed
Exhibit D	Notice of Non-Performance Penalty
Exhibit E	Indemnification Agreement
Exhibit F	Notice of Termination
Exhibit G	Assignment and Assumption Agreement

Section 1.4. Definitions. In this Agreement, unless the context otherwise requires, the terms below have the following meaning:

(a) "Additional Insureds" has the meaning set forth in Section 6.1.

(b) "Additional Licenses" has the meaning set forth in Section 2.4.

(c) "Adult-use cannabis" means a product containing cannabis, including, but not limited to, concentrates and extractions, intended for use by adults 21 years of age and older in California pursuant to the California Cannabis Laws.

(d) "Agreement" means this Development Agreement, inclusive of all Exhibits attached hereto.

(e) "Application" has the meaning set forth in Recital G.

(f) "Assignment and Assumption Agreement" has the meaning set forth in Section 10.1.

(g) "AUMA" means the Adult Use of Marijuana Act (Proposition 64) approved by California voters on November 8, 2016.

(h) "Authorized License" has the meaning set forth in Section 2.3.

(i) "Department" means the Department of Cannabis Control or any successor state agency.

(j) "California Building Standards Codes" means the California Building Code, as amended from time to time, in Part 2, Volumes 1 and 2, as part of Title 24 of the California Code of Regulations, as may be adopted by the T.M.C.

(k) "California Cannabis Laws" includes AUMA, MAUCRSA, CUA (as defined below), the Medical Marijuana Program Act of 2004 codified as Health and Safety Code sections 11362.7 through 11.62.83 and any other applicable laws that may be enacted or approved.

(l) "Cannabis" means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis. "Cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this division, "cannabis" does not mean "industrial hemp" as defined by Section 11018.5 of the Health and Safety Code. Cannabis and the term "marijuana" may be used interchangeably.

(m) "Cannabis Business Pilot Program" means the cannabis business program established and authorized by T.M.C. Chapter 5.21.

(n) "Cannabis Business Project" means the cannabis retail business operated by Developer on the Site pursuant to the Authorized License.

(o) "Cannabis Manufacturing Business" means a business engaged in commercial cannabis activity pursuant to a state approved Type 6 or 7 license, Type A and M licenses designated as a Cannabis business.

(p) "Cannabis product" means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

(q) "CEQA" means the California Environmental Quality Act, as set forth in Division 13 (Commencing with Section 21000) of the California Public Resources Code, and the CEQA Guidelines, as set forth in Title 14 (Commencing with Section 15000) of the California Code of Regulations.

(r) "City" means the City of Turlock, a California municipal corporation having general police powers.

(s) "City Council" means the City of Turlock City Council, as defined in T.M.C. Section 2.1.

(t) "City Manager" means the City Manager of the City of Turlock or his or her designee, as described in T.M.C. Section 2.4.

(u) "Charged Party" has the meaning set forth in Section 8.1.

(v) "Charging Party" has the meaning set forth in Section 8.1

(w) "Commercial Cannabis Activity" includes cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, delivery, or sale of cannabis or a cannabis product that requires a state license pursuant to MAUCRSA.

(x) "Planning Commission" means the City of Turlock Planning Commission, as established by T.M.C. Section 9.5.

(y) "Conditional Use Permit" means a conditional use permit issued by City pursuant to T.M.C. Section 9.3.

(z) "CUA" means the Compassionate Use Act (Proposition 215) approved by California voters on November 5, 1996.

(aa) "Developer" means NHC Turlock, LLC Developer also has the meaning set forth in Section 6.1.

(bb) "Development Agreement Statute" has the meaning set forth in Recital

(cc) "Exhibits" has the meaning set forth in Section 1.3.

(dd) "Gross Receipts from Operations" means total revenue actually received or receivable from operation of the Cannabis Business Project, including: all sales; the total amount of compensation actually received or receivable for the performance of any act or service, of whatever nature it may be, for which a charge is made or credit allowed whether or not such act or service is done as part of or in connection with the sale of materials, goods, wares, or merchandise; and gains realized from trading in stocks or bonds, interest discounts, rents, royalties, fees, commissions, dividends, or other remunerations, however designated. Included in "gross receipts" shall be all receipts, cash, credits, and property of any kind or nature, without any deduction therefrom on account of the cost of the property sold, the cost of materials used, labor or service costs, interest paid or payable, or losses or other expenses whatsoever, except that the following shall be excluded therefrom:

1. Cash discounts allowed and taken on sales;

2. Credit allowed on property accepted as part of the purchase price and which property may later be sold, at which time the sales price shall be included as "gross receipts";

3. Any tax required by law to be included in or added to the purchase price and collected from the consumer or purchaser;

4. Such part of the sale price of property returned by purchasers upon rescission of a

contract of sale as is refunded either in cash or by credit; and

5. Receipts of refundable deposits, except that such deposits when forfeited and taken into income of the business shall not be excluded.

The intent of this definition is to ensure that in calculating the payment required under Section 4.2, all sales of cannabis products through the Cannabis Business Project are captured. This definition shall therefore be given the broadest possible interpretation consistent with this intent.

(ee) "Indemnification Agreement" has the meaning set forth in Section 6.3.

(ff) "Major Amendment" means an amendment that shall have a material effect on the terms of this Agreement. A Major Amendment also has the meaning set forth in Section 2.4. Major Amendments shall require approval by the City Council.

(gg) "Marijuana" has the same meaning as cannabis and those terms may be used interchangeably.

(hh) "MAUCRSA" means the Medicinal and Adult-Use Cannabis Regulation and Safety Act, codified as Business and Professions Code section 26000 et seq., as may be amended from time to time.

(ii) "MCRSA" has the meaning set forth in Recital A.

(jj) "Ministerial Fee" or "Ministerial Fees" has the meanings set forth in Section 4.1.

(kk) "Minor Amendment" means a clerical amendment to this Agreement that shall not materially affect the terms of this Agreement and any amendment described as minor herein. A Minor Amendment also has the meaning set forth in Section 1.7.

(ll) "Mortgage" has the meaning set forth in Article 7.

(mm) "Non-Performance Penalty" has the meaning set forth in Section 4.5.

(nn) "Notice of Non-Performance Penalty" has the meaning set forth in Section 4.5.

(oo) Termination" has the meaning set forth in Section 9.1.

(pp) "Processing Costs" has the meaning set forth in Section 1.11.

(qq) "Project Litigation" has the meaning set forth in Section 10.7.

(rr) "Public Benefit" has the meaning set forth in Section 4.2.

(ss) "Public Benefit Amount" has the meaning set forth in Section 4.2.

(tt) "State Licensing Authority" means the state agency responsible for the issuance, renewal or reinstatement of a state cannabis license or the state agency authorized to take disciplinary action against a business licensed under the California Cannabis Laws.

(uu) "State Cannabis Regulations" means the regulations promulgated by the State Licensing Authority pursuant to the California Cannabis Laws (4 CCR 4 15000 *et seq*., or their respective successors)

(vv) "State Taxing Authority" has the meaning set forth in Section 4.2.

(ww) "Subsequent City Approvals" has the meaning set forth in Section 3.1.

(xx) "Term" has the meaning set forth in Section 1.7.

(yy) "T.M.C." means the Turlock Municipal Code.

(zz) "Type 1A license" or "Specialty Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting of between 501 and 5,000 square feet of total canopy size on one premises.

(aaa) "Type 2A license" or "Small Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting between 5,001 and 10,000 square feet, inclusive, of total canopy size on one premises.

(bbb) "Type 3A license" or "Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting between 10,001 and 22,000 square feet, inclusive, of total canopy size on one premises.

(ccc) "Type 4 license" or "Nursery" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for cultivation.

(ddd) "Type 6 license" or "Manufacturer 1" means a state license issued by the Department of Public Health pursuant to the California Cannabis Laws for manufacturing sites that produce cannabis products using nonvolatile solvents.

(eee) "Type? license" or "Manufacturer 2" means a state license issued by the Department of Public Health pursuant to the California Cannabis Laws for manufacturing sites that produce cannabis products using volatile solvents.

(fff) "Type 10 license" or "Retailer" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws authorizing the retail sale of cannabis and cannabis products. Retail sale

includes sales at a storefront and by delivery, pursuant to all state and local laws and regulations.

(ggg) "Type 11 license" or "Distributor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for the distribution of cannabis and cannabis products from manufacturer to dispensary.

(hhh) 'Type 12 license" or "Microbusiness" means a state license issued by a State Licensing Authority pursuant to the California Cannabis Laws relating to cannabis manufacturing, retail and distribution.

(iii) "Type 13 license" or "Distribution Transport-Only" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for distribution cannabis and cannabis products.

Conforming Interpretation of State Cannabis License References. Any reference in this Agreement to a State cannabis license, State Cannabis Regulations, licensing authority, or specific state cannabis license type or designation shall be deemed to include any successor license, permit, approval, agency, or regulation that replaces, renames, consolidates, or reclassifies such license or regulatory framework under California law, including those administered by the California Department of Cannabis Control or any successor agency.

No change in the name, number, classification, or structure of any State cannabis business license shall be construed to expand, limit, or otherwise modify the cannabis activities authorized under this Agreement, except as required by applicable state law or as expressly approved in writing by the City.

The scope of permitted commercial cannabis activities shall be determined solely by this Agreement and applicable City approvals, and not by the type, title, or designation of any state license held by Developer, unless expressly mandated by state law.

Section 1.5. Project is a Private Undertaking. The Parties agree that the Cannabis Business Project is a private development and that City has no interest therein, except as authorized in the exercise of its governmental functions. City shall not for any purpose be considered an agent of Developer or of the Cannabis Business Project.

Section 1.6. Effective Date of Agreement. This Agreement shall become effective upon the date that the ordinance approving this Agreement becomes effective (the "Effective Date").

Section 1.7. Term. The term of this Agreement (“Term”) shall be through June 30, 2029, unless earlier terminated in accordance with the provisions of this Agreement.

(a) Government Tolling or Termination. City may provide written notice to Developer to cease all Commercial Cannabis Activity, upon which Developer shall

immediately comply if City is required, directed or believes, in its sole and absolute discretion, it must temporarily halt or terminate Commercial Cannabis Activity within the City to comply with federal or state law. If City temporarily halts this Agreement to comply with federal or state law, this Agreement shall be tolled for no longer than one (1) calendar year (the "Tolling Period"). Developer shall not accrue or be liable to City for any Ministerial Fees or Public Benefit Amount during the Tolling Period. Developer shall resume paying any applicable fees after the Tolling Period ends. City and Developer shall discuss in good faith the termination of this Agreement if the Tolling Period exceeds one (1) calendar year to comply with federal or state law.

(b) Developer Tolling or Termination. Developer may not temporarily halt or terminate this Agreement for any purpose without causing a default of this Agreement, except as otherwise allowed by this Agreement or by mutual agreement of the Parties.

Section 1.8. Priority of Enactment. In the event of a conflict between the various land use documents referenced in this Agreement, the Parties agree that the following sequence of approvals establishes the relative priority of the approvals, each approval superior to the approvals listed thereafter: (a) General Plan, (b) Specific Plan, (c) Agreement, (d) Conditional Use Permit, (e) Indemnification Agreement, and (f) Subsequent City Approvals.

Section 1.9. Amendment of Agreement. This Agreement shall be amended only by mutual consent of the Parties. All amendments shall be in writing. The City Council hereby expressly authorizes the City Manager to approve a Minor Amendment to this Agreement, upon notification of the City Council. A Major Amendment to this Agreement shall be approved by the City Council. The City Manager shall, on behalf of City, have sole discretion for City to determine if an amendment is a Minor Amendment or a Major Amendment. Nothing in this Agreement shall be construed as requiring a noticed public hearing, unless required by law.

Section 1.10. Recordation of Development Agreement. The City Clerk shall cause a copy of this Agreement to be recorded against the title of the Site within ten (10) business days of the Effective Date.

Section 1.11. Funding Agreement for Processing Costs. If Developer proposes an amendment to this agreement, Developer shall pay for all actual fees and expenses incurred by City that are related to the preparation and processing of amendments to this Agreement, including recording fees, publishing fees, staff time, and consultant and attorneys' fees and costs (collectively, "Processing Costs"). Developer shall deposit monies for such processing as estimated by the Development Services Department. The Processing Costs are refundable solely to the extent of non-expended Processing Costs.

(a) Accounting. Developer may request, and City shall issue within a reasonable time not to exceed thirty (30) days, an accounting and written acknowledgement of Processing Costs paid to City.

ARTICLE 2 DEVELOPMENT OF PROPERTY

Section 2.1. Vested Right of Developer. During the Term, in developing the Site consistent with the Cannabis Business Project described herein, Developer is assured that the development rights, obligation terms, and conditions specified in this Agreement, including, without limitation, the terms, conditions, and limitations set forth in the Exhibits, are fully vested in Developer and may not be modified or terminated by City except as set forth in this Agreement or with Developer's written consent.

Section 2.2. Vested Right to Develop. In accordance with Section 2.1, Developer shall have the vested right to develop and use the Cannabis Business Project consistent with this Agreement, the Conditional Use Permit, and Subsequent City Approvals.

Section 2.3. Permitted Uses and Development Standards. Developer shall be authorized to develop, construct, and use the Site for Commercial Cannabis Activity consistent with the following license type (the "Authorized License"):

Type 10	Storefront Dispensary

Pursuant to this Agreement, Developer shall be permitted to use the Site consistent with the Authorized License for the Term of this Agreement and during the time Developer is applying for the Authorized License with the applicable State Licensing Authority. Developer shall begin operations of the Cannabis Business Project under the Authorized License within six (6) months of the issuance of a Conditional Use Permit or adoption of the operative ordinance approving this Agreement, whichever is later, unless Developer is prevented from doing so due to any event or circumstance set forth in Section 8.6 of this Agreement. Notwithstanding the foregoing, Developer is required to apply for and obtain the Authorized License from the State of California. If the State Licensing Authority does not grant the Authorized License to Developer, Developer shall immediately cease Commercial Cannabis Activity and any other operations on the respective site. Developer shall also, within thirty (30) days of receiving notice from the State Licensing Authority, notify City of the State Licensing Authority's denial or rejection of the Authorized License. In this situation, this Agreement shall terminate immediately. The Parties intend for this Agreement and the Conditional Use Permit to serve as the definitive and controlling documents for all subsequent actions, discretionary or ministerial, relating to development of the Site and the Cannabis Business Project.

Section 2.4. Major Amendment to Permitted Uses. Developer may request to add to the Authorized License additional license types once that license is applied for or obtained from the appropriate State Licensing Authority (the "Additional Licenses"). Such request shall be a Major Amendment to this Agreement.

Section 2.5. Conditional Use Permit. Developer shall obtain a Conditional Use Permit for the Commercial Cannabis Activity and Authorized License contemplated

herein for the Project and at the Site. No Commercial Cannabis Activity may occur at the Site until Developer has obtained a Conditional Use Permit to use and operate the Authorized License at the Site. This Conditional Use Permit must be maintained in good standing throughout the Term. This Agreement shall immediately terminate if the Conditional Use Permit for the Authorized License is revoked by City for any reason.

Section 2.6. Subsequent Entitlements, Approvals, and Permits. Successful implementation of the Cannabis Business Project shall require Developer to obtain additional approvals and permits from City and other local and state agencies. City shall comply with CEQA in the administration of all Subsequent City Approvals. In acting upon any Subsequent City Approvals, City's exercise of discretion and permit authority shall conform to this Agreement. Notwithstanding the foregoing, in the course of taking action on the Subsequent City Approvals, City will exercise discretion in adopting mitigation measures as part of the Conditional Use Permit. The exercise of this discretion is not prohibited or limited in any way by this Agreement. Nothing in this Agreement shall preclude the evaluation of impacts or consideration of mitigation measures or alternatives, as required by CEQA.

(a) Contemplated City Rules and Guidelines. City anticipates issuing additional rules, administrative guidelines, and amendments to the T.M.C. associated with operation of the Cannabis Business Program. City may establish requirements that are identical to or place a higher standard of care as existing provisions of the California Cannabis Laws, State Cannabis Regulations, or any amendments thereto. City reserves the right to adopt additional categories of rules or guidelines that are not listed in this Section as part of the Cannabis Business Program. Developer shall comply with any and all additional rules, administrative guidelines, and amendments to the T.M.C. adopted by City that govern or pertain to the Cannabis Business Project. Nothing in this Agreement shall be construed as limiting the City to amend the T.M.C or issue rules or guidelines following the Effective Date of this Agreement that Developer will be required to adhere to.

Section 2.7. Initiatives and Referenda. If any City ordinance, rule or regulation, or addition to the T.M.C. is enacted or imposed by a citizen-sponsored initiative or referendum after the Effective Date that would conflict with this Agreement, an associated Conditional Use Permit, Subsequent City Approvals, or reduce the development rights or assurances provided to Developer in this Agreement, such T.M.C. changes shall not be applied to the Site or the Cannabis Business Project; provided, however, the Parties acknowledge that City's approval of this Agreement is a legislative action subject to referendum. City shall cooperate with Developer and shall undertake such reasonable actions as may be appropriate to ensure this Agreement remains in full force and effect and is implemented in accordance with its terms to the fullest extent permitted by state or federal law.

Section 2.8. Regulation by Other Government Entities. Developer acknowledges that City does not have authority or jurisdiction over any other government entities' ability to grant governmental approvals or permits or to impose a moratorium or other limitations that may negatively affect the Cannabis Business Project or the ability of City to issue a permit to Developer or comply with the terms of

this Agreement. Any moratorium imposed by another government entity, including the State Licensing Authority, on City shall not cause City to be in breach of this Agreement.

Section 2.9. Developer's Right to Rebuild. Developer may renovate portions of the Site any time within the Term of this Agreement consistent with the T.M.C. Any such renovation or rebuild shall be subject to all design, building code, and other requirements imposed on the Cannabis Business Project by this Agreement.

Section 2.10. Changes in California Building Standards Codes. Notwithstanding any provision of this Agreement to the contrary, development of the Cannabis Business Project shall be subject to changes occurring from time to time to the California Building Standards Codes.

Section 2.11. Changes Mandated by Federal or State Law. The Site and the Cannabis Business Project shall be subject to subsequently enacted state or federal laws or regulations that may preempt the T.M.C. or mandate the adoption or amendment of local regulations or are in conflict with this Agreement or local rules or guidelines associated with the Cannabis Business Program. As provided in Section 65869.5 of the Development Agreement Statute, in the event state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement, such provisions shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations. Upon discovery of a subsequently enacted federal or state law meeting the requirements of this Section, City or Developer shall provide the other Party with written notice of the state or federal law or regulation, and a written statement of the conflicts thereby raised with the provisions of the T.M.C. or this Agreement. Promptly thereafter, City and Developer shall meet and confer in good faith in a reasonable attempt to modify this Agreement, as necessary, to comply with such federal or state law or regulation provided City shall not be obligated to agree to any modification materially increasing its obligations or materially adversely affecting its rights and benefits hereunder. In such discussions, City and Developer will attempt to preserve the terms of this Agreement and the rights of Developer derived from this Agreement to the maximum feasible extent while resolving the conflict. If City, in its judgment, determines it necessary to modify this Agreement to address such conflict, City shall have the right and responsibility to do so, and shall not have any liability to Developer for doing so or be considered in breach or default of this Agreement. City also agrees to process, in accordance with the provisions of this Agreement, Developer's proposed changes to the Cannabis Business Project that are necessary to comply with such federal or state law and that such proposed changes shall be conclusively deemed to be consistent with this Agreement without further need for any amendment to this Agreement.

Section 2.12. Health and Safety Emergencies. In the event that any future public health and safety emergencies arise with respect to the Cannabis Business Project contemplated by this Agreement, City agrees that it shall attempt, if reasonably possible as determined by City in its discretion, to address such emergency in a way that does not have a material adverse impact on the Cannabis Business Project. If City determines, in its discretion, that it is not reasonably possible to so address such

health and safety emergency in a way that does not have a material adverse impact on the Cannabis Business Project, City may select an option which, in its discretion, minimizes, so far as reasonably possible, the impact on development and use of the Cannabis Business Project in accordance with this Agreement, while still addressing such health and safety emergency in a manner acceptable to City.

Section 2.13. Other Regulations. The following provisions establish operational requirements applicable to this Agreement in furtherance of public safety and to ensure compliance with applicable regulations governing the Project and Developer's obligations hereunder.

(a) In addition to other requirements, remote and real-time, live access to the video footage of cameras installed by the cannabis business shall be provided to the Chief of Police or his/her designee(s) using such software as designated by the Chief of Police. Developer shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible by the Chief of Police or his/her designee(s), and that it is compatible with the City's software and hardware. Such access shall be required within 120 days of approval.

(b) Prior to changes in ownership, ownership structure, and management, or any sale or other transfer of the cannabis business, shall be subject to additional background checks as required by the Turlock Police Department, and passage by the applicant of such background checks. The City may repeat background checks on any individual every two (2) years, and at any other time upon reasonable cause

ARTICLE 3
ENTITLEMENT AND PERMIT PROCESSING, INSPECTIONS

Section 3.1. Subsequent City Approvals. City shall permit the development, construction, and conditionally permitted use contemplated in this Agreement. City agrees to timely grant, pursuant to the terms of this Agreement, the T.M.C., and any Subsequent City Approvals reasonably necessary to complete the goals, objectives, policies,
standards, and plans described in this Agreement. The Subsequent City Approvals shall include any applications, permits, and approvals required to complete the improvements necessary to develop the Site, in general accordance with this Agreement ("Subsequent City Approvals"). Nothing herein shall require City to provide Developer with Subsequent City Approvals prior to, or without complying with, all of the requirements in this Agreement, the T.M.C., and any applicable state law.

Section 3.2. Timely Processing. City shall use its reasonable best efforts to process and approve, within a reasonable time, any Subsequent City Approvals or environmental review requested by Developer during the Term of this Agreement.

Section 3.3. Cooperation Between City and Developer. Consistent with the terms set forth herein, City agrees to cooperate with Developer, on a timely basis, in

securing all permits or licenses that may be required by City or any other government entity with permitting or licensing jurisdiction over the Cannabis Business Project.

Section 3.4. Further Consistent Discretionary Actions. The exercise of City's authority and independent judgment is recognized under this Agreement and nothing in this Agreement shall be interpreted as limiting City's discretion or obligation to hold legally required public hearings. Except as otherwise set forth herein, such discretion and action taken by City shall, however, be consistent with the terms of this Agreement and not prevent, hinder, or compromise development or use of the Site as contemplated by the Parties in this Agreement.

ARTICLE 4
PUBLIC BENEFIT, PROCESSING, AND OVERSIGHT

Section 4.1. Processing Fees and Charges. Developer shall pay to City those processing, inspection, plan checking and monitoring fees and charges required by City which are in force and effect at the time those fees and charges are incurred (including any post-Effective Date increases in such fees and charges) for processing applications and requests for building permits, inspections, other permits, approvals and actions, and monitoring compliance with any permits issued or approvals granted or the performance of any conditions (each a "Ministerial Fee" and collectively, the "Ministerial Fees").

Section 4.2. Public Benefit.

(a) The Parties acknowledge and agree that this Agreement, and the Cannabis Business Project, confers substantial private benefits upon Developer that will place burdens upon City infrastructure, services, and neighborhoods. Accordingly, the Parties intend to provide consideration to City to offset these impacts that commensurate with the private benefits conferred on Developer (the "Public Benefit"). In consideration of the foregoing, Developer shall remit to City an amount determined and set by the City Council up to a maximum of nine percent (9%) of gross receipts from operations.(the "Cannabis Business Public Benefit" or "Public Benefit Amount"). Notwithstanding the foregoing, the City Council determines and sets the Public Benefit Amount at five and one-quarter percent (5.25%) of gross receipts from operations through May 31, 2027. The City Council may take any actions required to change the Public Benefit Amount that will be in effect from June 1, 2027 and thereafter. Such actions may include, without limitation, setting a new Public Benefit Amount by adopted resolution of the Council. Any such Public Benefit Amount shall be due on the 5th day of each month before 5:00 p.m..

(b) The above public benefit amounts include a one-quarter percent (.25%) dollar amount dedicated to supporting the City of Turlock juvenile drug and alcohol treatment and rehabilitation programs.

(c) Developer shall file an applicable statement that complies with the California State Board of Equalization, California Department of Tax and Fee Administration, or either's successor agency (the "State Taxing Authority") for sales tax purposes showing the true and correct amount of Gross Receipts from Operations of the

Cannabis Business Project during the applicable time period. Developer shall provide a copy of such statement to City upon request by City.

Section 4.3. Reporting. Developer shall provide City with copies of any reports provided to a State Licensing Authority within forty-five (45) days of that submission. Any failure or refusal of Developer to provide any statement or report to City, the State Taxing Authority, or any other State Licensing Authority, as required within the time required, or to pay such sums due hereunder when the same are due and payable in accordance with the provisions of this Agreement, may constitute full and sufficient grounds for the revocation or suspension of the Conditional Use Permit.

Section 4.4. Records. Developer shall keep records of all Commercial Cannabis Activity in accordance with Chapter 16 (commencing with Section 26160) of Division 10 of the Business and Professions Code and the applicable State Cannabis Regulations. All records required by this Section shall be maintained and made available for City's examination and duplication (physical or electronic) at the Site or at an alternate facility as approved in writing by the City Manager, or his or her designee.

Section 4.5. Penalty. Developer acknowledges that to ensure proper compliance with the terms of this Agreement and any applicable laws, City must engage in costly compliance review, inspections, and, if necessary, enforcement actions to protect the health, safety, and welfare of its residents. Penalty and interest provisions are necessary to assist City in compliance review and enforcement actions. If Developer fails to make any payment when due, as required by this Agreement, including the Public Benefit Amount, City may impose a "Non-Performance Penalty." A Non-Performance Penalty of ten percent (10%) shall be applied to all past due payments. City shall deliver to Developer a "Notice of Non-Performance Penalty," attached hereto as **Exhibit D.** Payment of the Non-Performance Penalty shall be in a single installment due on or before a date fifteen (15) days following delivery of the Notice of Non-Performance Penalty.

Section 4.6. Interest on Unpaid Non-Performance Penalty. If Developer fails to pay the Non-Performance Penalty after City has delivered the Notice of Non-Performance Penalty, then, in addition to the principal amount of the Non-performance Penalty, Developer shall pay City interest at the rate of eighteen percent (18%) per annum, computed on the principal amount of the Non-Performance Penalty, from a date fifteen
(15) days following delivery of the Notice of Non-performance Penalty.

Section 4.7. Protections from Duplicative Payments Notwithstanding Section 4.2, Developer shall be exempt from paying the Public Benefit Amount City imposes a tax specific to commercial cannabis businesses and instead shall pay such specific tax. Notwithstanding the foregoing, Developer and the Cannabis Business Project shall be subject to any and all taxes, assessments, or similar charges or fees of general applicability enacted by the federal government, state government, County of Stanislaus, including any tax applicable to an area greater than the City limits to which

City may be a party (i.e., county tax sharing agreement with City).

ARTICLE 5
PUBLIC FACILITIES, SERVICES, AND UTILITIES

City shall use the Public Benefit Amount in any way the City Council deems appropriate to offset the impact of the Project or to benefit the City.

ARTICLE 6 INSURANCE AND INDEMNITY

Section 6.1. Insurance. Developer shall require all persons doing construction or related work on the Cannabis Business Project and, including its contractors and subcontractors (collectively, "Developer" for purposes of this Article 6 only), to obtain and maintain insurance of the types and in the amounts described in this Article with carriers reasonably satisfactory to City.

(a) General Liability Insurance. Developer shall maintain commercial general liability insurance or equivalent form with a limit of not less than Two Million Dollars ($2,000,000) (or as otherwise approved, in writing, by City) per claim and Two Million Dollars ($2,000,000) each occurrence. Such insurance shall also:

(i) Name City, its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives as "Additional Insureds" by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed additional insured.

(ii) Be primary with respect to any insurance or self-insurance programs covering City, its officials, employees, agents, and representatives.

(iii) Contain standard separation of insured provisions.

(b) Automotive Liability Insurance. Developer shall maintain business automobile liability insurance or equivalent form with a limit of not less than One Million Dollars ($1,000,000) for each accident. Such insurance shall include coverage for owned, hired and non-owned automobiles. Such insurance shall also:

(i) Name City, its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives as Additional Insureds by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed Additional Insureds.

(ii) Be primary with respect to any insurance or self-insurance programs covering City, its officials, employees, agents, and representatives.

(iii) Contain standard separation of insured provisions.

(c) Workers' Compensation Insurance. Developer shall take out and maintain during the Term of this Agreement, workers' compensation insurance for all of

Developer's employees employed at or on the Cannabis Business Project and, should any of the work be subcontracted, Developer shall require any general contractor or subcontractor similarly to provide workers' compensation insurance for such contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Developer. In case any class of employee engaged in work on the Cannabis Business Project and is not protected under any workers' compensation law, Developer shall provide and shall cause each contractor and subcontractor to provide adequate insurance for the protection of employees not otherwise protected. Developer hereby indemnifies City for any damage resulting from failure of Developer, its agents, employees, contractors or subcontractors to take out or maintain such insurance. Workers' compensation insurance with statutory limits and employer's liability insurance with limits of not less than One Million Dollars ($1,000,000) for each accident shall be maintained by Developer.

Section 6.2. Other Insurance Requirements. Developer shall do all of the following:

(a) Prior to taking any actions under this Agreement, furnish City with properly executed certificates of insurance that clearly evidence all insurance required in this Article, including evidence that such insurance will not be canceled, allowed to expire or materially reduced in coverage without thirty (30) days prior written notice to City.

(b) Provide to City, upon request, and within seven (7) days of said request, certified copies of endorsements and policies and properly executed certificates of insurance evidencing the insurance required herein.

(c) Replace or require the replacement of certificates, policies, and endorsements for any insurance required herein expiring prior to the termination of this Agreement.

(d) Maintain all insurance required herein from the Effective Date of this Agreement to the earlier of the expiration of the Term or the mutual written termination of this Agreement.

(e) Place all insurance required herein with insurers licensed to do business in California with a current Best's Key Rating Guide reasonably acceptable to City.

Section 6.3. Indemnity. To the fullest extent permitted by law, Developer shall defend, indemnify, and hold harmless City, and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City or City's Agents, to attack, set aside, void, or annul an approval concerning the Cannabis Business Project and this Agreement, any applicable Conditional Use Permit or Subsequent City Approvals. Developer shall execute the indemnification agreement ("Indemnification Agreement") attached hereto as **Exhibit E.**

Section 6.4. Failure to Indemnify; Waiver. Failure by Developer to indemnify City, when required by this Agreement and the Indemnification Agreement, shall constitute a material breach of this Agreement and of any applicable Conditional Use Permit and

Subsequent City Approvals, which shall entitle City to all remedies available under law, including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of any applicable Conditional Use Permit. Developer's failure to indemnify City shall be a waiver by Developer of any right to proceed with the Cannabis Business Project or any portion thereof, and a waiver of Developer's right to file a claim, action, or proceeding against City or City's Agents, based on City's rescission or revocation of any Conditional Use Permit, Subsequent City Approvals, or City's failure to defend any claim, action, or proceeding based on Developer's failure to indemnify City

Section 6.5. Waiver of Damages. Notwithstanding anything in this Agreement to the contrary, the Parties acknowledge that City would not have entered into this Agreement had it been exposed to liability for damages from Developer and, therefore, Developer hereby waives all claims for damages against City for breach of this Agreement. Developer further acknowledges that under the Development Agreement Statute, land use approvals (including development agreements) must be approved by the City Council and that, under law, the City Council's discretion to vote in any particular way may not be constrained by contract. Developer therefore waives all claims for damages against City in the event that this Agreement or any Project approval is: (1) not approved by the City Council; or (2) is approved by the City Council but with new changes, amendments, conditions, or deletions to which Developer is opposed. Developer further acknowledges that, as an instrument which must be approved by ordinance, a development agreement is subject to referendum; and that, under law, the City Council's discretion to avoid a referendum by rescinding its approval of the underlying ordinance may not be constrained by contract, and Developer waives all claims for damages against City in this regard.

ARTICLE 7 MORTGAGEE PROTECTION

This Agreement, once executed and recorded, shall be superior and senior to any lien placed upon the Site or any portion thereof following recording of this Agreement, including the lien of any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish, or impair the lien of any Mortgage made in good faith and for value. This Agreement shall immediately be deemed in default and immediately terminate upon the foreclosure or transfer of any interest in the Site or Project, whether by operation of law or any other method of interest change or transfer, unless the City Manager has authorized such change or transfer in advance, in writing. City agrees to not unreasonably withhold its authorization.

ARTICLE 8 DEFAULT

Section 8.1. General Provisions.

(a) Subject only to any extensions of time by mutual consent in writing, or as otherwise provided herein, the failure or delay by any Party to perform in accordance with the terms and provisions of this Agreement shall constitute a default. Any Party

alleging a default or breach of this Agreement ("Charging Party") shall give the other Party ("Charged Party") not less than ten (10) days written notice, which shall specify the nature of the alleged default and the manner in which the default may be cured. During any such ten (10) calendar day period, the Charged Party shall not be considered in default for purposes of termination of this Agreement or institution of legal proceedings for the breach of this Agreement.

(b) After expiration of the ten (10) calendar day period, if such default has not been cured or is not in the process of being diligently cured in the manner set forth in the notice or if the breach cannot reasonably be cured within ten (10) days, the Charging Party may, at its option, institute legal proceedings pursuant to this Agreement, and give notice of its intent to terminate this Agreement pursuant to Government Code section 65868. In the event City is the Charging Party, City may, in its sole discretion, give notice, as required by law, to the Charged Party of its intent to revoke or rescind any operable Conditional Use Permit related to or concerning the Cannabis Business Project.

(c) Prior to the Charging Party giving notice to the Charged Party of its intent to terminate, or prior to instituting legal proceedings, the matter shall be scheduled for consideration and review by City in the manner set forth in Government Code sections 65865, 65867 and 65868 within thirty (30) days from the expiration of the ten (10) day notice period.

(d) Following consideration of the evidence presented and said review before City, and after providing the Charged Party an additional five (5) calendar day period to cure, the Charging Party may institute legal proceedings against the Charged Party or may give written notice of termination of this Agreement to the Charged Party.

(e) Evidence of default may arise in the course of a regularly scheduled periodic review of this Agreement pursuant to Government Code section 65865.1, as set forth in Section 8.2. If any Party determines that another Party is in default following the completion of the normally scheduled periodic review, without reference to the procedures specified in Section 8.1(c), said Party may give written notice of termination of this Agreement, specifying in the notice the alleged nature of the default and potential actions to cure said default where appropriate. If the alleged default is not cured in ten (10) days or within such longer period specified in the notice or the defaulting Party is not diligently pursuing a cure, or if the breach cannot reasonably be cured within the period or the defaulting Party waives its right to cure such alleged default, this Agreement may be terminated by the non-defaulting Party by giving written notice. An extension of the ten
(10) day cure period may be given by mutual consent of the Parties.

(f) In the event Developer is in default under the terms and conditions of this Agreement, no permit application shall be accepted by City, nor will any permit be issued to Developer until the default is cured or the Agreement is terminated.

Section 8.2. Annual Review. City shall, at least every twelve (12) months during the Term of this Agreement, review the extent of good faith, substantial compliance of Developer and City with the terms of this Agreement. Such periodic review by City

shall be limited in scope to compliance with the terms of this Agreement pursuant to California Government Code section 65865.1. City shall deposit in the mail or fax to Developer a copy of all staff reports and, to the extent practical, related exhibits concerning this Agreement or the Cannabis Business Project's performance, at least seven (7) days prior to such periodic review. Developer shall be entitled to appeal a determination of City or the City Manager to the City Council. Any appeal must be filed within ten (10) days of the decision of City or the City Manager, respectively. Developer shall be permitted an opportunity to be heard orally or in writing regarding its performance under this Agreement before City, the City Manager, or the City Council, as applicable. The reasonable cost for City's annual review of this Agreement shall be paid by Developer, not to exceed the actual costs incurred by City in connection with the review.

Section 8.3. Estoppel Certificate.

(a) City shall, with at least twenty (20) days prior written notice, execute, acknowledge, and deliver to Developer, Developer's lender, potential investors, or assignees, an Estoppel Certificate in writing which certifies that this Agreement is in full force and effect, that there are no breaches or defaults under the Agreement, and that the Agreement has not been modified or terminated and is enforceable in accordance with its terms and conditions.

(b) At Developer's option, City's failure to deliver such Estoppel Certificate within the stated time period shall be conclusive evidence that the Agreement is in full force and effect, that there are no uncured breaches or defaults in Developer's performance of the Agreement or violation of any City ordinances, regulations, and policies regulating the use and development of the Site, the Cannabis Business Project, or the subject to this Agreement.

Section 8.4. Default by City. In the event City does not accept, review, approve, or issue any permits or approvals in a timely fashion, as defined by this Agreement, or if City otherwise defaults under the terms of this Agreement, City agrees that Developer shall not be obligated to proceed with or complete the Cannabis Business Project and shall constitute grounds for termination or cancellation of this Agreement by Developer.

Section 8.5. Cumulative Remedies of Parties. In addition to any other rights or remedies, City or Developer may institute legal or equitable proceedings to cure, correct, or remedy any default, enforce any covenant, or enjoin any threatened or attempted violation of the provisions of this Agreement, so long as any such action conforms to Section 9.1(c) of this Agreement.

Section 8.6. Forced Delay, Extension of Times of Performance. Delays in performance, by either Party, shall not be deemed a default if such delays or defaults are due to war, terrorism, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, governmental restrictions imposed where mandated by governmental entities other than City, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulations enacted by the state or

federal government, litigation, or other force majeure events. An extension of time for such cause shall be in effect for the period of forced delay or longer, as may be mutually agreed upon.

Section 8.7. Appeals. Developer may appeal any adverse decision or action of City pursuant to the T.M.C, as may be amended from time to time.

ARTICLE 9 TERMINATION

Section 9.1. Termination. This Agreement shall terminate upon the expiration of the Term, unless it is terminated earlier pursuant to the terms of this Agreement. Upon termination of this Agreement, City shall record a notice of such termination in substantial conformance with the "Notice of Termination" attached hereto as **Exhibit F,** and this Agreement shall be of no further force or effect except as otherwise set forth in this Agreement.

Section 9.2. Effect of Termination on Developer's Obligations. Termination of this Agreement shall eliminate any further obligation of Developer to comply with this Agreement, or some portion thereof, if such termination relates to only part of the Site or Project. Termination of this Agreement, in whole or in part, shall not, however, eliminate the rights of Developer to seek any applicable and available remedies or damages based upon acts or omissions occurring before termination.

Section 9.3. Effect of Termination on City's Obligations. Termination of this Agreement shall eliminate any further obligation of City to comply with this Agreement, or some portion thereof. Termination of this Agreement shall not, however, eliminate the rights of City to seek any applicable and available remedies or damages based upon acts or omissions occurring before termination.

Section 9.4. Survival After Termination. The rights and obligations of the Parties set forth in this Section 9.4, Section 2.8, Section 6.3, Section 10.3, Section 10.4, Section 10.5, Section 10.7, and Section 10.10, and any right or obligation of the Parties in this Agreement which, by its express terms or nature and context is intended to survive termination of this Agreement, will survive any such termination.

Section 9.5. Criminal Conviction; Termination; Transfer Rights. If Developer, or any owner, officer, director, manager, or person with a direct or indirect ownership or controlling interest in Developer, is convicted of a felony or any crime substantially related to the ownership or operation of a cannabis business, the City may, in its sole and absolute discretion, terminate this Agreement upon written notice. A “conviction” includes a guilty or nolo contendere plea and is deemed final upon entry of judgment, regardless of appeal.

Following such notice, Developer shall have a one hundred and eighty (180) day period to complete a transfer of its interest in this Agreement and the Project to a transferee approved in advance and in writing by the City. Approval is in the City’s sole and absolute discretion. Any proposed transferee shall undergo a background

investigation and meet all applicable eligibility requirements, including approval by the Chief of Police or designee.

If an approved transfer is not completed within the one hundred and eighty (180) day period, this Agreement shall automatically terminate. Any unapproved transfer is void.

ARTICLE 10
OTHER GENERAL PROVISIONS

Section 10.1. Assignment and Assumption. Developer shall not have the right to sell, assign or transfer all or any part of its rights, title, and interests in all or a portion of the Site or Project, subject to or a part of this Agreement, to any person, firm, corporation or entity during the Term of this Agreement without the advance written consent of the City Manager. This assignment prohibition applies to the corporate and business entities of Developer that are a Party to this Agreement. Any assignment or transfer prohibited by this Agreement will be considered an immediate breach of this Agreement and City may elect to immediately terminate this Agreement. If the City Manager approves an assignment or transfer of any interest detailed in this Section 10.1, City and Developer shall execute an "Assignment and Assumption Agreement" in the form attached hereto as **Exhibit G.**

Section 10.2. Covenants Running with the Land. All of the provisions contained in this Agreement shall be binding upon the Parties and their respective heirs, successors and assigns, representatives, lessees, and all other persons acquiring all or a portion of interest in the Site or Project, whether by operation of law or in any manner whatsoever. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law, including California Civil Code section 1468. Each covenant herein to act or refrain from acting is for the benefit of or a burden upon the Cannabis Business Project and, as appropriate, runs with the Site and is binding upon Developer.

Section 10.3. Notices. Any notice or communication required hereunder between City and Developer must be in writing and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express, UPS, or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving Party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day, or on a Saturday, Sunday, or holiday, shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent; or
(ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by

Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered, as shown on a receipt issued by the courier. 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 156 S. Broadway
Turlock, CA 95380
Attention: City Manager

and
Katie O. Lucchesi,
City Attorney
156 S. Broadway
Turlock, CA 95380

If to Developer:
Kyle Kazan
3645 Long Beach Blvd
Long Beach, CA 90807

Section 10.4. Governing Law and Binding Arbitration. The validity, interpretation, and performance of this Agreement shall be controlled by and construed pursuant to the laws of the state of California. Any dispute, claim, or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation, or validity thereof, including the determination of the scope or applicability of this Agreement to arbitrate, shall be determined by binding arbitration in Sacramento, California, before one arbitrator. The arbitration shall proceed pursuant to the Comprehensive Arbitration Rules and Procedures of the Judicial Arbitration and Mediation Services ("JAMS"). Judgment on the award may be entered in any court having jurisdiction thereof.

Section 10.5. Invalidity of Agreement/Severability. If this Agreement, in its entirety, is determined by an arbitrator or court of competent jurisdiction to be invalid or unenforceable, this Agreement shall automatically terminate as of the date of final entry of judgment. If any term or provision of this Agreement shall be determined by an arbitrator or court of competent jurisdiction to be invalid and unenforceable, or if any term or provision of this Agreement is rendered invalid or unenforceable according to the terms of any federal or state statute, any provisions that are not invalid or unenforceable shall continue in full force and effect and shall be construed to give effect to the intent of this Agreement. The Parties expressly agree that each Party is strictly prohibited from failing to perform any and all obligations under this Agreement on the basis that this Agreement is invalid, unenforceable, or illegal. By entering into this Agreement, each Party disclaims any right to tender an affirmative defense in any arbitration or court of competent jurisdiction, that performance under this Agreement

is not required because the Agreement is invalid, unenforceable, or illegal.

Section 10.6. Cumulative Remedies. In addition to any other rights or remedies, City and Developer may institute legal or equitable proceedings to cure, correct, or remedy any default, to specifically enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation of the provisions of this Agreement. The prevailing Party in any such action shall be entitled to reasonable attorneys' fees and costs. Notwithstanding the foregoing or any other provision of this Agreement, in the event of City default under this Agreement, Developer agrees that it may not seek, and shall forever waive any right to, monetary damages against City, but excluding, therefrom, the right to recover any fees or charges paid by Developer in excess of those permitted hereunder.

Section 10.7. Third Party Legal Challenge. In the event any legal action or special proceeding is commenced by any person or entity challenging this Agreement or any associated entitlement, permit, or approval granted by City to Developer for the Cannabis Business Project (collectively, "Project Litigation"), the Parties agree to cooperate with each other as set forth herein. City may elect to tender the defense of any lawsuit filed and related, in whole or in part, to Project Litigation with legal counsel selected by City. Developer will indemnify, hold City harmless from, and defend City from all costs and expenses incurred in the defense of such lawsuit, including, but not limited to, damages, attorneys' fees, and expenses of litigation awarded to the prevailing Party or Parties in such litigation. Developer shall pay all litigation fees to City within thirty (30) days of receiving a written request and accounting of such fees and expenses from City. Notwithstanding the aforementioned, City may request, and Developer will provide to City within seven (7) days of any such request, a deposit to cover City's reasonably anticipated Project Litigation fees and costs.

Section 10.8. Constructive Notice and Acceptance. Every person who, after the Effective Date and recording of this Agreement, owns or acquires any right, title or interest to any portion of the Site is and shall be conclusively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Site and all rights and interests of such person in the Site shall be subject to the terms, requirements, and provisions of this Agreement.

Section 10.9. Statute of Limitations and Laches. City and Developer agree that each Party will undergo a change in position in detrimental reliance upon this Agreement from the time of its execution and subsequently. The Parties agree that Section 65009(c)(1)(D) of the California Government Code, which provides for a ninety (90) day statute of limitations to challenge the adoption of this Agreement, is applicable to this Agreement. In addition, any person who may challenge the validity of this Agreement is hereby put on notice that, should the legality or validity of this Agreement be challenged by any third party in litigation, which is filed and served more than ninety (90) days after the execution of this Agreement, City and Developer shall each assert the affirmative defense of laches with respect to such challenge, in addition to all other available defenses. This Section in no way limits the right of a Party, claiming that the other Party breached the terms of this Agreement, to bring a claim against the other

Party within the four (4) year statute of limitations set forth in Section 337 of the California Civil Code.

Section 10.10. Joint and Several Liability. Developer shall be jointly and severally liable for any amount due under this Agreement, and any breach of this Agreement or failure to pay by one Party shall also constitute a breach of this Agreement by the other Party. Developer agrees that City may impose a lien and seek foreclosure on any parcel of the Site due to any default by Developer.

Section 10.11. Change in State Regulations. In no event shall Developer operate the Cannabis Business Project in violation of the Agreement, or State Cannabis Regulations, as may be amended from time to time.

Section 10.12. Standard Terms and Conditions.

(a) Venue. Venue for all legal proceedings shall be the JAMS Resolution Center in Sacramento, California.

(b) Waiver. A waiver by any Party of any breach of any term, covenant, or condition herein contained or a waiver of any right or remedy of such Party available hereunder, at law or in equity, shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition herein contained or of any continued or subsequent right to the same right or remedy. No Party shall be deemed to have made any such waiver unless it is in writing and signed by the Party so waiving.

(c) Completeness of Instrument. This Agreement, together with its specific references, attachments, and Exhibits, constitutes all of the agreements, understandings, representations, conditions, warranties, and covenants made by and between the Parties hereto. Unless set forth herein, no Party to this Agreement shall be liable for any representations made, express or implied.

(d) Supersedes Prior Agreement. It is the intention of the Parties hereto that this Agreement shall supersede any prior agreements, discussions, commitments, or representations, written, electronic, or oral, between the Parties hereto with respect to the Site or Cannabis Business Project.

(e) Captions. The captions of this Agreement are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Agreement.

(f) Number and Gender. In this Agreement, the neuter gender includes the feminine and masculine, and the singular includes the plural, and the word "person" includes corporations, partnerships, firms, or associations, wherever the context requires.

(g) Mandatory and Permissive. "Shall" and "will" and "agrees" are mandatory. "May" or "can" are permissive.

(h) Term Includes Extensions. All references to the Term of this Agreement shall include any extensions of such Term.

(i) 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.

(j) Other Documents. The Parties agree that they shall cooperate in good faith to accomplish the objectives of this Agreement and, to that end, agree to execute and deliver such other instruments or documents as may be necessary and convenient to fulfill the purposes and intentions of this Agreement.

(k) Time is of the Essence. Time is of the essence in this Agreement in each covenant, term, and condition herein.

(l) 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 this Agreement had been fully complied with. Further, by entering into this Agreement, no 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.

(m) Document Preparation. This Agreement will not be construed against the Party preparing it but will be construed as if prepared by all Parties.

(n) Advice of Legal Counsel. 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.

(o) Attorneys' Fees and Costs. If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorneys' 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.

(p) Calculation of Time Periods. All time referenced in this Agreement shall be calendar days, unless the last day falls on a legal holiday, Saturday, or Sunday, in which case the last day shall be the next business day.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, this Agreement has been entered into by and between Developer and City as of the Effective Date of the Agreement, as defined above.

"CITY"	**"DEVELOPER"**
CITY OF TURLOCK, a California municipal corporation	NHC Turlock LLC, a California limited liability company
By: _____	By: _____
Christopher Fisher Acting City Manager	Kyle Kazan Its: Owner
Dated: _____	Dated: _____

Attest:

By: _____
Nichole Fiez
City Clerk

Approved as to Form:

By: _____
Katie O. Lucchesi
City Attorney

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of_____)

On_____, before me _____, a Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____
(Signature)

(Seal)

Order Number: P-409187

EXHIBIT "A" LEGAL DESCRIPTION

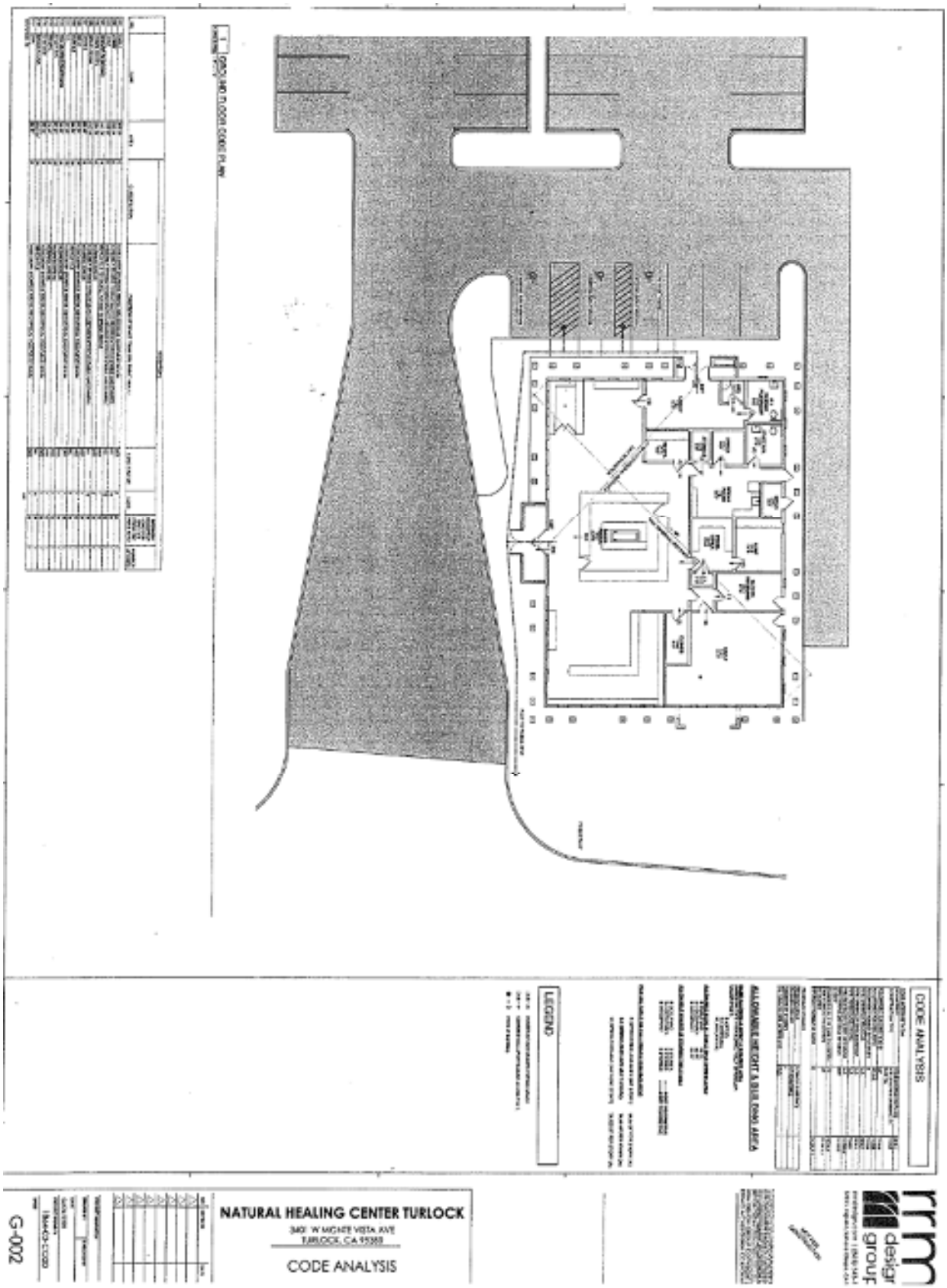
The land described herein is situated in the State of California, County of Stanislaus, unincorporated area, described as follows:

Parcel 4, as shown on a Parcel Map Filed April 14, 2004 in Book 52 Page 79 of Parcel Maps in the Office of the County Recorder of Stanislaus County, Being a portion of the Southeast 1/4 of Section 5 Township 5 South, Range 10 East, Mount Diablo Base and Meridian.

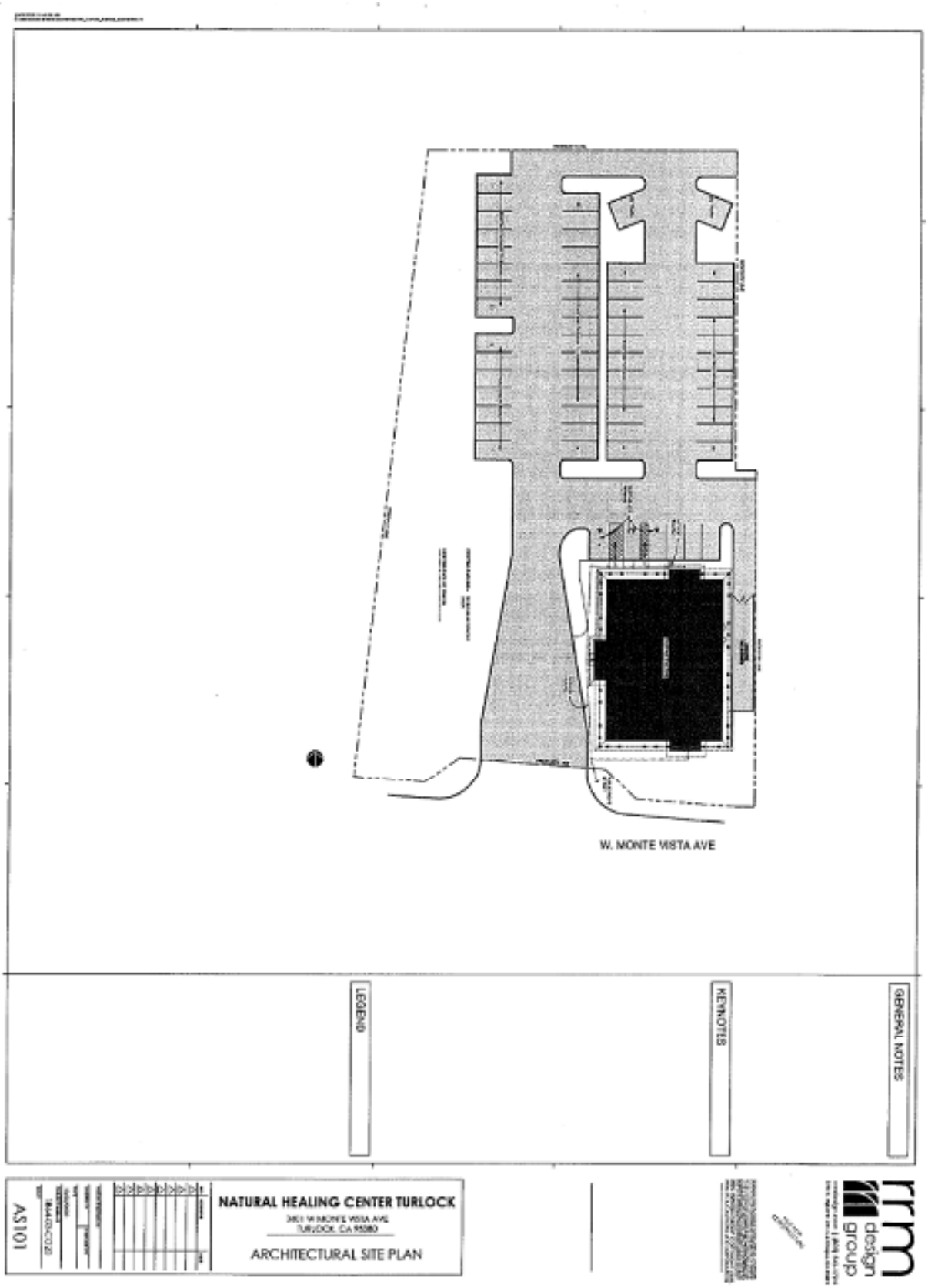
APN: 087-003-039-000

Exhibit B

Cannabis Business Project Site Map



CANNABIS BUSINESS PROJECT SITE MAP
CITY OF TURLOCK AND NHC TURLOCK, LLC
Exhibit B



CANNABIS BUSINESS PROJECT SITE MAP
CITY OF TURLOCK AND NHC TURLOCK, LLC
Exhibit B

Exhibit C Site Deed

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-409187
Branch: 2801

AND WHEN RECORDED MAIL TO

3401 W Monte Vista LLC, A California Limited Liability Company
7510 Los Osos Valley Road
San Luis Obispo, CA 93405

11/12/2020 @ 9:38am
2020-0088687

A.P.N.: 087-003-039-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $4,180.00 City Transfer Tax: $0.00
(X) Unincorporated Area ( ) City of _____
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **J. Marcos Solis and Maria E. Martinez, as Trustees of the Solis Family 2006 Trust dated January 19, 2006**

Hereby GRANT(S) to **3401 W Monte Vista LLC, A California Limited Liability Company**

The land described herein is situated in the State of California, County of Stanislaus, unincorporated area, described as follows:

Parcel 4, as shown on a Parcel Map Filed April 14, 2004 in Book 52 Page 79 of Parcel Maps in the Office of the County Recorder of Stanislaus County, Being a portion of the Southeast 1/4 of Section 5 Township 5 South, Range 10 East, Mount Diablo Base and Meridian.

APN: 087-003-039-000

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name	Street Address	City & State

Grant Deed - Sale

Dated: October 22, 2020

J. Marcos Solis and Maria E. Martinez, as Trustees of
the Solis Family 2006 Trust dated January 19, 2006

J. Marcos Solis

J. Marcos Solis, Trustee

Maria E. Martinez

Maria E. Martinez, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Stanislaus)

On OCTOBER 26, 2020 before me,
ROCIO TORRES,
Notary Public personally appeared J MARCOS SOLIS AND
MARIA E MARTINEZ who proved to
me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE Rocio Torres

ROCIO TORRES
Notary Public – California
Merced County
Commission # 2211008
My Comm. Expires Sep 7, 2021

Exhibit D

Notice of Non-Performance Penalty

DATE: _____,2026

PARTIES: CITY OF TURLOCK
156 S Broadway
Turlock, CA 95380 Attention: City Manager

DEVELOPER
Kyle Kazan, Owner,
Natural Healing Center
3645 Long Beach Blvd.
Long Beach, CA 90807

THIS NOTICE OF NON-PERFORMANCE PENALTY ("Penalty Notice") is being executed by the City of Turlock, a California municipal corporation ("City"), with reference to the following.

A. By Instrument No. _____, which was recorded in the Official Records of Stanislaus County, California, on _____, 2020, City recorded a development agreement between City and NHC Turlock LLC, a California limited liability company ("Developer"), dated _____, 2020 (the "Development Agreement"), relating to the development and operation of a cannabis business.

B. Pursuant to Section 4.2 of the Development Agreement, Developer agrees to pay to City a Public Benefit on the first business day of each month during the Term of the Development Agreement.

C. On ___,20_, the Public Benefit was due to City by Developer. City did not receive payment.

D. Pursuant to Section 4.5 of the Development Agreement, if Developer fails to make payment when it is due, City may impose a penalty of ten percent (10%) of the total of the past due amounts ("Penalty"). As of _____, 20_, the past due amount equals $_____. The Penalty owed by Developer equals $_____ ("Penalty Amount").

E. Pursuant to Section 4.5 of the Development Agreement, Developer shall make payment of the Penalty Amount in a single installment due within fifteen (15) days of delivery of this Penalty Notice ("Penalty Due Date").

F. Pursuant to Section 4.6 of the Development Agreement, if Developer fails to pay the Penalty Amount before the Penalty Due Date, then, in addition to the Penalty Amount specified in subdivision (D), Developer shall pay City interest on the Penalty Amount, at the rate of eighteen percent (18%) per annum ("Penalty Interest Payment"), computed from the Penalty Due Date specified in subdivision (E). The Penalty Interest Payment is due fifteen (15) days following delivery of the Penalty Due Date. As of _____,20_, the Penalty Interest Payment amount equals $____ _

G. Nothing contained herein shall constitute a waiver of City's future claims for the Public Benefit, Penalty, or interest on the Penalty.

NOW, THEREFORE, City hereby provides Developer the Penalty Notice required by Section 4.5 of the Development Agreement. This Penalty Notice shall be effective upon notice pursuant to Section 10.3 of the Development Agreement.

CITY OF TURLOCK,
a California municipal corporation

By:_____
City Manager

Exhibit E

INDEMNITY AGREEMENT FOR LAND USE ENTITLEMENT PROCESSING

THIS INDEMNITY AGREEMENT FOR LAND USE ENTITLEMENT PROCESSING ("Agreement") is made and entered into on this_ day of ___ 2020, ("Effective Date") by and between the City of Turlock, a California municipal corporation ("City") and NHC Turlock LLC, a California limited liability company ("Applicant"). City and Applicant may be referred to herein individually as a "Party" or collectively as the "Parties". There are no other parties to this Agreement.

RECITALS

A. In 1996, the people of the state of California approved Proposition 215, the Compassionate Use Act of 1996 ("CUA"). The CUA enables seriously ill Californians to legally possess, use, and cultivate marijuana for medical use under state law. In 2003, the California Legislature adopted Senate Bill 420, entitled the Medical Marijuana Program ("MMP"), which authorizes qualified patients and their primary caregivers to cultivate marijuana for medical purposes without being subject to criminal prosecution under the California Penal Code.

B. On October 9, 2015, Governor Jerry Brown signed three bills into law (Assembly Bill 266, Assembly Bill 243, and Senate Bill 643) which are collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"). MCRSA establishes a statewide regulatory system for the cultivation, processing, transportation, testing, manufacturing, and distribution of medical marijuana to qualified patients and their primary caregivers.

C. On November 8, 2016, California voters passed Proposition 64, the Adult Use of Marijuana Act ("AUMA"). AUMA legalizes the cultivation, commercial sale, and possession of recreational cannabis for adults age 21 and older.

D. On June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), which created a single regulatory scheme for both medicinal and adult-use cannabis businesses. MAUCRSA retains the provisions in the MCRSA and AUMA that granted local jurisdictions control over whether businesses engaged in commercial cannabis activity may operate in a particular jurisdiction.

E. On December 7, 2017, California state cannabis licensing authorities issued emergency regulations that apply to AUMA and MAUCRA and further regulate businesses engaged in commercial cannabis activity.

F. Turlock Municipal Code ("T.M.C.") Chapter 5.21 authorizes cannabis businesses to operate within the City under specified restrictions pursuant to a Cannabis Pilot Program.

G. Applicant intends to improve, develop, and use real property to operate a cannabis business (the "Project") within the City in strict compliance with MAUCRSA and T.M.C. chapter 5.60.

H. Applicant has an agreement to purchase that certain real property located at 3401 W Monte Vista Ave in the City of Turlock, identified as Stanislaus County Assessor's Parcel Number 087-003-039 (the "Project") Applicant intends to improve approximately 5,400 (fifty four hundred) of space and operate the Project on the Property.

I. As a condition of approval of the Land Use Entitlements, City has required Applicant to enter into this Agreement.

J. It is in the public interest for City and Applicant to enter into this Agreement, as Applicant will benefit from City's processing of the Project.

K. Applicant desires to enter into this Agreement to fulfill a condition of approval of the Project, which is a prerequisite for construction of the Project.

AGREEMENT

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

Section 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 19 of this Agreement, Sections 1 through 19 shall prevail.

Section 2. Applicant's Indemnification Obligations.

2.1. Indemnification for Land Use Entitlements. To the fullest extent permitted by law, Applicant shall indemnify, and hold harmless City and its agents, elected and appointed officials, officers, employees, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City, or City's Agents, to attack, set aside, void, or annul, an approval

concerning the Land Use

Entitlements by reason of the action or inaction of City, or City's Agents. Applicant's duty to indemnify and hold harmless shall not extend to any claim, action or proceeding arising from the gross negligence or willful misconduct of City, or City's Agents.

Applicant's obligations under this Agreement to indemnify City shall apply to any claim, lawsuit or challenge against City brought against the Project, specifically including, but not limited to, any legal challenge based on the California Environmental Quality Act, codified in California Public Resources Code section 21000 et seq.; actions or proceedings brought to challenge the validity of environmental documents prepared in conjunction with the approval of the Project or Land Use Entitlements, or the requirements of any other federal, state, or local laws, including, but not limited to, general plan, specific plan, and zoning requirements.

2.2. Tender of Defense. Upon receiving notice of a claim and pursuant to Article 6 of the Land Use Entitlements, Applicant shall assume the defense of the claim, action, or proceeding through the prompt payment of all attorneys' fees and costs, incurred in good faith and in the exercise of reasonable discretion, of City's counsel in defending such an action. Regardless of whether Applicant chooses to defend City pursuant to Section 6.4 of the Land Use Entitlements, City shall have the absolute and sole authority to control the litigation and make litigation decisions, including, but not limited to, selecting counsel to defend City and settlement or other disposition of the matter.

2.3. Deposit for Costs. Applicant shall make a refundable deposit to City within thirty (30) days of written notification from City ("Cost Deposit"), to cover the estimated fees and costs associated with City's defense of any claim, action or proceeding. Applicant shall make any and all additional payments to City to replenish the Cost Deposit within thirty (30) days of written notice from City.

2.4. Failure to Indemnify; Waiver. Failure to indemnify City, when required by this Agreement, shall constitute a material breach of this Agreement and of the Land Use Entitlements, which shall entitle City to all remedies available under law including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of the Land Use Entitlements. Applicant's failure to indemnify City shall be a waiver by Applicant of any right to proceed with the Project, or any portion thereof, and a waiver of Applicant's right to file a claim, action or proceeding against City or City's Agents based on City's rescission or revocation of the Land Use Entitlements, or City's failure to defend any claim, action or proceeding based on Applicant's failure to indemnify City.

2.5. Satisfaction of Judgment. With respect to any claims, demands, acts, causes of action, damages, costs, expenses, settlements, losses or liabilities which Applicant has indemnified City against, Applicant shall pay and satisfy any judgment, award, settlement or decree that may be rendered or agreed against City and City's Agents arising out of any final, non-appealable judicial or administrative action.

2.6. Payment of Costs and Fees. Applicant's obligations under this Agreement to defend and indemnify City shall include, but not be limited to, payment of all court costs and attorneys' fees, all litigation-related costs, all costs of any judgments or awards against City, or all settlement costs which arise out of City's processing or approval of the Project.

2.7. Continuing Obligation. Applicant shall be and remain personally obligated to all of the terms of this Agreement, notwithstanding any attempt to assign, delegate or otherwise transfer all or any of the rights or obligations of this Agreement, and notwithstanding a change in or transfer of ownership of the real property upon which the Project is located (or any interest therein). However, Applicant may be released from such obligations if Applicant obtains City's prior written consent to such transfer, which consent shall not be unreasonably withheld.

Section 3. **City's Obligations.** City shall notify Applicant of any claim, action or proceeding within ten (10) business days of receiving service of any claim, action or proceeding. If City fails to notify Applicant of any claim, action, or proceeding, Applicant shall not, thereafter, be responsible to defend, indemnify, or hold City harmless. City shall have and retain, in its sole discretion, the right to not participate in the defense of any claim, action, or proceeding. At its sole discretion, City may participate at its own expense in the defense, but such participation shall not relieve Applicant of any obligation imposed by this Agreement.

Section 4. **Notice.** Any notice or communication required hereunder between City and Applicant must be in writing and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express, UPS or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving Party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day, or on a Saturday, Sunday or holiday, shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or

(b) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. 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 156 S. Broadway
Turlock, CA 95380 Attention: City Manager

and Katie O. Lucchesi, City Attorney
156 S. Broadway
Turlock, CA 95380

If to Developer: Kyle Kazan, Owner
NHC Turlock LLC
3645 Long Beach Blvd.
Long Beach, CA 90807
With copies to:

Section 5. Modification of Agreement. This Agreement may be supplemented, amended, or modified only by a writing signed by City and Applicant.

Section 6. Entire Agreement. This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the Parties pertaining to the action and supersedes all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement.

Section 7. Agreement is Voluntary. The Parties acknowledge that they have entered into this Agreement voluntarily, on the basis of their own judgment and without coercion, and not in reliance on any promises, representations, or statements made by the other Party other than those contained in this Agreement. This Agreement incorporates the entire understanding of the Parties and recites the sole consideration of the promises and agreements contained within it. The Parties have read this Agreement and are fully aware of its contents and legal effect.

Section 8. Time of Essence. Time is of the essence for this Agreement, and each section contained within this Agreement is made and declared to be a material, necessary, and essential part of this Agreement.

Section 9. Severability of Agreement. If a court or an arbitrator of competent jurisdiction holds any section of this Agreement to be illegal, unenforceable, or invalid for any reason, the validity and enforceability of the remaining sections of this Agreement shall not be affected.

Section 10. 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 this Agreement had 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.

Section 11. Noninterference. No Party will do anything to interfere with or inhibit the ability of the other to comply with their respective obligations under the terms of this Agreement.

Section 12. Ambiguities. 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.

Section 13. Headings. The headings in this Agreement are included for convenience only, and neither affect the construction or interpretation of any section in this Agreement nor affect any of the rights or obligations of the Parties to this Agreement.

Section 14. 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. The Parties will act in good faith to carry out the intent of this Agreement.

Section 15. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of California.

Section 16. Venue. Venue for all legal proceedings shall be in the Superior Court of the State of California in and for the County of Stanislaus.

Section 17. Attorney's Fees and Costs. If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret sections 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.

Section 18. 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.

Section 19. **Counterparts.** This Agreement may be executed in counterparts and all so executed shall constitute an agreement which shall be binding upon the Parties hereto, notwithstanding that the signatures of all Parties and Parties' designated representatives do not appear on the same page.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, the Parties have executed this Agreement on the day, month and year first above written.

APPLICANT

Natural Healing Center, LLC
a California limited liability company

By: _____
Kyle Kazan

Its: Owner

Date: .....

Natural Healing Center, LLC
A California limited liability company

By: _____

Its: _____
Owner

Date: _____

CITY

City of Turlock, a California municipal corporation

By: _____
Gary Hampton., City Manager

Date: .....

APPROVED AS TO FORM:

By: _____
Katie O. Lucchesi, City Attorney

Exhibit F Notice of Termination

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City of Turlock 156 S Broadway Turlock, CA 95380 Attention: City Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code§ 6103

NOTICE OF TERMINATION AND RELEASE OF DEVELOPMENT AGREEMENT

DATE: , 20__

PARTIES: CITY OF TURLOCK
156 S Broadway
Turlock, CA 95380 Attention: City Manager

NHC TURLOCK LLC
Kyle KazanOwner, NHC Turlock LLC
3645 Long Beach Blvd.
Long Beach, CA 90807
THIS NOTICE OF TERMINATION AND RELEASE (the "Release") is being executed by the City of Turlock, a California municipal corporation ("City"), with reference to the following.

A. By Instrument No. _____, which was recorded in the Official Records of Stanislaus County, California, on _____., 2020, City recorded a development agreement between City and _____, dated _____, 2020 (the "Development Agreement"), relating to the development and operation of a cannabis business.

B. Pursuant to Sections 1.7 and 9.1 of the Development Agreement, the term of the Development Agreement expires five (5) years from ___ , 2020, on _____,20__ .

C. Pursuant to Section 9.1 of the Development Agreement, once terminated, the Development Agreement has no further force or effect, unless otherwise set forth in the Development Agreement.

NOW, THEREFORE, City hereby terminates, cancels, and otherwise releases Developer and Developer's heirs, executives, administrators, successors, and assigns from their obligations in the Development Agreement on this of , 20_, and relinquishes any right it may hereafter have to enforce any of the terms and provisions set forth in the Development Agreement, unless otherwise set forth in the Development Agreement. This termination, cancellation, and release shall be effective upon the recordation of this Release in the office of the County Recorder for the County of Stanislaus, State of California.

CITY OF TURLOCK,
a California municipal corporation

By: _____
City Manager

Exhibit G

Assignment and Assumption Agreement

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City of Turlock 156 S Broadway Turlock, CA 95380 Attention: City Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Recording Fee Exempt per Government Code § 6103

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (the "Agreement") is entered into this _ day of _____,20_, by and between NHC Turlock LLC, a California limited liability company ("Assignors"), and _____ ("Assignee").

RECITALS

A. On _____, 2020, Assignor and the City of Turlock (the "City") entered into that certain agreement entitled "Development Agreement by and between the City of Turlock, a California municipal corporation and NHC Turlock LLC, a California limited liability company, relating to the improvement, development, and use of real property to operate a cannabis business (the "Development Agreement"), originally recorded upon Stanislaus County Assessor's Parcel Number 061-041-006 (the "Property").

B. Section 10.1 of the Development Agreement prohibits the sale, assignment, or transfer by Assignor of any portion of Assignor's interests, rights, or titles described in that section of the Development Agreement ("Assignable Rights") to a third party without prior written approval by the City Manager of the City of Turlock (the "City Manager").

C. Assignor intends to assign, and Assignee intends to assume, the Assignable Rights under the Development Agreement.

D. In accordance with the terms of the Development Agreement, Assignor has provided to the City Manager a written request for consent to assignment. The City Manager has received the information he or she deems appropriate and consulted with the City Attorney for the purpose of determining that Assignee is a qualified applicant for purposes of the foregoing terms of the Development Agreement. This Agreement is intended to meet the requirements of Section 10.1 of the Development

Agreement for an Assignment and Assumption Agreement and is executed with the consent of the City Manager as contemplated in the Development Agreement.

NOW, THEREFORE, Assignor and Assignee hereby agree as follows:

1. The foregoing Recitals are true and incorporated herein by this reference as though set forth in full.

2. Assignor hereby assigns to Assignee all of the Assignable Rights of Assignor under the Development Agreement.

3. Assignee hereby assumes all of the burdens and obligations of Assignor under the Development Agreement and agrees to observe and fully perform all of the duties and obligations of Assignor under the Development Agreement, and to be subject to all the terms and conditions thereof, with respect to the Property and Assignable Rights. It is the express intention of Assignor and Assignee that, upon the execution of this Agreement, Assignee shall become substituted for Assignor as the "Developer" under the Development Agreement.

4. This Agreement shall take effect and be binding only upon the City Manager's consent to and approval of the Agreement.

5. Assignee represents and warrants that it has reviewed and is familiar with the terms and conditions of the Development Agreement. Assignee acknowledges that the Assignable Rights are as set forth in Section 10.1 of the Development Agreement, and the duties of Assignor thereunder and the duties of Assignee hereunder, as between Assignee and City, shall be without reference to any underlying agreements or understandings that may exist between Assignee, Assignor, or any other party with respect to the subject matter hereof, and that City is not party to such other agreements.

6. All of the covenants, terms, and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

[Signatures on the Following Page]

ASSIGNOR

NHC Turlock LLC, a California limited liability company

By: _____
Kyle Kazan

Its: Owner

Date: _____

ASSIGNEE

_____
_____

By: _____
Its: .....

Date: _____

City of Turlock, a California municipal corporation

By: _____
City Manager

Date: _____

APPROVED AS TO FORM:

By: _____

Katie O. Lucchesi, City Attorney

Date: _____

City Council Staff Report

June 9, 2026

From:	Adrienne Werner, Development Services Director
Prepared by:	Katie Quintero, Planning Manager
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Ordinance: Amending terms and extending the Development Agreement between the City of Turlock and Perfect Union

2. NARRATIVE:

Perfect Union is located at 2500 N. Golden State Boulevard. The property is zoned Community Commercial which allows cannabis dispensaries with a Conditional Use Permit and Development Agreement.

The City Council adopted ordinance 1263-CS approving the Development Agreement on September 24, 2019, and the Planning Commission approved Conditional Use Permit 2019-07 on March 5, 2020, to allow Perfect Union to operate a cannabis retail dispensary. Perfect Union opened for business in September 2020.

The initial Development Agreement was set to expire in October 2024. As a result, under the City Manager's authority of the Development Agreement, the City and Perfect Union entered into an Amendment to the Development Agreement extending the Development Agreement through December 31, 2024.

On September 19, 2024, the Planning Commission recommended the City Council extend the Development Agreement to June 30, 2025. The City Council approved the extension of the Development Agreement at their October 8, 2024, meeting.

In May 2025, Council approved another extension to the Development Agreement through June 30, 2026. The intention of the shorter-term time extensions was to allow time for the cannabis operators and the City to discuss potential changes to the cannabis program.

ANNUAL REVIEW

TMC §9-5-912 requires the City Council to review annually whether the business has complied in good faith with the terms and conditions of the Development Agreement.

<u>Planning Department</u>

Signage

The signs at Perfect Union have been permitted and comply with all requirements.

A complaint was received that a special event was held in the parking lot with a food vendor on site. Outside vendors such as food vendors are not allowed per the Conditional Use

Permit. Perfect Union has been made aware such events are not allowed, and all staff are being made aware of this and Perfect Union has confirmed this will not occur again.

Perfect Union is in substantial compliance with the Planning Department.

Building Department

Perfect Union opened for business on September 18, 2020. There are no active building code violations and Perfect Union is in compliance with the requirements of the Building and Safety Division.

Finance Department

Business License
Perfect Union was issued a business license on August 25, 2020. Their business license is current and active. There are no outstanding issues.

Public Benefit Amount
The Development Agreement requires a monthly public benefit payment to the City of Turlock. Section 4.2 of the Development Agreement details the public benefit amount that Perfect Union must submit to the City on a monthly basis.

The audits and compliance checks have been completed. Perfect Union is in compliance with the Finance Department requirements. The public benefit amount that Perfect Union has paid is detailed in the table below:

Fiscal Year	Public Benefit Payment
2020-21	$237,500.00
2021-22	$350,000.00
2022-23	$410,000.00
2023-24	$430,000.00
2024-25	$525,000.00
2025-26 *	$365,500.00
Total through 4/29/26	**$2,318,000.00**
*Payment made through March 2026	

Police Department

There were nine calls for service (CFS) in 2023. Three calls were for City Ordinance re-inspections, four commercial alarm checks, a security check and a suspicious incident call. All CFS were closed by the officer and did not result in a report being filed or an arrest.

In 2024, there were four calls for service (CFS). Two calls were closed by the responding officer. A fireworks violation where a nearby business was setting off fireworks, and damage to a nearby property. A medical emergency was attended by the Fire Department and an accidental panic alarm was closed by dispatch. None of the calls resulted in a report being filed by the officer and no arrests were made.

Calls for Service from January 1, 2025, through October 22, 2025, totaled 7. Four calls were emergency medical calls which were cleared by the Fire Department, one suspicious vehicle, two individuals fighting each other, and a public intoxication call. Only the public intoxication call resulted in an arrest. The other 6 calls were closed by the responding officer.

There was one call for service from October 2025 through April 2026. The call was a security check on an individual asking for help getting home. The call was closed by the responding officer.

It is important to remember, when responding to calls for service, the location is indexed by where the incident occurred or where the officer should respond to contact the victim. If the officer responds to the Perfect Union parking lot or in close proximity to Perfect Union the business name will be indexed in the report. It does not mean a crime occurred at Perfect Union. If no report was made, the responding officer did not find probable cause to show a crime occurred. In reviewing the calls for service these are typical for what is anticipated for this use and does not create a concern at this time.

Annual Inspection

On April 23, 2026, the Police Department conducted their annual inspection. There were no items found during the inspection.

Perfect Union is in compliance with the Police Department's conditions.

PROPOSED AMENDMENTS

Various amendments are proposed to the Development Agreement. To capture all previous amendments to the Development Agreement into one document, the City has prepared a First Amended and Restated Development Agreement. This captures all previous amendments and newly proposed amendments into this one complete Agreement.

In response to concerns from many of the dispensary operators, the City is proposing to amend the language for the public benefit amount to remove the monthly minimum payment and move to a percentage only. The percentage is set as a range up to 9% of gross receipts but proposes to set the amount required to be paid at 5.25% through May 31, 2027, at which time Council may set a new Public Benefit amount within the range. This change will cause a reduction in the overall amount the City will receive in the public benefit amount, but it will provide more stability and will reduce the financial strain on the cannabis operators.

The term of the agreement is proposed to be extended for three years through June 30, 2029.

Other regulations proposed to be added to the agreement include requiring remote real-time live access to the video footage of cameras installed at the businesses and requiring background checks prior to any changes in ownership or on any individual or entity every two years or at any other time upon reasonable cause. A section has been added detailing if anyone with direct or indirect ownership or controlling interest in the project is convicted of a felony or any crime substantially related to the ownership or operation of a cannabis

business, the City may terminate the Development Agreement. If given such notice, the Developer would have 180 days to complete a transfer of their interest to a transferee approved by the City.

Other proposed changes include various language cleanups and updates to current laws and regulations.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Approving the amendment to remove the monthly minimum payment will result in a reduction in the public benefit amount collected annually, but will provide more stability for the cannabis operators.

4. ENVIRONMENTAL DETERMINATION:

The project consists of the annual review to determine if Perfect Union has complied in good faith with the terms and conditions of the Conditional Use Permit and Development Agreement as well as a three-year time extension and miscellaneous amendments to the Development Agreement.

No changes or modifications in the site are anticipated as a result of this review; therefore, this action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the annual review, request for a time extension and various miscellaneous changes to the Development Agreement. This action will not result in direct or indirect physical changes in the environment.

5. ALTERNATIVES:

1. City Council could find Perfect Union has not complied in good faith with the terms of the Development Agreement for the annual review.
2. City Council could propose other changes to the terms of the Development Agreement.

6. ATTACHMENTS:

1. Draft Ordinance and First Amended and Restated DA Perfect Union

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING TERMS AND EXTENDING BY AMENDMENT, THE DEVELOPMENT AGREEMENT BETWEEN PERFECT UNION AND THE CITY OF TURLOCK FOR THE OPERATION OF A CANNABIS RETAIL DISPENSARY AT 2500 N. GOLDEN STATE BOULEVARD, TURLOCK, CALIFORNIA, STANISLAUS COUNTY APN 088-007-025 THROUGH JUNE 30, 2029.	}	**ORDINANCE NO. 13XX-CS**

WHEREAS, on June 11, 2019, the City Council of the City of Turlock (the "City Council") adopted Ordinance No. 1255-CS to enact cannabis regulations for cannabis businesses pursuant to AUMA and MAUCRSA, by amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program"); and

WHEREAS, on June 11, 2019, the City adopted Ordinance No. 1255-CS amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program") to regulate the operation of commercial cannabis businesses within the City; and

WHEREAS, on September 24, 2019 the City adopted Ordinance No. 1263-CS approving a Development Agreement by and between the City and Perfect Union to operate a storefront retail dispensary as defined in Turlock Municipal Code Section 5.21 in strict accordance with applicable state and local law, at 2500 N. Golden State Boulevard, Turlock, California, County of Stanislaus Assessor's Parcel Number 088-007-025 (the "Project"), consistent with the General Plan, as amended; and

WHEREAS, the City and Perfect Union entered into a Development Agreement dated September 15, 2020, which permitted Perfect Union to operate a cannabis dispensary at 2500 N. Golden State Boulevard, Turlock, California, County of Stanislaus Assessor's Parcel Number 088-007-025; and

WHEREAS, on August 30, 2024 the City and Perfect Union entered into that certain First Amendment to extend the term of the Development Agreement dated September 15, 2020 through December 31, 2024; and

WHEREAS, on October 8, 2024 the City and Perfect Union entered into that certain Second Amendment to extend the term of the Development Agreement dated September 15, 2020 through June 30, 2025; and

WHEREAS, on May 27, 2025, the City and Perfect Union entered into that certain Third Amendment to extend the term of the Development Agreement through June 30, 2026; and

WHEREAS, pursuant to Section 1.9 of the Development Agreement a "Major Amendment" to the Development Agreement shall be approved by the City Council; and

WHEREAS, after the public hearing held on May 7, 2026, the Planning Commission recommended the City Council adopt the proposed amendments and extend the term of the Development Agreement through June 30, 2029; and

WHEREAS, the City Council, based on its independent review and analysis of the Planning Commission's recommendation, oral and written testimony, and the record as a whole, finds, after due study, deliberation, and holding a public hearing, and based on its independent judgement, find that the following circumstances exist:

1. The Project is consistent with the goals, policies, and standards of the City's General Plan and all other applicable standards and ordinances of the City.
2. In accordance with the Development Agreement Statute, the City Council finds that the amendment to the Development Agreement:
    a. Will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area nor detrimental to the general welfare of the residents of the City as a whole; and
    b. Will not adversely affect the orderly development of property or the preservation of property values; and
    c. Is consistent with the relevant provisions of Government Code Sections 65864 through 65869.5; and
    d. Contains a legal description of the property.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Turlock does hereby determine:

Section 1. The recitals stated above are true and correct, and hereby incorporated herein.

Section 2. This request is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the request for a time extension for the Development Agreement (DA) between the City of Turlock and Perfect Union. This action will not result in direct or indirect physical changes in the environment.

Section 3. The City Council of the City of Turlock extends the terms of the Development Agreement between the City of Turlock and Perfect Union through June 30, 2029.

Section 4. If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more sections(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

Section 5. Upon passage of this Ordinance, the City Manager is authorized to execute the amendment to the Amended and Restated Development Agreement as shown in Exhibit A on behalf of the City. Within ten (10) days of the execution, but no earlier than 30 days after passage of this Ordinance, the City Clerk shall cause the amendment to the Development Agreement to be recorded in the Office of the County Recorder as provided for by Government Code section 65868.5. The amendment to the Development Agreement shall not take effect for thirty (30) days following passage and adoption of this Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 2026, by the following vote:

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

SIGNED:

_____
Amy Bublak, Mayor

ATTEST:

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

APPROVED AS TO FORM:

_____
Katie Lucchesi, City Attorney

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
TO:

City of Turlock
156 S Broadway
Turlock, CA 95380
Attention: City Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code §6103

FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TURLOCK AND PERFECT UNION TURLOCK, LLC

THIS FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this _____ (____) day of _____, 2026, by and between the City of Turlock, a California municipal corporation ("City") and Perfect Union Turlock, LLC, a California limited liability company ("Developer"). City and Developer may be referred to herein individually as a "Party" or collectively as the "Parties." There are no other parties to this Agreement.

RECITALS

A. On October 9, 2015, Governor Jerry Brown signed three bills into law (Assembly Bill 266, Assembly Bill 243, and Senate Bill 643) which are collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"). MCRSA establishes a statewide regulatory system for the cultivation, processing, transportation, testing, manufacturing and distribution of medical marijuana to qualified patients and their primary caregivers.

B. On November 8, 2016, California voters enacted Proposition 64, the Control, Regulate and Tax Adult Use of Marijuana Act, also known as the Adult Use of Marijuana Act ("AUMA"), which establishes a comprehensive system to legalize, control, and regulate the cultivation, processing, manufacture, distribution, testing, and sale of nonmedical cannabis, including cannabis products, for use by adults 21 years and older and to tax the growth and retail sale of cannabis for nonmedical use.

C. On June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA"), which creates a single regulatory scheme for both medicinal and adult-use cannabis businesses. MAUCRSA retains the provisions in MCRSA and AUMA that granted local jurisdictions control over whether businesses engaged in Commercial Cannabis Activity, as defined in Section 1.4 of this Agreement, may operate in a particular jurisdiction.

D. On June 11, 2019, the Turlock City Council (the "City Council") adopted Ordinance No. 1255-CS to enact cannabis regulations as defined under Turlock Municipal Code ('ST.M.C.") section 5.21 pursuant to AUMA and MAUCRSA.

E. On June 11, 2019, the City adopted Ordinance No. 1255-CS amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program") to regulate the operation of commercial cannabis businesses within the City.

F. Developer proposed to improve, develop and use real property to operate a Cannabis Business Project, as defined below, in strict accordance with California Cannabis Laws, as defined in Section 1.4 of this Agreement and the T.M.C., as each may be amended from time to time.

G. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the California Legislature adopted Government Code section 65864 et seq. (the "Development Agreement Statute"), which authorizes City and an individual or business entity with an interest in real property to enter into a development agreement that establishes certain development rights in real property that is subject to a development agreement application.

H. On June 11, 2019, following the adoption of the Pilot Program, the City issued and circulated a request for qualifications ("RFQ"). The purpose of the RFQ was to form the basis for a selection process of qualified cannabis operators for participation in the Pilot Program. Developer completed the RFQ requirements.

I. Developer submitted an application to the City Planning Commission Department for consideration of a development agreement for a commercial cannabis business.

J. Developer purchased property located at 2500 N. Golden State Blvd., California, County of Stanislaus Assessor's Parcel Number 088-007-025 of which Developer improved approximately 4,200 (four thousand two hundred) square feet of space (the "Site") to operate the Cannabis Business Project, more particularly described in the legal description attached hereto as Exhibit A ("Legal Description") and the Cannabis Business Project Site Map attached hereto as Exhibit B.

K. Developer purchased the Site for the purpose of carrying out the Cannabis Business Project. A copy of the deed to the Site is attached hereto as Exhibit C, within satisfaction of the requirement of T.M.C. Chapter 5.21.

L. On August 22, 2019, the Turlock Planning Commission ("Planning Commission"), in a duly noticed and conducted public hearing, considered Developer's application for this Agreement. At that public hearing, the Planning Commission recommended the City Council adopt Ordinance No. 2019-18, which would allow Developer to operate the Cannabis Business Project at the Site.

M. On August 27, 2019, pursuant to Government Code section 65867.5, and following a duly noticed and conducted public hearing, the City Council reviewed, considered, adopted, and entered into this Agreement pursuant to Ordinance No. 1263-CS; thereafter, on September 15, 2020, the City and Perfect Union Turlock, LLC entered into that certain Development Agreement (the “Development Agreement”), which authorizes the operation of a cannabis dispensary in the City of Turlock.

N. This Agreement is entered into pursuant to the Development Agreement Statute.

O. The City Council has determined that this Agreement is consistent with the City's General Plan and has conducted all necessary proceedings in accordance with the T.M.C. for the approval of this Agreement.

P. The City and Perfect Union Turlock, LLC entered into that certain First Amendment to Development Agreement dated September 23, 2024 (“First Amendment”).

Q. The City and Perfect Union Turlock, LLC entered into that certain Second Amendment to Development Agreement dated October 8, 2024 (“Second Amendment”).

R. The City and Perfect Union Turlock, LLC entered into that certain Third Amendment to Development Agreement dated May 27, 2025 ("Third Amendment").

S. Under Section 5-21-103 of the Turlock Municipal Code, any cannabis dispensary business allowed in the City shall obtain a development agreement, a City business license, and a conditional use permit.

T. The Parties wish to enter into this First Amended and Restated Development Agreement to replace previous agreements between the Parties and to fulfill the requirement that a cannabis business requires a development agreement pursuant to TMC Section 5-21-103.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

AGREEMENT

ARTICLE 1
GENERAL PROVISIONS

Section 1.1. Findings. City hereby finds and determines that entering into this Agreement furthers the public health, safety and general welfare and is consistent with the City's General Plan, including all text and maps in the General Plan.

Section 1.2. Recitals. The Recitals above are true and correct and are hereby incorporated into and made a part of this Agreement. In the event of any inconsistency between the Recitals and the provisions of Articles 1 through 10 of this Agreement, the provisions of Articles 1 through 10 shall prevail.

Section 1.3. Exhibits. The following "Exhibits" are attached hereto and incorporated into this Agreement:

Designation	Description
Exhibit A	Cannabis Site Legal Description
Exhibit B	Cannabis Business Project Site Map

Exhibit C	Site Deed
Exhibit D	Notice of Non-Performance Penalty
Exhibit E	Indemnification Agreement
Exhibit F	Notice of Termination
Exhibit G	Assignment and Assumption Agreement

Section 1.4. Definitions. In this Agreement, unless the context otherwise requires, the terms below have the following meaning:

(a) "Additional Insureds" has the meaning set forth in Section 6.1.

(b) 'Additional Licenses" has the meaning set forth in Section 2.4.

(c) "Adult-use cannabis" means a product containing cannabis, including, but not limited to, concentrates and extractions, intended for use by adults 21 years of age and older in California pursuant to the California Cannabis Laws.

(d) "Agreement" means this Development Agreement, inclusive of all Exhibits attached hereto.

(e) "Application" has the meaning set forth in Recital G.

(f) "Assignment and Assumption Agreement" has the meaning set forth in Section 10.1 .

(g) "AUMA" means the Adult Use of Marijuana Act (Proposition 64) approved by California voters on November 8, 2016.

(h) "Authorized License" has the meaning set forth in Section 2.3.

(i) "Department" means the Department of Cannabis Control or any successor state agency.

(j) "California Building Standards Codes" means the California Building Code, as amended from time to time, in Part 2, Volumes 1 and 2, as part of Title 24 of the California Code of Regulations, as may be adopted by the T.M.C.

(k) "California Cannabis Laws" includes AUMA, MAUCRSA, CUA (as defined below), the Medical Marijuana Program Act of 2004 codified as Health and Safety Code sections 11362.7 through 11.62.83 and any other applicable laws that may be enacted or approved.

(l) "Cannabis" means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof;

the resin, whether crude or purified, extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis. "Cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this division, "cannabis" does not mean "industrial hemp" as defined by Section 11018.5 of the Health and Safety Code. Cannabis and the term "marijuana" may be used interchangeably.

(m) "Cannabis Business Pilot Program" means the cannabis business program established and authorized by T.M.C. Chapter 5.21.

(n) "Cannabis Business Project" means the cannabis retail business operated by Developer on the Site pursuant to the Authorized License.

(o) "Cannabis Manufacturing Business" means a business engaged in commercial cannabis activity pursuant to a state approved Type 6 or 7 license, Type A and M licenses designated as a Cannabis business.

(p) "Cannabis product" means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

(q) "CEQA" means the California Environmental Quality Act, as set forth in Division 13 (Commencing with Section 21000) of the California Public Resources Code, and the CEQA Guidelines, as set forth in Title 14 (Commencing with Section 15000) of the California Code of Regulations.

(r) "City" means the City of Turlock, a California municipal corporation having general police powers.

(s) "City Council" means the City of Turlock City Council, as defined in T.M.C. Section 2.1.

(t) "City Manager" means the City Manager of the City of Turlock or his or her designee, as described in T.M.C. Section 2.4.

(u) "Charged Party" has the meaning set forth in Section 8.1.

(v) "Charging Party" has the meaning set forth in Section 8.1

(w) "Commercial Cannabis Activity" includes cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, delivery, or sale of cannabis or a cannabis product that requires a state license pursuant to MAUCRSA.

(x) "Planning Commission" means the City of Turlock Planning Commission, as established by T.M.C. Section 9.5.

(y) "Conditional Use Permit" means a conditional use permit issued by City pursuant to T.M.C. Section 9.3.

(z) "CUA" means the Compassionate Use Act (Proposition 215) approved by California voters on November 5, 1996.

(aa) "Developer" means Perfect Union Turlock, LLC. Developer also has the meaning set forth in Section 6.1.

(bb) "Development Agreement Statute" has the meaning set forth in Recital H.

(cc) "Exhibits" has the meaning set forth in Section 1.3.

(dd) "Gross Receipts from Operations" means total revenue actually received or receivable from operation of the Cannabis Business Project, including: all sales; the total amount of compensation actually received or receivable for the performance of any act or service, of whatever nature it may be, for which a charge is made or credit allowed whether or not such act or service is done as part of or in connection with the sale of materials, goods, wares, or merchandise; and gains realized from trading in stocks or bonds, interest discounts, rents, royalties, fees, commissions, dividends, or other remunerations, however designated. Included in "gross receipts" shall be all receipts, cash, credits, and property of any kind or nature, without any deduction therefrom on account of the cost of the property sold, the cost of materials used, labor or service costs, interest paid or payable, or losses or other expenses whatsoever, except that the following shall be excluded therefrom:

1. Cash discounts allowed and taken on sales;
2. Credit allowed on property accepted as part of the purchase price and which property may later be sold, at which time the sales price shall be included as "gross receipts";
3. Any tax required by law to be included in or added to the purchase price and collected from the consumer or purchaser;
4. Such part of the sale price of property returned by purchasers upon rescission of a contract of sale as is refunded either in cash or by credit; and
5. Receipts of refundable deposits, except that such deposits when forfeited and taken into income of the business shall not be excluded.

The intent of this definition is to ensure that in calculating the payment required under Section 4.2, all sales of cannabis products through the Cannabis Business Project are captured. This definition shall therefore be given the broadest possible interpretation consistent with this intent

(ee) "Indemnification Agreement" has the meaning set forth in Section 6.3.

(ff) "Major Amendment" means an amendment that shall have a material effect on the terms of this Agreement. A Major Amendment also has the meaning set forth in Section 2.4. Major Amendments shall require approval by the City Council.

(gg) "Marijuana" has the same meaning as cannabis and those terms may be used interchangeably.

(hh) "MAUCRSA" means the Medicinal and Adult-Use Cannabis Regulation and Safety Act, codified as Business and Professions Code section 26000 et seq., as may be amended from time to time.

(ii) "MCRSA" has the meaning set forth in Recital A.

(jj) "Ministerial Fee" or "Ministerial Fees" has the meanings set forth in Section 4.1.

(kk) "Minor Amendment" means a clerical amendment to this Agreement that shall not materially affect the terms of this Agreement and any amendment described as minor herein. A Minor Amendment also has the meaning set forth in Section 1.7.

(ll) "Mortgage" has the meaning set forth in Article 7.

(mm) "Non-Performance Penalty" has the meaning set forth in Section 4.5.

(nn) "Notice of Non-Performance Penalty" has the meaning set forth in Section 4.5

(oo) "Notice of Termination" has the meaning set forth in Section 9.1.

(pp) "Processing Costs" has the meaning set forth in Section 1.11.

(qq) "Project Litigation" has the meaning set forth in Section 10.7.

(rr) "Public Benefit" has the meaning set forth in Section 4.2.

(ss) "Public Benefit Amount" has the meaning set forth in Section 4.2.

(tt) "State Licensing Authority" means the state agency responsible for the issuance, renewal or reinstatement of a state cannabis license or the state agency authorized to take disciplinary action against a business licensed under the California Cannabis Laws.

(uu) "State Cannabis Regulations" means the regulations promulgated by the State Licensing Authority pursuant to the California Cannabis Laws 4 CCR 15000 et seq., or their respective successors).

(vv) "State Taxing Authority" has the meaning set forth in Section 4.2. (ww) "Subsequent City Approvals" has the meaning set forth in Section 3.1.

(ww) "Subsequent City Approvals" has the meaning set forth in Section 4.2.

(xx) "Term" has the meaning set forth in Section 1.7.

(yy) “T.M.C.” means the Turlock Municipal Code.

(zz) "Type IA license" or "Specialty Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting of between 501 and 5,000 square feet of total canopy size on one premises.

(aaa) "Type 2A license" or "Small Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting between 5,001 and 10,000 square feet, inclusive, of total canopy size on one premises.

(bbb) "Type 3A license" or "Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting between 10,001 and 22,000 square feet, inclusive, of total canopy size on one premises.

(ccc) "Type 4 license" or "Nursery" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for cultivation.

(ddd) "Type 6 license" or "Manufacturer 1" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for manufacturing sites that produce cannabis products using nonvolatile solvents.

(eee) "Type 7 license" or "Manufacturer 2" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for manufacturing sites that produce cannabis products using volatile solvents.

(fff) "Type 10 license" or "Retailer" means a state license issues by the Department of Cannabis Control pursuant to the California Cannabis Laws authorizing the retail sale of cannabis and cannabis products. Retail sale includes sales at a storefront and by delivery, pursuant to all state and local laws and regulations.

(ggg) "Type 1 1 license" or "Distributor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for the distribution of cannabis and cannabis products from manufacturer to dispensary.

(hhh) "Type 12 license" or "Microbusiness" means a state license issued by a State Licensing Authority pursuant to the California Cannabis Laws relating to cannabis manufacturing, retail and distribution.

(iii) "Type 13 license" or "Distribution Transport-Only" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for distribution cannabis and cannabis products.

Conforming Interpretation of State Cannabis License References. Any reference in this Agreement to a State cannabis license, State Cannabis Regulations, licensing authority, or specific state cannabis license type or designation shall be deemed to include any successor license, permit, approval, agency, or regulation that replaces, renames, consolidates, or reclassifies such license or regulatory framework under California law, including those administered by the California Department of Cannabis Control or any successor agency.

No change in the name, number, classification, or structure of any State cannabis business license shall be construed to expand, limit, or otherwise modify the cannabis activities authorized under this Agreement, except as required by applicable state law or as expressly approved in writing by the City.

The scope of permitted commercial cannabis activities shall be determined solely by this Agreement and applicable City approvals, and not by the type, title, or designation of any state license held by Developer, unless expressly mandated by state law.

Section 1.5. Project is a Private Undertaking. The Parties agree that the Cannabis Business Project is a private development and that City has no interest therein, except as authorized in the exercise of its governmental functions. City shall not for any purpose be considered an agent of Developer or of the Cannabis Business Project.

Section 1.6. Effective Date of Agreement. This Agreement shall become effective upon the date that the ordinance approving this Agreement becomes effective (the "Effective Date").

Section 1.7. Term. The term of this Agreement ("Term") shall be through June 30, 2029, unless earlier terminated in accordance with the provisions of this Agreement.

(a) Government Tolling or Termination. City may provide written notice to Developer to cease all Commercial Cannabis Activity, upon which Developer shall immediately comply if City is required, directed or believes, in its sole and absolute discretion, it must temporarily halt or terminate Commercial Cannabis Activity within the City to comply with federal or state law. If City temporarily halts this Agreement to comply with federal or state law, this Agreement shall be tolled for no longer than one (1) calendar year (the "Tolling Period"). Developer shall not accrue or be liable to City for any Ministerial Fees or Public Benefit Amount during the Tolling Period. Developer shall resume paying any applicable fees after the Tolling Period ends. City and Developer shall discuss in good faith the termination of this Agreement if the Tolling Period exceeds one (1) calendar year to comply with federal or state law.

(b) Developer Tolling or Termination. Developer may not temporarily halt or terminate this Agreement for any purpose without causing a default of this

Agreement, except as otherwise allowed by this Agreement or by mutual agreement of the Parties.

Section 1.8. Priority of Enactment. In the event of a conflict between the various land use documents referenced in this Agreement, the Parties agree that the following sequence of approvals establishes the relative priority of the approvals, each approval superior to the approvals listed thereafter: (a) General Plan, (b) Specific Plan, (c) Agreement, (d) Conditional Use Permit, (e) Indemnification Agreement, and (f) Subsequent City Approvals.

Section 1.9. Amendment of Agreement. This Agreement shall be amended only by mutual consent of the Parties. All amendments shall be in writing. The City Council hereby expressly authorizes the City Manager to approve a Minor Amendment to this Agreement, upon notification of the City Council. A Major Amendment to this Agreement shall be approved by the City Council. The City Manager shall, on behalf of City, have sole discretion for City to determine if an amendment is a Minor Amendment or a Major Amendment. Nothing in this Agreement shall be construed as requiring a noticed public hearing, unless required by law.

Section 1.10. Recordation of Development Agreement. The City Clerk shall cause a copy of this Agreement to be recorded against the title of the Site within ten (10) business days of the Effective Date.

Section 1.11. Funding Agreement for Processing Costs. If Developer proposes an amendment to this agreement, Developer shall pay for all actual fees and expenses incurred by City that are related to the preparation and processing of amendments to this Agreement, including recording fees, publishing fees, staff time, and consultant and attorneys' fees and costs (collectively, "Processing Costs"). Developer shall deposit monies for such processing as estimated by the Development Services Department. The Processing Costs are refundable solely to the extent of non-expended Processing Costs.

(a) Accounting. Developer may request, and City shall issue within a reasonable time not to exceed thirty (30) days, an accounting and written acknowledgement of Processing Costs paid to City.

ARTICLE 2
DEVELOPMENT OF PROPERTY

Section 2.1. Vested Right of Developer. During the Term, in developing the Site consistent with the Cannabis Business Project described herein, Developer is assured that the development rights, obligation terms, and conditions specified in this Agreement, including, without limitation, the terms, conditions, and limitations set forth in the Exhibits, are fully vested in Developer and may not be modified or terminated by City except as set forth in this Agreement or with Developer's written consent.

Section 2.2. Vested Right to Develop. In accordance with Section 2.1, Developer shall have the vested right to develop and use the Cannabis Business Project consistent with this Agreement, the Conditional Use Permit, and Subsequent City Approvals.

Section 2.3. Permitted Uses and Development Standards. Developer shall be authorized to develop, construct, and use the Site for Commercial Cannabis Activity consistent with the following license type (the "Authorized License"):

Type 10	Storefront Dispensary

Pursuant to this Agreement, Developer shall be permitted to use the Site consistent with the Authorized License for the Term of this Agreement and during the time Developer is applying for the Authorized License with the applicable State Licensing Authority. Developer shall begin operations of the Cannabis Business Project under the Authorized License within six (6) months of the issuance of a Conditional Use Permit or adoption of the operative ordinance approving this Agreement, whichever is later, unless Developer is prevented from doing so due to any event or circumstance set forth in Section 8.6 of this Agreement. Notwithstanding the foregoing, Developer is required to apply for and obtain the Authorized License from the State of California. If the State Licensing Authority does not grant the Authorized License to Developer, Developer shall immediately cease Commercial Cannabis Activity and any other operations on the respective site. Developer shall also, within thirty (30) days of receiving notice from the State Licensing Authority, notify City of the State Licensing Authority's denial or rejection of the Authorized License. In this situation, this Agreement shall terminate immediately. The Parties intend for this Agreement and the Conditional Use Permit to serve as the definitive and controlling documents for all subsequent actions, discretionary or ministerial, relating to development of the Site and the Cannabis Business Project.

Section 2.4. Major Amendment to Permitted Uses. Developer may request to add to the Authorized License additional license types once that license is applied for or obtained from the appropriate State Licensing Authority (the "Additional Licenses"). Such request shall be a Major Amendment to this Agreement.

Section 2.5. Conditional Use Permit. Developer shall obtain a Conditional Use Permit for the Commercial Cannabis Activity and Authorized License contemplated herein for the Project and at the Site. No Commercial Cannabis Activity may occur at the Site until Developer has obtained a Conditional Use Permit to use and operate the Authorized License at the Site. This Conditional Use Permit must be maintained in good standing throughout the Term. This Agreement shall immediately terminate if the Conditional Use Permit for the Authorized License is revoked by City for any reason.

Section 2.6. Subsequent Entitlements, Approvals, and Permits. Successful implementation of the Cannabis Business Project shall require Developer to obtain additional approvals and permits from City and other local and state agencies. City shall comply with CEQA in the administration of all Subsequent City Approvals. In acting upon any Subsequent City Approvals, City's exercise of discretion and permit

authority shall conform to this Agreement. Notwithstanding the foregoing, in the course of taking action on the Subsequent City Approvals, City will exercise discretion in adopting mitigation measures as part of the Conditional Use Permit. The exercise of this discretion is not prohibited or limited in any way by this Agreement. Nothing in this Agreement shall preclude the evaluation of impacts or consideration of mitigation measures or alternatives, as required by CEQA.

(a) Contemplated City Rules and Guidelines. City anticipates issuing additional rules administrative guidelines, and amendments to the T.M.C. associated with operation of the Cannabis Business Program. City may establish requirements that are identical to or place a higher standard of care as existing provisions of the California Cannabis Laws, State Cannabis Regulations, or any amendments thereto. City reserves the right to adopt additional categories of rules or guidelines that are not listed in this Section as part of the Cannabis Business Program. Developer shall comply with any and all additional rules, administrative guidelines, and amendments to the T.M.C. adopted by City that govern or pertain to the Cannabis Business Project. Nothing in this Agreement shall be construed as limiting the City to amend the T.M.C or issue rules or guidelines following the Effective Date of this Agreement that Developer will be required to adhere to.

Section 2.7. Initiatives and Referenda. If any City ordinance, rule or regulation, or addition to the T.M-C, is enacted or imposed by a citizen-sponsored initiative or referendum after the Effective Date that would conflict with this Agreement, an associated Conditional Use Permit, Subsequent City Approvals, or reduce the development rights or assurances provided to Developer in this Agreement, such T.M.C. changes shall not be applied to the Site or the Cannabis Business Project; provided, however, the Parties acknowledge that City's approval of this Agreement is a legislative action subject to referendum. City shall cooperate with Developer and shall undertake such reasonable actions as may be appropriate to ensure this Agreement remains in full force and effect and is implemented in accordance with its terms to the fullest extent permitted by state or federal law.

Section 2.8. Regulation by Other Government Entities. Developer acknowledges that City does not have authority or jurisdiction over any other government entities' ability to grant governmental approvals or permits or to impose a moratorium or other limitations that may negatively affect the Cannabis Business Project or the ability of City to issue a permit to Developer or comply with the terms of this Agreement. Any moratorium imposed by another government entity, including the State Licensing Authority, on City shall not cause City to be in breach of this Agreement.

Section 2.9. Developer's Right to Rebuild. Developer may renovate portions of the Site any time within the Term of this Agreement consistent with the T.M.C. Any such renovation or rebuild shall be subject to all design, building code, and other requirements imposed on the Cannabis Business Project by this Agreement.

Section 2.10. Changes in California Building Standards Codes. Notwithstanding any provision of this Agreement to the contrary, development of the Cannabis

Business Project shall be subject to changes occurring from time to time to the California Building Standards Codes.

Section 2.11. Changes Mandated by Federal or State Law. The Site and the Cannabis Business Project shall be subject to subsequently enacted state or federal laws or regulations that may preempt the T.M.C. or mandate the adoption or amendment of local regulations or are in conflict with this Agreement or local rules or guidelines associated with the Cannabis Business Program. As provided in Section 65869.5 of the Development Agreement Statute, in the event state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement, such provisions shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations. Upon discovery of a subsequently enacted federal or state law meeting the requirements of this Section, City or Developer shall provide the other Party with written notice of the state or federal law or regulation, and a written statement of the conflicts thereby raised with the provisions of the T.M.C. or this Agreement. Promptly thereafter, City and Developer shall meet and confer in good faith in a reasonable attempt to modify this Agreement, as necessary, to comply with such federal or state law or regulation provided City shall not be obligated to agree to any modification materially increasing its obligations or materially adversely affecting its rights and benefits hereunder. In such discussions, City and Developer will attempt to preserve the terms of this Agreement and the rights of Developer derived from this Agreement to the maximum feasible extent while resolving the conflict. If City, in its judgment, determines it necessary to modify this Agreement to address such conflict, City shall have the right and responsibility to do so, and shall not have any liability to Developer for doing so or be considered in breach or default of this Agreement. City also agrees to process, in accordance with the provisions of this Agreement, Developer's proposed changes to the Cannabis Business Project that are necessary to comply with such federal or state law and that such proposed changes shall be conclusively deemed to be consistent with this Agreement without further need for any amendment to this Agreement.

Section 2.12. Health and Safety Emergencies. In the event that any future public health and safety emergencies arise with respect to the Cannabis Business Project contemplated by this Agreement, City agrees that it shall attempt, if reasonably possible as determined by City in its discretion, to address such emergency in a way that does not have a material adverse impact on the Cannabis Business Project. If City determines, in its discretion, that it is not reasonably possible to so address such health and safety emergency in a way that does not have a material adverse impact on the Cannabis Business Project, City may select an option which, in its discretion, minimizes, so far as reasonably possible, the impact on development and use of the Cannabis Business Project in accordance with this Agreement, while still addressing such health and safety emergency in a manner acceptable to City.

Section 2.13. Other Regulations. The following provisions establish operational requirements applicable to this Agreement in furtherance of public safety and to ensure compliance with applicable regulations governing the Project and Developer’s obligations hereunder.

(a) In addition to other requirements, remote and real-time, live access to the video footage of cameras installed by the cannabis business shall be provided to the Chief of Police or his/her designee(s) using such software as designated by the Chief of Police. Developer shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible by the Chief of Police or his/her designee(s), and that it is compatible with the City's software and hardware. Such access shall be required within 120 days of approval.

(b) Prior to changes in ownership, ownership structure, and management, or any sale or other transfer of the cannabis business, shall be subject to additional background checks as required by the Turlock Police Department, and passage by the applicant of such background checks. The City may repeat background checks on any individual every two (2) years, and at any other time upon reasonable cause

ARTICLE 3
ENTITLEMENT AND PERMIT PROCESSING, INSPECTIONS

Section 3.1. Subsequent City Approvals. City shall permit the development, construction, and conditionally permitted use contemplated in this Agreement. City agrees to timely grant, pursuant to the terms of this Agreement, the T.M.C., and any Subsequent City Approvals reasonably necessary to complete the goals, objectives, policies, standards, and plans described in this Agreement. The Subsequent City Approvals shall include any applications, permits, and approvals required to complete the improvements necessary to develop the Site, in general accordance with this Agreement ("Subsequent City Approvals"). Nothing herein shall require City to provide Developer with Subsequent City Approvals prior to, or without complying with, all of the requirements in this Agreement, the T.M.C., and any applicable state law.

Section 3.2. Timely Processing. City shall use its reasonable best efforts to process and approve, within a reasonable time, any Subsequent City Approvals or environmental review requested by Developer during the Term of this Agreement.

Section 3.3. Cooperation Between City and Developer. Consistent with the terms set forth herein, City agrees to cooperate with Developer, on a timely basis, in securing all permits or licenses that may be required by City or any other government entity with permitting or licensing jurisdiction over the Cannabis Business Project.

Section 3.4. Further Consistent Discretionary Actions. The exercise of City's authority and independent judgment is recognized under this Agreement and nothing in this Agreement shall be interpreted as limiting City's discretion or obligation to hold legally required public hearings. Except as otherwise set forth herein, such discretion and action taken by City shall, however, be consistent with the terms of this Agreement and not prevent, hinder, or compromise development or use of the Site as contemplated by the Parties in this Agreement.

ARTICLE 4
PUBLIC BENEFIT, PROCESSING, AND OVERSIGHT

Section 4.1. Processing Fees and Charges. Developer shall pay to City those processing, inspection, plan checking and monitoring fees and charges required by City which are in force and effect at the time those fees and charges are incurred (including any post-Effective Date increases in such fees and charges) for processing applications and requests for building permits, inspections, other permits, approvals and actions, and monitoring compliance with any permits issued or approvals granted or the performance of any conditions (each a "Ministerial Fee" and collectively, the "Ministerial Fees").

Section 4.2. Public Benefit.

(a) The Parties acknowledge and agree that this Agreement, and the Cannabis Business Project, confers substantial private benefits upon Developer that will place burdens upon City infrastructure, services, and neighborhoods. Accordingly, the Parties intend to provide consideration to City to offset these impacts that commensurate with the private benefits conferred on Developer (the "Public Benefit"). In consideration of the foregoing, Developer shall remit to City an amount determined and set by the City Council up to a maximum of nine percent (9%) of Gross Receipts from Operations. (the "Cannabis Business Public Benefit" or "Public Benefit Amount") Notwithstanding the foregoing, the City Council determines and sets the Public Benefit Amount at five and one-quarter percent (5.25%) of gross receipts from operations through May 31, 2027. The City Council may take any actions required to change the Public Benefit Amount that will be in effect from June 1, 2027 and thereafter. Such actions may include, without limitation, setting a new Public Benefit Amount by adopted resolution of the Council. Any such Public Benefit Amount shall be due on the 5th day of each month before 5:00 p.m..

(b) The above public benefit amounts include a one-quarter percent (.25%) dollar amount dedicated to supporting the City of Turlock juvenile drug and alcohol treatment and rehabilitation programs.

(c) Developer shall file an applicable statement that complies with the California State Board of Equalization, California Department of Tax and Fee Administration, or either's successor agency (the "State Taxing Authority") for sales tax purposes showing the true and correct amount of Gross Receipts from Operations of the Cannabis Business Project during the applicable time period. Developer shall provide a copy of such statement to City upon request by City.

Section 4.3. Reporting. Developer shall provide City with copies of any reports provided to a State Licensing Authority within forty-five (45) days of that submission.

Any failure or refusal of Developer to provide any statement or report to City, the State Taxing Authority, or any other State Licensing Authority, as required within the time required, or to pay such sums due hereunder when the same are due and payable in

accordance with the provisions of this Agreement, may constitute full and sufficient grounds for the revocation or suspension of the Conditional Use Permit.

Section 4.4. Records. Developer shall keep records of all Commercial Cannabis Activity in accordance with Chapter 16 (commencing with Section 26160) of Division 10 of the Business and Professions Code and the applicable State Cannabis Regulations. All records required by this Section shall be maintained and made available for City's examination and duplication (physical or electronic) at the Site or at an alternate facility as approved in writing by the City Manager, or his or her designee.

Section 4.5. Penalty. Developer acknowledges that to ensure proper compliance with the terms of this Agreement and any applicable laws, City must engage in costly compliance review, inspections, and, if necessary, enforcement actions to protect the health, safety, and welfare of its residents. Penalty and interest provisions are necessary to assist City in compliance review and enforcement actions. If Developer fails to make any payment when due, as required by this Agreement, including the Public Benefit Amount, City may impose a "Non-Performance Penalty." A Non-Performance Penalty of ten percent (10%) shall be applied to all past due payments. City shall deliver to Developer a "Notice of Non-Performance Penalty," attached hereto as Exhibit D. Payment of the Non-Performance Penalty shall be in a single installment due on or before a date fifteen (15) days following delivery of the Notice of Non-Performance Penalty.

Section 4.6. Interest on Unpaid Non-Performance Penalty. If Developer fails to pay the Non-Performance Penalty after City has delivered the Notice of Non-Performance Penalty, then, in addition to the principal amount of the Non-performance Penalty, Developer shall pay City interest at the rate of eighteen percent (18%) per annum, computed on the principal amount of the Non-Performance Penalty, from a date fifteen (15) days following delivery of the Notice of Non-performance Penalty.

Section 4.7. Protections from Duplicative Payment. Notwithstanding Section 4.2, Developer shall be exempt from paying the Public Benefit Amount if the City imposes a tax specific to commercial cannabis businesses and instead shall pay such specific tax. Notwithstanding the foregoing, Developer and the Cannabis Business Project shall be subject to any and all taxes, assessments, or similar charges or fees of general applicability enacted by the federal government, state government, County of Stanislaus, including any tax applicable to an area greater than the City limits to which City may be a party (i.e., county tax sharing agreement with City).

ARTICLE 5
PUBLIC FACILITIES, SERVICES, AND UTILITIES

City shall use the Public Benefit Amount in any way the City Council deems appropriate to offset the impact of the Project or to benefit the City.

ARTICLE 6
INSURANCE AND INDEMNITY

Section 6.1. Insurance. Developer shall require all persons doing construction or related work on the Cannabis Business Project and, including its contractors and subcontractors (collectively, "Developer" for purposes of this Article 6 only), to obtain and maintain insurance of the types and in the amounts described in this Article with carriers reasonably satisfactory to City.

(a) General Liability Insurance. Developer shall maintain commercial general liability insurance or equivalent form with a limit of not less than Two Million Dollars ($2,000,000) (or as otherwise approved, in writing, by City) per claim and Two Million Dollars ($2,000,000) each occurrence. Such insurance shall also:

(i) Name City, its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives as "Additional Insureds" by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed additional insured.

(ii) Be primary with respect to any insurance or self-insurance programs covering City, its officials, employees, agents, and representatives.

(iii) Contain standard separation of insured provisions.

(b) Automotive Liability Insurance. Developer shall maintain business automobile liability insurance or equivalent form with a limit of not less than One Million Dollars ($1,000,000) for each accident. Such insurance shall include coverage for owned, hired and non-owned automobiles. Such insurance shall also:

Name City, its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives as Additional Insureds by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed Additional Insureds.

(ii) Be primary with respect to any insurance or self-insurance programs covering City, its officials, employees, agents, and representatives.

(iii) Contain standard separation of insured provisions.

(c) Workers' Compensation Insurance. Developer shall take out and maintain during the Term of this Agreement, workers' compensation insurance for all of Developer's employees employed at or on the Cannabis Business Project and, should any of the work be subcontracted, Developer shall require any general contractor or subcontractor similarly to provide workers' compensation insurance for such contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Developer. In case any class of employee engaged in work on the Cannabis Business Project and is not protected under any workers' compensation law, Developer shall provide and shall cause each contractor and subcontractor to provide adequate insurance for the protection of employees not otherwise protected. Developer hereby indemnifies City for any damage resulting from failure of Developer, its agents, employees, contractors or subcontractors to take out or maintain such insurance. Workers' compensation insurance with statutory limits and employer's liability insurance with limits of not less than One Million Dollars ($1,000,000) for each accident shall be maintained by Developer.

Section 6.2. Other Insurance Requirements. Developer shall do all of the following:

(a) Prior to taking any actions under this Agreement, furnish City with properly executed certificates of insurance that clearly evidence all insurance required in this Article, including evidence that such insurance will not be canceled, allowed to expire or materially reduced in coverage without thirty (30) days prior written notice to City.

(b) Provide to City, upon request, and within seven (7) days of said request, certified copies of endorsements and policies and properly executed certificates of insurance evidencing the insurance required herein.

(c) Replace or require the replacement of certificates, policies, and endorsements for any insurance required herein expiring prior to the termination of this Agreement.

(d) Maintain all insurance required herein from the Effective Date of this Agreement to the earlier of the expiration of the Term or the mutual written termination of this Agreement.

(e) Place all insurance required herein with insurers licensed to do business in California with a current Best's Key Rating Guide reasonably acceptable to City.

Section 6.3. Indemnity. To the fullest extent permitted by law, Developer shall defend, indemnify, and hold harmless City, and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City, or City's Agents, to attack, set aside, void, or annul an approval concerning the Cannabis Business Project and this Agreement, any applicable Conditional Use Permit or

Subsequent City Approvals. Developer shall execute the indemnification agreement ("Indemnification Agreement") attached hereto as Exhibit E.

Section 6.4. Failure to Indemnify; Waiver. Failure by Developer to indemnify City, when required by this Agreement and the Indemnification Agreement, shall constitute a material breach of this Agreement and of any applicable Conditional Use Permit and Subsequent City Approvals, which shall entitle City to all remedies available under law, including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of any applicable Conditional Use Permit. Developer's failure to indemnify City shall be a waiver by Developer of any right to proceed with the Cannabis Business Project or any portion thereof, and a waiver of Developer's right to file a claim, action, or proceeding against City or City's Agents, based on City's rescission or revocation of any Conditional Use Permit, Subsequent City Approvals, or City's failure to defend any claim, action, or proceeding based on Developer's failure to indemnify City.

Section 6.5. Waiver of Damages. Notwithstanding anything in this Agreement to the contrary, the Parties acknowledge that City would not have entered into this Agreement had it been exposed to liability for damages from Developer and, therefore, Developer hereby waives all claims for damages against City for breach of this Agreement. Developer further acknowledges that under the Development Agreement Statute, land use approvals (including development agreements) must be approved by the City Council and that, under law, the City Council's discretion to vote in any particular way may not be constrained by contract. Developer therefore waives all claims for damages against City in the event that this Agreement or any Project approval is: (1) not approved by the City Council; or (2) is approved by the City Council but with new changes, amendments, conditions, or deletions to which Developer is opposed. Developer further acknowledges that, as an instrument which must be approved by ordinance, a development agreement is subject to referendum; and that, under law, the City Council's discretion to avoid a referendum by rescinding its approval of the underlying ordinance may not be constrained by contract, and Developer waives all claims for damages against City in this regard.

ARTICLE 7
MORTGAGEE PROTECTION

This Agreement, once executed and recorded, shall be superior and senior to any lien placed upon the Site or any portion thereof following recording of this Agreement, including the lien of any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish, or impair the lien of any Mortgage made in good faith and for value. This Agreement shall immediately be deemed in default and immediately terminate upon the foreclosure or transfer of any interest in the Site or Project, whether by operation of law or any other method of interest change or transfer, unless the City Manager has authorized such change or transfer in advance, in writing. City agrees to not unreasonably withhold its authorization.

ARTICLE 8
DEFAULT

Section 8.1. General Provisions.

(a) Subject only to any extensions of time by mutual consent in writing, or as otherwise provided herein, the failure or delay by any Party to perform in accordance with the terms and provisions of this Agreement shall constitute a default. Any Party alleging a default or breach of this Agreement ("Charging Party") shall give the other Party ("Charged Party") not less than ten (10) days written notice, which shall specify the nature of the alleged default and the manner in which the default may be cured. During any such ten (10) calendar day period, the Charged Party shall not be considered in default for purposes of termination of this Agreement or institution of legal proceedings for the breach of this Agreement.

(b) After expiration of the ten (10) calendar day period, if such default has not been cured or is not in the process of being diligently cured in the manner set forth in the notice or if the breach cannot reasonably be cured within ten (10) days, the Charging Party may, at its option, institute legal proceedings pursuant to this Agreement, and give notice of its intent to terminate this Agreement pursuant to Government Code section 65868. In the event City is the Charging Party, City may, in its sole discretion, give notice, as required by law, to the Charged Party of its intent to revoke or rescind any operable Conditional Use Permit related to or concerning the Cannabis Business Project.

(c) Prior to the Charging Party giving notice to the Charged Party of its intent to terminate, or prior to instituting legal proceedings, the matter shall be scheduled for consideration and review by City in the manner set forth in Government Code sections 65865, 65867 and 65868 within thirty (30) days from the expiration of the ten (10) day notice period.

(d) Following consideration of the evidence presented and said review before City, and after providing the Charged Party an additional five (5) calendar day period to cure, the Charging Party may institute legal proceedings against the Charged Party or may give written notice of termination of this Agreement to the Charged Party.

(e) Evidence of default may arise in the course of a regularly scheduled periodic review of this Agreement pursuant to Government Code section 65865.1, as set forth in Section 8.2. If any Party determines that another Party is in default following the completion of the normally scheduled periodic review, without reference to the procedures specified in Section 8.1 (c), said Party may give written notice of termination of this Agreement, specifying in the notice the alleged nature of the default and potential actions to cure said default where appropriate. If the alleged default is not cured in ten (10) days or within such longer period specified in the notice or the defaulting Party is not diligently pursuing a cure, or if the breach cannot reasonably be cured within the period or the defaulting Party waives its right to cure such alleged

default, this Agreement may be terminated by the non-defaulting Party by giving written notice. An extension of the ten (10) day cure period may be given by mutual consent of the Parties.

In the event Developer is in default under the terms and conditions of this Agreement, no permit application shall be accepted by City, nor will any permit be issued to Developer until the default is cured or the Agreement is terminated.

Section 8.2. Annual Review. City shall, at least every twelve (12) months during the Term of this Agreement, review the extent of good faith, substantial compliance of Developer and City with the terms of this Agreement. Such periodic review by City shall be limited in scope to compliance with the terms of this Agreement pursuant to California Government Code section 65865.1. City shall deposit in the mail or fax to Developer a copy of all staff reports and, to the extent practical, related exhibits concerning this Agreement or the Cannabis Business Project's performance, at least seven (7) days prior to such periodic review. Developer shall be entitled to appeal a determination of City or the City Manager to the City Council. Any appeal must be filed within ten (10) days of the decision of City or the City Manager, respectively. Developer shall be permitted an opportunity to be heard orally or in writing regarding its performance under this Agreement before City, the City Manager, or the City Council, as applicable. The reasonable cost for City's annual review of this Agreement shall be paid by Developer, not to exceed the actual costs incurred by City in connection with the review.

Section 8.3. Estoppel Certificate.

(a) City shall, with at least twenty (20) days prior written notice, execute, acknowledge, and deliver to Developer, Developer's lender, potential investors, or assignees, an Estoppel Certificate in writing which certifies that this Agreement is in full force and effect, that there are no breaches or defaults under the Agreement, and that the Agreement has not been modified or terminated and is enforceable in accordance with its terms and conditions.

(b) At Developer's option, City's failure to deliver such Estoppel Certificate within the stated time period shall be conclusive evidence that the Agreement is in full force and effect, that there are no uncured breaches or defaults in Developer's performance of the Agreement or violation of any City ordinances, regulations, and policies regulating the use and development of the Site, the Cannabis Business Project, or the subject to this Agreement.

Section 8.4. Default by City. In the event City does not accept, review, approve, or issue any permits or approvals in a timely fashion, as defined by this Agreement, or if City otherwise defaults under the terms of this Agreement, City agrees that Developer shall not be obligated to proceed with or complete the Cannabis Business Project and shall constitute grounds for termination or cancellation of this Agreement by Developer.

Section 8.5. Cumulative Remedies of Parties. In addition to any other rights or remedies, City or Developer may institute legal or equitable proceedings to cure, correct, or remedy any default, enforce any covenant, or enjoin any threatened or attempted violation of the provisions of this Agreement, so long as any such action conforms to Section 9.1 (c) of this Agreement.

Section 8.6. Forced Delay, Extension of Times of Performance. Delays in performance, by either Party, shall not be deemed a default if such delays or defaults are due to war, terrorism, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, governmental restrictions imposed where mandated by governmental entities other than City, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulations enacted by the state or federal government, litigation, or other force majeure events. An extension of time for such cause shall be in effect for the period of forced delay or longer, as may be mutually agreed upon.

Section 8.7. Appeals. Developer may appeal any adverse decision or action of City pursuant to the T.M.C, as may be amended from time to time.

ARTICLE 9
TERMINATION

Section 9.1. Termination. This Agreement shall terminate upon the expiration of the Term, unless it is terminated earlier pursuant to the terms of this Agreement. Upon termination of this Agreement, City shall record a notice of such termination in substantial conformance with the "Notice of Termination" attached hereto as Exhibit F, and this Agreement shall be of no further force or effect except as otherwise set forth in this Agreement.

Section 9.2. Effect of Termination on Developer's Obligations. Termination of this Agreement shall eliminate any further obligation of Developer to comply with this Agreement, or some portion thereof, if such termination relates to only part of the Site or Project. Termination of this Agreement, in whole or in part, shall not, however, eliminate the rights of Developer to seek any applicable and available remedies or damages based upon acts or omissions occurring before termination.

Section 9.3. Effect of Termination on City's Obligations. Termination of this Agreement shall eliminate any further obligation of City to comply with this Agreement, or some portion thereof. Termination of this Agreement shall not, however, eliminate the rights of City to seek any applicable and available remedies or damages based upon acts or omissions occurring before termination.

Section 9.4. Survival After Termination. The rights and obligations of the Parties set forth in this Section 9.4, Section 2.8, Section 6.3, Section 10.3, Section 10.4, Section 10.5, Section 10.7, and Section 10.10, and any right or obligation of the Parties in this Agreement which, by its express terms or nature and context is intended to survive termination of this Agreement, will survive any such termination.

Section 9.5. Criminal Conviction; Termination; Transfer Rights. If Developer, or any owner, officer, director, manager, or person with a direct or indirect ownership or controlling interest in Developer, is convicted of a felony or any crime substantially related to the ownership or operation of a cannabis business, the City may, in its sole and absolute discretion, terminate this Agreement upon written notice. A “conviction” includes a guilty or nolo contendere plea and is deemed final upon entry of judgment, regardless of appeal.

Following such notice, Developer shall have a one hundred and eighty (180) day period to complete a transfer of its interest in this Agreement and the Project to a transferee approved in advance and in writing by the City. Approval is in the City’s sole and absolute discretion. Any proposed transferee shall undergo a background investigation and meet all applicable eligibility requirements, including approval by the Chief of Police or designee.

If an approved transfer is not completed within the one hundred and eighty (180) day period, this Agreement shall automatically terminate. Any unapproved transfer is void.

ARTICLE 10
OTHER GENERAL PROVISIONS

Section 10.1. Assignment and Assumption. Developer shall not have the right to sell, assign or transfer all or any part of its rights, title, and interests in all or a portion of the Site or Project, subject to or a part of this Agreement, to any person, firm, corporation or entity during the Term of this Agreement without the advance written consent of the City Manager. This assignment prohibition applies to the corporate and business entities of Developer that are a Party to this Agreement. Any assignment or transfer prohibited by this Agreement will be considered an immediate breach of this Agreement and City may elect to immediately terminate this Agreement. If the City Manager approves an assignment or transfer of any interest detailed in this Section 10.1, City and Developer shall execute an "Assignment and Assumption Agreement" in the form attached hereto as Exhibit G.

Section 10.2. Covenants Running with the Land. All of the provisions contained in this Agreement shall be binding upon the Parties and their respective heirs, successors and assigns, representatives, lessees, and all other persons acquiring all or a portion of interest in the Site or Project, whether by operation of law or in any manner whatsoever. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law, including California Civil Code section 1468. Each covenant herein to act or refrain from acting is for the benefit of or a burden upon the Cannabis Business Project and, as appropriate, runs with the Site and is binding upon Developer.

Section 10.3. Notices. Any notice or communication required hereunder between City and Developer must be in writing and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express, UPS, or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been

given when delivered to the Party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving Party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day, or on a Saturday, Sunday, or holiday, shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent; or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered, as shown on a receipt issued by the courier. 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
156 S. Broadway
Turlock, CA 95380
Attention: City Manager

and Katie Lucchesi, City Attorney
156 S. Broadway
Turlock, CA 95380

If to Developer: Thomas Sheridan
1025 Joellis Way, Suite 150
Sacramento, CA 95815

Section 10.4. Governing Law and Binding Arbitration. The validity, interpretation, and performance of this Agreement shall be controlled by and construed pursuant to the laws of the state of California. Any dispute, claim, or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation, or validity

thereof, including the determination of the scope or applicability of this Agreement to arbitrate, shall be determined by binding arbitration in Sacramento, California, before one arbitrator. The arbitration shall proceed pursuant to the Comprehensive Arbitration Rules and Procedures of the Judicial Arbitration and Mediation Services ("JAMS"). Judgment on the award may be entered in any court having jurisdiction thereof.

Section 10.5. Invalidity of Agreement/Severability. If this Agreement, in its entirety, is determined by an arbitrator or court of competent jurisdiction to be invalid or unenforceable, this Agreement shall automatically terminate as of the date of final entry of judgment. If any term or provision of this Agreement shall be determined by an arbitrator or court of competent jurisdiction to be invalid and unenforceable, or if any term or provision of this Agreement is rendered invalid or unenforceable according to the terms of any federal or state statute, any provisions that are not invalid or unenforceable shall continue in full force and effect and shall be construed to give effect to the intent of this Agreement. The Parties expressly agree that each Party is strictly prohibited from failing to perform any and all obligations under this Agreement on the basis that this Agreement is invalid, unenforceable, or illegal. By entering into this Agreement, each Party disclaims any right to tender an affirmative defense in any arbitration or court of competent jurisdiction, that performance under this Agreement is not required because the Agreement is invalid, unenforceable, or illegal.

Section 10.6. Cumulative Remedies. In addition to any other rights or remedies, City and Developer may institute legal or equitable proceedings to cure, correct, or remedy any default, to specifically enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation of the provisions of this Agreement. The prevailing Party in any such action shall be entitled to reasonable attorneys' fees and costs. Notwithstanding the foregoing or any other provision of this Agreement, in the event of City default under this Agreement, Developer agrees that it may not seek, and shall forever waive any right to, monetary damages against City, but excluding, therefrom, the right to recover any fees or charges paid by Developer in excess of those permitted hereunder.

Section 10.7. Third Party Legal Challenge. In the event any legal action or special proceeding is commenced by any person or entity challenging this Agreement or any associated entitlement, permit, or approval granted by City to Developer for the Cannabis Business Project (collectively, "Project Litigation"), the Parties agree to cooperate with each other as set forth herein. City may elect to tender the defense of any lawsuit filed and related, in whole or in part, to Project Litigation with legal counsel selected by City. Developer will indemnify, hold City harmless from, and defend City from all costs and expenses incurred in the defense of such lawsuit, including, but not limited to, damages, attorneys' fees, and expenses of litigation awarded to the prevailing Party or Parties in such litigation. Developer shall pay all litigation fees to City within thirty (30) days of receiving a written request and accounting of such fees and expenses from City. Notwithstanding the aforementioned, City may request, and

Developer will provide to City within seven (7) days of any such request, a deposit to cover City's reasonably anticipated Project Litigation fees and costs.

Section 10.8. Constructive Notice and Acceptance. Every person who, after the Effective Date and recording of this Agreement, owns or acquires any right, title or interest to any portion of the Site is and shall be conclusively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Site and all rights and interests of such person in the Site shall be subject to the terms, requirements, and provisions of this Agreement.

Section 10.9. Statute of Limitations and Laches. City and Developer agree that each Party will undergo a change in position in detrimental reliance upon this Agreement from the time of its execution and subsequently. The Parties agree that Section 65009(c)(1)(D) of the California Government Code, which provides for a ninety (90) day statute of limitations to challenge the adoption of this Agreement, is applicable to this Agreement. In addition, any person who may challenge the validity of this Agreement is hereby put on notice that, should the legality or validity of this Agreement be challenged by any third party in litigation, which is filed and served more than ninety (90) days after the execution of this Agreement, City and Developer shall each assert the affirmative defense of laches with respect to such challenge, in addition to all other available defenses. This Section in no way limits the right of a Party, claiming that the other Party breached the terms of this Agreement, to bring a claim against the other Party within the four (4) year statute of limitations set forth in Section 337 of the California Civil Code.

Section 10.10. Joint and Several Liability. Developer shall be jointly and severally liable for any amount due under this Agreement, and any breach of this Agreement or failure to pay by one Party shall also constitute a breach of this Agreement by the other Party. Developer agrees that City may impose a lien and seek foreclosure on any parcel of the Site due to any default by Developer.

Section 10.11. Change in State Regulations. In no event shall Developer operate the Cannabis Business Project in violation of the Agreement, or State Cannabis Regulations, as may be amended from time to time.

Section 10.12. Standard Terms and Conditions.

(a)Venue. Venue for all legal proceedings shall be the JAMS Resolution Center in Sacramento, California.

(b)Waiver. A waiver by any Party of any breach of any term, covenant, or condition herein contained or a waiver of any right or remedy of such Party available hereunder, at law or in equity, shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition herein contained or of any continued or subsequent right to the same right or remedy. No Party shall be deemed to have made any such waiver unless it is in writing and signed by the Party so waiving.

(c)Completeness of Instrument. This Agreement, together with its specific references, attachments, and Exhibits, constitutes all of the agreements, understandings, representations, conditions, warranties, and covenants made by and between the Parties hereto. Unless set forth herein, no Party to this Agreement shall be liable for any representations made, express or implied.

(d)Supersedes Prior Agreement. It is the intention of the Parties hereto that this Agreement shall supersede any prior agreements, discussions, commitments, or representations, written, electronic, or oral, between the Parties hereto with respect to the Site or Cannabis Business Project.

(e)Captions. The captions of this Agreement are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Agreement.

(f)Number and Gender. In this Agreement, the neuter gender includes the feminine and masculine, and the singular includes the plural, and the word "person" includes corporations, partnerships, firms, or associations, wherever the context requires.

(g)Mandatory and Permissive. "Shall" and "will" and "agrees" are mandatory. "May" or "can" are permissive.

(h)Term Includes Extensions. All references to the Term of this Agreement shall include any extensions of such Term.

(i)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.

(j)Other Documents. The Parties agree that they shall cooperate in good faith to accomplish the objectives of this Agreement and, to that end, agree to execute and deliver such other instruments or documents as may be necessary and convenient to fulfill the purposes and intentions of this Agreement.

(k)Time is of the Essence. Time is of the essence in this Agreement in each covenant, term, and condition herein.

(l)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 this Agreement had been fully complied with. Further, by entering into this Agreement, no 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.

(m)Document Preparation. This Agreement will not be construed against the Party preparing it but will be construed as if prepared by all Parties.

(n)Advice of Legal Counsel. 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.

(o)Attorneys' Fees and Costs. If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorneys' 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.

(p)Calculation of Time Periods. All time referenced in this Agreement shall be calendar days, unless the last day falls on a legal holiday, Saturday, or Sunday, in which case the last day shall be the next business day.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, this Agreement has been entered into by and between Developer and City as of the Effective Date of the Agreement, as defined above.

"CITY"

CITY OF TURLOCK, a
California municipal corporation

By:_____
Gary Hampton
City Manager

Dated:_____

Attest:

By: _____
Nichole Fiez
City Clerk

Approved to as Form

By_____
Katie O. Lucchesi
City Attorney

"DEVELOPER"

PERFECT UNION TURLOCK, LLC
a California limited liability company

By:
_____
Thomas Sheridan, CEO
Its:
_____

Dated:_____

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of_____)

On_____, before me _____, a Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____
(Signature)

(Seal)

Order Number: P-350597

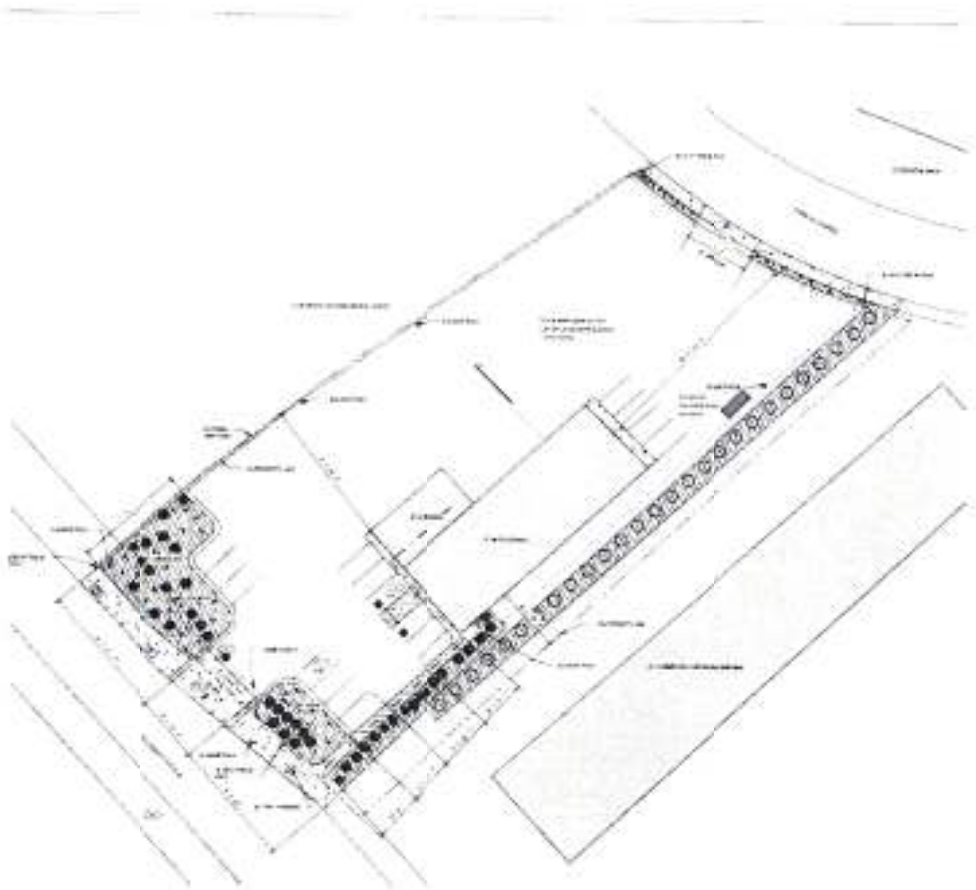
EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Stanislaus, City of Turlock, described as follows:

Parcel 2 As Shown On That Certain Parcel Map Filed October 6, 1972, In Book 15 Of Parcel Maps Page 33, Stanislaus County Records, And As Revised By A Lot Line Adjustment In Resolution 81-134 Of City Of Turlock, Recorded August 27, 1901 In Book 3472 Page 643, As Document No, 10901, And Being A Portion Of Parcel 1 Shown On That Certain Parcel Map Filed October 6, 1972 In Book 15 Of Parcel Maps, Page 33 Described As Follows:

That Certain Parcel Of Land Bounded As Follows: On The West By The Northeasterly Line Of Golden State Boulevard, On The South By The Southerly Line Of Parcel 1, Book 15 of Parcel Maps Page 33, On The East By The Westerly Line Of Parcel 2, Book 15 of Parcel Maps Page 33, And On The North By The Extension Of The Northerly Line Of Said Parcel 2, Book 15 of Parcel Maps Page 33, Shown As North 47° 45' East, 60.39 Feet, South 47° 47" West, To Its Point Of Intersection With The Northeasterly Line Of Golden State Boulevard, All As Shown On Book 15 of Parcel Maps Page 33, Stanislaus County Records.

A.P.N.: 088-007-025



SITE PLAN NOTES

SITE PLAN KEYNOTES

PROJECT SITE COVERAGE

EXHIBIT B - SITE MAP

RMW

CUP SET | 10/03/19

2500 N GOLDEN STATE BLVD
TURLOCK, CA 95382

A1
SITE PLAN

EXHIBIT C - SITE DEED

RECORDING REQUESTED BY

SAL SANDHU

AND WHEN RECORDED MAIL TO

MWG RE Holdings, LLC, a California limited liability company
735 Fountain Dr.
West Sacramento, CA 95605

Stanislaus, County Recorder
Donna Linder Co Recorder Office
DOC- 2019-0077233-00
Acct 482-Counter Customers
Friday, NOV 01, 2019 14:35:29
Ttl Pd $1,111.50 Rcpt # 0004347158
OJC/R2/1-6

A.P.N.: 088-007-025-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $1,072.50 City Transfer Tax: $0.00
( ) Unincorporated Area (X) City of Turlock
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Karnail Sandhu and Ranbir Sandhu, Trustees of the Karnail Sandhu and Ranbir Sandhu 2012 Trust and Iqbal S. Barn, a married man as his sole and separate property**

Hereby GRANT(S) to **MWG RE Holdings, LLC, a California limited liability company**

The land described herein is situated in the State of California, County of Stanislaus, City of Turlock, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 21, 2019

See Signature page to Grant Deed:

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name | Street Address | City & State

lo I

Grant Deed - Sale

Exhibit D

Notice of Non-Performance Penalty

DATE: _____, 20_____

PARTIES: CITY OF TURLOCK

156 S Broadway
Turlock, CA 95380
Attention: City Manager

DEVELOPER
Thomas Sheridan1025 Joellis Way, Suite 150
Sacramento, CA 95815

THIS NOTICE OF NON-PERFORMANCE PENALTY ("Penalty Notice") is being executed by the City of Turlock, a California municipal corporation ("City"), with reference to the following.

A. By Instrument No, which was recorded in the Official Records of Stanislaus County, California, on , 20 .

City recorded a development agreement between City and Perfect Union Turlock, LLC ('Developer"), dated20 , (the "Development Agreement"), relating to the development and operation of a cannabis business.

B. Pursuant to Section 4.2 of the Development Agreement, Developer agrees to pay to City a Public Benefit on the first business day of each month during the Term of the Development Agreement.

c. On , 20 the Public Benefit was due to City by Developer. City did not receive payment.

D. Pursuant to Section 4.5 of the Development Agreement, if Developer fails to make payment when it is due, City may impose a penalty of ten percent (10%) of the total of the past due amounts ("Penalty"). As of

20 the past due amount equals $The Penalty owed by Developer equals $("Penalty Amount").

E. Pursuant to Section 4.5 of the Development Agreement, Developer shall make payment of the Penalty Amount in a single installment due within fifteen (15) days of delivery of this Penalty Notice ("Penalty Due Date").

Pursuant to Section 4.6 of the Development Agreement, if Developer fails to pay the Penalty Amount before the Penalty Due Date, then, in addition to the Penalty Amount specified in subdivision (D), Developer shall pay City interest on the Penalty Amount, at the rate of eighteen percent (18%) per annum ("Penalty Interest Payment"), computed from the Penalty Due Date specified in subdivision (E). The Penalty Interest Payment is due fifteen (15) days following delivery of the Penalty Due Date. As of , 20 , the Penalty Interest Payment amount equals $

G. Nothing contained herein shall constitute a waiver of City's future claims for the Public Benefit, Penalty, or interest on the Penalty.

NOW, THEREFORE, City hereby provides Developer the Penalty Notice required by Section 4.5 of the Development Agreement. This Penalty Notice shall be effective upon notice pursuant to Section 10.3 of the Development Agreement.

CITY OF TURLOCK, a California municipal corporation

By: _____
City Manager

Exhibit E

INDEMNITY AGREEMENT FOR
LAND USE ENTITLEMENT PROCESSING

THIS INDEMNITY AGREEMENT FOR LAND USE ENTITLEMENT PROCESSING ("Agreement") is made and entered into on this day ____ of _____, 2020, ("Effective Date") by and between the City of Turlock, a California municipal corporation ("City") and Perfect Union Turlock, LLC, a California limited liability company ("Applicant"). City and Applicant may be referred to herein individually as a "Party" or collectively as the "Parties". There are no other parties to this Agreement.

RECITALS

A. In 1996, the people of the state of California approved Proposition 215, the Compassionate Use Act of 1996 ("CUA"). The CUA enables seriously ill Californians to legally possess, use, and cultivate marijuana for medical use under state law. In 2003, the California Legislature adopted Senate Bill 420, entitled the Medical Marijuana Program ("MMP"), which authorizes qualified patients and their primary caregivers to cultivate marijuana for medical purposes without being subject to criminal prosecution under the California Penal Code.

B. On October 9, 2015, Governor Jerry Brown signed three bills into law (Assembly Bill 266, Assembly Bill 243, and Senate Bill 643) which are collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"). MCRSA establishes a statewide regulatory system for the cultivation, processing, transportation, testing, manufacturing, and distribution of medical marijuana to qualified patients and their primary caregivers.

c. On November 8, 2016, California voters passed Proposition 64, the Adult Use of Marijuana Act ("AUMA"). AUMA legalizes the cultivation, commercial sale, and possession of recreational cannabis for adults age 21 and older.

D. On June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), which created a single regulatory scheme for both medicinal and adult-use cannabis businesses. MAUCRSA retains the provisions in the MCRSA and AUMA that granted local jurisdictions control over whether businesses engaged in commercial cannabis activity may operate in a particular jurisdiction.

E. On December 7, 2017, California state cannabis licensing authorities issued emergency regulations that apply to AUMA and MAUCRA and further regulate businesses engaged in commercial cannabis activity.

F. Turlock Municipal Code ("T.M.C.") Chapter 5.21 authorizes cannabis businesses to operate within the City under specified restrictions pursuant to a Cannabis Pilot Program.

G. Applicant intends to improve, develop, and use real property to operate a cannabis business (the "Project") within the City in strict compliance with MAUCRSA and T.M.C. chapter 5.60.

H. Applicant has an agreement to purchase that certain real property located at 2500 N. Golden State Blvd. in the City of Turlock, identified as Stanislaus County Assessor's Parcel Number 088-007-025 (the "Project") Applicant intends to improve approximately 4,517 (four thousand five hundred seventeen) square feet of space and operate the Project on the Property.

1. As a condition of approval of the Land Use Entitlements, City has required Applicant to enter into this Agreement.

J. It is in the public interest for City and Applicant to enter into this Agreement, as Applicant will benefit from City's processing of the Project.

K. Applicant desires to enter into this Agreement to fulfill a condition of approval of the Project, which is a prerequisite for construction of the Project.

AGREEMENT

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

Section 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 19 of this Agreement, Sections 1 through 19 shall prevail.

Section 2. Applicant's Indemnification Obligations.

2.1 . Indemnification for Land Use Entitlements. To the fullest extent permitted by law, Applicant shall indemnify, and hold harmless City and its agents, elected and appointed officials, officers, employees, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City or City's Agents, to attack, set aside, void, or annul, an approval concerning the Land Use Entitlements by reason of the action or inaction of City or City's Agents. Applicant's duty to indemnify and hold harmless shall not extend to any claim, action or proceeding arising from the gross negligence or willful misconduct of City or City's Agents.

Applicant's obligations under this Agreement to indemnify City shall apply to any claim, lawsuit or challenge against City brought against the Project, specifically including, but not limited to, any legal challenge based on the California Environmental Quality Act, codified in California Public Resources Code section 21000 et seq.; actions or proceedings brought to challenge the validity of environmental documents prepared in conjunction with the approval of the Project or Land Use Entitlements, or the requirements of any other federal, state, or local laws, including, but not limited to, general plan, specific plan, and zoning requirements.

Tender of Defense. Upon receiving notice of a claim and pursuant to Article 6 of the Land Use Entitlements, Applicant shall assume the defense of the claim, action, or proceeding through the prompt payment of all attorneys' fees and costs, incurred in good faith and in the exercise of reasonable discretion, of City's counsel in defending such an action. Regardless of whether Applicant chooses to defend City pursuant to Section 6.4 of the Land Use Entitlements, City shall have the absolute and sole authority to control the litigation and make litigation decisions, including, but not limited to, selecting counsel to defend City and settlement or other disposition of the matter.

2.3. Deposit for Costs. Applicant shall make a refundable deposit to City within thirty (30) days of written notification from City ("Cost Deposit"), to cover the estimated fees and costs associated with City's defense of any claim, action or proceeding. Applicant shall make any and all additional payments to City to replenish the Cost Deposit within thirty (30) days of written notice from City.

2.4. Failure to Indemnify; Waiver. Failure to indemnify City, when required by this Agreement, shall constitute a material breach of this Agreement and of the Land Use Entitlements, which shall entitle City to all remedies available under law including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of the Land Use Entitlements. Applicant's failure to indemnify City shall be a waiver by Applicant of any right to proceed with the Project, or any portion thereof, and a waiver of Applicant's right to file a claim, action or proceeding against City or City's Agents based on City's rescission or revocation of the Land Use Entitlements, or City's failure to defend any claim, action or proceeding based on Applicant's failure to indemnify City.

2.5. Satisfaction of Judgment. With respect to any claims, demands, acts, causes of action, damages, costs, expenses, settlements, losses or liabilities which Applicant has indemnified City against, Applicant shall pay and satisfy any judgment, award, settlement or decree that may be rendered or agreed against City and City's Agents arising out of any final, non-appealable judicial or administrative action.

2.6. Payment of Costs and Fees. Applicant's obligations under this Agreement to defend and indemnify City shall include, but not be limited to, payment of all court costs and attorneys' fees, all litigation-related costs, all costs of any judgments or awards against City, or all settlement costs which arise out of City's processing or approval of the Project.

2.7. Continuing Obligation. Applicant shall be and remain personally obligated to all of the terms of this Agreement, notwithstanding any attempt to assign, delegate or otherwise transfer all or any of the rights or obligations of this Agreement, and notwithstanding a change in or transfer of ownership of the real property upon which the Project is located (or any interest therein). However, Applicant may be released from such obligations if Applicant obtains City's prior written consent to such transfer, which consent shall not be unreasonably withheld.

Section 3. City's Obligations. City shall notify Applicant of any claim, action or proceeding within ten (10) business days of receiving service of any claim, action or proceeding. If City fails to notify Applicant of any claim, action, or proceeding, Applicant shall not, thereafter, be responsible to defend, indemnify, or hold City harmless. City shall have and retain, in its sole discretion, the right to not participate in the defense of any claim, action, or proceeding. At its sole discretion, City may participate at its own expense in the defense, but such participation shall not relieve Applicant of any obligation imposed by this Agreement.

Section 4. Notice. Any notice or communication required hereunder between City and Applicant must be in writing and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express, UPS or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving Party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day, or on a Saturday, Sunday or holiday, shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (b) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. 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
156 S. Broadway
Turlock, CA 95380
Attention: City Manager

and

Katie O. Lucchesi, City Attorney 156 S. Broadway Turlock, CA 95380

If to Developer: Thomas Sheridan 1025 Joellis Way, Suite 150 Sacramento, CA 95815

Section 5. Modification of agreement. This Agreement may be supplemented, amended, or modified only by a writing signed by City and Applicant.

Section 6. Entire Agreement. This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the Parties pertaining to the action and supersedes all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement.

Section 7. Agreement is Voluntary. The Parties acknowledge that they have entered into this Agreement voluntarily, on the basis of their own judgment and without coercion, and not in reliance on any promises, representations, or statements made by the other Party other than those contained in this Agreement. This Agreement incorporates the entire understanding of the Parties and recites the sole consideration of the promises and agreements contained within it. The Parties have read this Agreement and are fully aware of its contents and legal effect.

Section 8. Time of Essence. Time is of the essence for this Agreement, and each section contained within this Agreement is made and declared to be a material, necessary, and essential part of this Agreement.

Section 9. Severability of Agreement. If a court or an arbitrator of competent jurisdiction holds any section of this Agreement to be illegal, unenforceable, or invalid for any reason, the validity and enforceability of the remaining sections of this Agreement shall not be affected.

Section 10. 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 this Agreement had 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.

Section 11. Noninterference. No Party will do anything to interfere with or inhibit the ability of the other to comply with their respective obligations under the tens of this Agreement.

Section 12. Ambiguities. 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.

Section 13. Headings. The headings in this Agreement are included for convenience only, and neither affect the construction or interpretation of any section in this Agreement nor affect any of the rights or obligations of the Parties to this Agreement.

Section 14. 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. The Parties will act in good faith to carry out the intent of this Agreement.

Section 15. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of California.

Section 16. Venue. Venue for all legal proceedings shall be in the Superior Court of the State of California in and for the County of Stanislaus.

Section 17. Attorney's Fees and Costs. If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret sections 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.

Section 18. 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.

Section 19. Counterparts. This Agreement may be executed in counterparts and all so executed shall constitute an agreement which shall be binding upon the Parties hereto, notwithstanding that the signatures of all Parties and Parties' designated representatives do not appear on the same page.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, the Parties have executed this Agreement on the day, month and year first above written.

APPLICANT

Perfect Union Turlock, LLC, a California limited liability company

By:

_____

Thomas Sheridan

Its: I

_____

Date:

_____

CITY

City of Turlock, a California municipal corporation

By:

_____

Gary Hampton, City Manager

Date:

_____

APPROVED AS TO FORM:

By:

_____

Katie O. Lucchesi, City Attorney

Exhibit F
Notice of Termination

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

City of Turlock
156 S Broadway
Turlock, CA 95380
Attention: City Clerk

SPACE ABOVE THIS LINE FOR
RECORDER'S USE
Recording Fee Exempt per Government Code S 6103

NOTICE OF TERMINATION AND RELEASE OF DEVELOPMENT AGREEMENT

DATE:20 _____,

PARTIES: City of Turlock
156 S Broadway
Turlock, CA
95380

Thomas Sheridan
1025 Joellis Way, Suite 150
Sacramento, CA 95815

THIS NOTICE OF TERMINATION AND RELEASE (the "Release") is being executed by the City of Turlock, a California municipal corporation ("City"), with reference to the following.

A. By Instrument No. _____ which was recorded in the Official Records of Stanislaus County, California, on _____ 20__, City recorded a development agreement between City and _____ dated _____20__ (the "Development Agreement"), relating to the development and operation of a cannabis business.

B. Pursuant to Sections 1.7 and 9.1 of the Development Agreement, the term of the Development Agreement expires ____ ( ) years from from _____, 20__, on _____ , 20.

c. Pursuant to Section 9.1 of the Development Agreement, once terminated, the Development Agreement has no further force or effect, unless otherwise set forth in the Development Agreement.

NOW, THEREFORE, City hereby terminates, cancels, and otherwise releases Developer and Developer's heirs, executives, administrators, successors, and assigns from their obligations in the Development Agreement on this _____of _____, 20__ , and relinquishes any right it may hereafter have to enforce any of the terms and provisions set forth in the Development Agreement, unless otherwise set forth in the Development Agreement. This termination, cancellation, and release shall be effective upon the recordation of this Release in the office of the County Recorder for the County of Stanislaus, State of California.

CITY OF TURLOCK,

a California municipal corporation

By:_____

City Manager

Exhibit G

Assignment and Assumption Agreement

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City of Turlock 156 S Broadway Turlock, CA 95380 Attention: City Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Recording Fee Exempt per Government Code S 6103

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (the "Agreement") is entered into this _____day of 20__by and between Perfect Union Turlock, LLC, a California limited liability company ("Assignor") and _____ ("Assignee").

RECITALS

On _____, 20__ , Assignor and the City of Turlock (the "City") entered into that certain agreement entitled "Development Agreement by and between the City of Turlock, a California municipal corporation and Perfect Union Turlock, LLC relating to the improvement, development, and use of real property to operate a cannabis business (the "Development Agreement"), originally recorded upon Stanislaus County Assessor's Parcel Number 088-007-025 (the "Property").

B. Section 10.1 of the Development Agreement prohibits the sale, assignment, or transfer by Assignor of any portion of Assignor's interests, rights, or titles described in that section of the Development Agreement ("Assignable Rights") to a third party without prior written approval by the City Manager of the City of Turlock (the "City Manager").

c. Assignor intends to assign, and Assignee intends to assume, the Assignable Rights under the Development Agreement.

D. In accordance with the terms of the Development Agreement, Assignor has provided to the City Manager a written request for consent to assignment. The City Manager has received the information he or she deems appropriate and consulted with the City Attorney for the purpose of determining that Assignee is a qualified applicant for purposes of the foregoing terms of the Development Agreement, This Agreement is intended to meet the requirements of Section 10.1 of the Development Agreement for an Assignment and Assumption Agreement and is executed with the consent of the City Manager as contemplated in the Development Agreement.

NOW, THEREFORE, Assignor and Assignee hereby agree as follows:

1. The foregoing Recitals are true and incorporated herein by this reference as though set forth in full.

2. Assignor hereby assigns to Assignee all of the Assignable Rights of Assignor under the Development Agreement.

3. Assignee hereby assumes all of the burdens and obligations of Assignor under the Development Agreement and agrees to observe and fully perform all of the duties and obligations of Assignor under the Development Agreement, and to be subject to all the terms and conditions thereof, with respect to the Property and Assignable Rights. It is the express intention of Assignor and Assignee that, upon the execution of this Agreement, Assignee shall become substituted for Assignor as the "Developer" under the Development Agreement.

4. This Agreement shall take effect and be binding only upon the City Manager's consent to and approval of the Agreement.

5. Assignee represents and warrants that it has reviewed and is familiar with the terms and conditions of the Development Agreement. Assignee acknowledges that the Assignable Rights are as set forth in Section 10.1 of the Development Agreement, and the duties of Assignor thereunder and the duties of Assignee hereunder, as between Assignee and City, shall be without reference to any underlying agreements or understandings that may exist between Assignee, Assignor, or any other party with respect to the subject matter hereof, and that City is not party to such other agreements.

6. All of the covenants, terms, and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

[Signatures on the Following Page]

ASSIGNOR

Perfect Union Turlock, LLC, a California limited liability company

By:

Its: CEO

Date:

ASSIGNEE

By:

Its:

Date:

CITY

City of Turlock, a California municipal corporation

By:

Gary Hampton, City Manager

Date:

APPROVED AS TO FORM.

By:

Katie O. Lucchesi, City Attorney

City Council Staff Report

June 9, 2026

From:	Adrienne Werner, Development Services Director
Prepared by:	Katie Quintero, Planning Manager
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Ordinance: Amending terms and extending the Development Agreement between the City of Turlock and Fire House Turlock, Inc.

2. NARRATIVE:

BACKGROUND

Fire House Turlock, Inc. (Fire House) is located at 1601 W. Main Street. The property is zoned Community Commercial which allows cannabis dispensaries with a Conditional Use Permit and Development Agreement.

At their September 10, 2019, meeting, the City Council adopted the ordinance approving the Development Agreement (DA) and granted a Conditional Use Permit (CUP) on March 10, 2020, for Fire House to operate a cannabis dispensary. Fire House opened for business in August 2020.

The initial Development Agreement was set to expire in October 2024. As a result, under the City Manager's authority of the Development Agreement, the City and Fire House entered into an Amendment to the Development Agreement extending the Development Agreement through December 31, 2024.

On September 19, 2024, the Planning Commission recommended the City Council extend the Development Agreement to June 30, 2025. The City Council approved the extension of the Development Agreement at their October 8, 2024 meeting. In May of 2025, Council approved another extension to the Development Agreement through June 30, 2026. The intention of the shorter-term time extensions was to allow time for the cannabis operators and the City to discuss potential changes to the cannabis program.

ANNUAL REVIEW

Turlock Municipal Code §9-5-912 requires the Council to conduct an annual review to verify the business has complied in good faith with the terms and conditions of the Development Agreement.

Planning Department

Signage

Fire House has not applied for any exterior wall signs and no signs are installed on the exterior of the building. Any proposed exterior wall signs would have to comply with TMC §9-2-518(6)(ac)(iv) for commercial cannabis uses.

The existing 50' tall pole sign is considered a legal nonconforming sign. Staff continues to work with the City Attorney's office to address the sign.

Fire House is in compliance with the Planning Division.

Building Department

Fire House opened for business on August 7, 2020. There are no active building code violations and Fire House is in compliance with the requirements of the Building and Safety Division.

Finance Department

Business License

Fire House was issued a business license on August 5, 2020. Their business license is current and active.

Public Benefit Amount

The Development Agreement requires a monthly public benefit payment to the City of Turlock. Section 4.2 of the Development Agreement details the public benefit amount that Fire House must submit to the City on a monthly basis.

The annual audits and compliance checks have been completed and Fire House is in compliance with the Finance Department. The public benefit amount that Fire House has paid is detailed in the table below:

Fiscal Year	Public Benefit Deposit
2020-21	$943,815.11
2021-22	$891,144.88
2022-23	$750,862.13
2023-24	$602,846.38
2024-25	$534,486.69
2025-26*	$360,000.00
Total through 4/29/26	**$4,083,155.19**
*Payment made through March 2026	

Police Department

Calls for Service

There were 10 calls for service (CFS) in 2023. Two calls were for medical emergencies which AMR and the Fire Department responded to, two security checks initiated by onsite security requesting an officer to check on two persons sleeping/loitering on the property, two suspicious person calls, and four disturbance calls. All CFS were closed by the officer and did not result in a report being filed or an arrest.

In 2024, there were seven calls for service (CFS). Two medical emergency calls and a grass fire were attended by the Fire Department and closed. Two disturbance/suspicious person calls, one security check of a toddler not buckled in, and one commercial alarm call. None of the calls resulted in a report being filed by the officer and no arrests were made.

There have been five calls for service from January 2025 through October 2025. Two of the calls started as traffic stops, with one resulting in the arrest of the individual for an outstanding warrant. One vehicle accident and one medical emergency were both cleared by the Fire Department, and a security check that was a false alarm.

There were eleven calls for service from October 2025 through April 2026. These calls consisted of the following: one false alarm, one security check, one suspicious vehicle, a warrant arrest, assist other agency (checking security guard credentials), larceny (ATM card left in machine), disturbance (individual approached security aggressively), and a missing person (man reported the last place he saw his girlfriend was at The Fire House). The girlfriend was later found at home safe.

An emergency medical call was responded to and cleared by the Fire Department. There was a suspicious

phone call, no answer on call back. A traffic stop turned into a weapons violation and resulted in the arrest of the driver.

Of these eleven calls for service, nine were closed by the responding officer without a report being filed or an arrest being made. The medical emergency call was closed by the Fire Department. One call resulted in an arrest.

It is important to remember, when responding to calls for service, the location is indexed by where the incident occurred or where the officer should respond to contact the victim. If the officer responds to the Fire House's parking lot or in proximity to Fire House the business name will be indexed in the report. It does not mean a crime occurred at Fire House . If no report was made, the responding officer did not find probable cause to show a crime occurred. In reviewing the calls for service, these are typical of what is anticipated for this use and do not create a concern at this time.

Annual Inspection

On April 23, 2026, the Police Department conducted their annual inspection. The following items were found at the inspection:

- The public lobby of the business did not have a monitor viewable to the public to show customers they were being video recorded.
- The dumpster area associated with the business was not locked.

The business has been mailed a letter noting these deficiencies and a second inspection will be conducted to ensure these items have been corrected. These items are minor in nature and can be corrected easily and, therefore, Fire House is in substantial compliance with the Police Department’s conditions.

PROPOSED AMENDMENTS

Various amendments are proposed to the Development Agreement. To capture all previous amendments to the Development Agreement into one document, the City has prepared a First Amended and Restated Development Agreement. This captures all four previous amendments and newly proposed into this one complete Agreement.

In response to concerns from many of the dispensary operators, the City is proposing to amend the language for the public benefit amount to remove the monthly minimum payment and move to a percentage only. The percentage is set as a range up to 9% of gross receipts but proposes to set the amount required to be paid at 5.25% through May 31, 2027, at which time Council may set a new Public Benefit amount within the range. This change will cause a reduction in the overall amount the City will receive in the public benefit amount, but it will provide more stability and will reduce the financial strain on the cannabis operators.

The term of the agreement is proposed to be extended for three years through June 30, 2029.

Other regulations proposed to be added to the agreement include requiring remote real-time live access to the video footage of cameras installed at the businesses, and requiring background checks prior to any changes in ownership or on any individual or entity every two years or at any other time upon reasonable cause. A section has been added detailing if anyone with direct or indirect ownership or controlling interest in the project is convicted of a felony or any crime substantially related to the ownership or operation of a cannabis business, the City may terminate the Development Agreement. If given such notice, the Developer would have 180 days to complete a transfer of their interest to a transferee approved by the City.

Other proposed changes include various language cleanups and updates to current laws and regulations.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Adoption of the amended Development Agreement will result in a reduction in the revenue collected from the public benefit amount.

4. ENVIRONMENTAL DETERMINATION:

The project consists of the annual review to determine if Fire House has complied in good faith with the terms and conditions of the Conditional Use Permit and Development Agreement as well as a three-year time extension and miscellaneous amendments to the Development Agreement.

No changes or modifications in the site are anticipated as a result of this review; therefore, this action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the annual review, request for a time extension and various miscellaneous changes to the Development Agreement. This action will not result in direct or indirect physical changes in the environment.

5. ALTERNATIVES:

1. City Council could find Fire House has not complied in good faith with the terms of the Development Agreement for the annual review.
2. City Council could propose other changes to the terms of the Development Agreement.

6. ATTACHMENTS:

1. Draft Ordinance and DA Firehouse

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING TERMS AND EXTENDING THE DEVELOPMENT AGREEMENT BETWEEN FIRE HOUSE TURLOCK, INC. AND THE CITY OF TURLOCK THROUGH JUNE 30, 2029 FOR THE OPERATION OF A CANNABIS DISPENSARY AT 1601 W. MAIN STREET, TURLOCK, CALIFORNIA, STANISLAUS COUNTY APN 089-015-006	}	**ORDINANCE NO. 13XX-CS**

WHEREAS, on June 11, 2019, the City Council of the City of Turlock (the "City Council") adopted Ordinance No. 1255-CS to enact cannabis regulations for cannabis businesses pursuant to AUMA and MAUCRSA, by amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program"); and

WHEREAS, on June 11, 2019, the City adopted Ordinance No. 1255-CS amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program") to regulate the operation of commercial cannabis businesses within the City; and

WHEREAS, on September 10, 2019 the City adopted Ordinance No. 1260-CS approving a Development Agreement by and between the City and Fire House Cooperative, Inc. (Fire House) to operate a storefront retail dispensary as defined in Turlock Municipal Code Section 5.21 in strict accordance with applicable state and local law, at 1601 W. Main Street, Turlock, California, County of Stanislaus Assessor's Parcel Number 089-015-006 (the "Project"), consistent with the General Plan, as amended; and

WHEREAS, the City and Fire House Cooperative entered into a Development Agreement dated August 3, 2020, which permitted Fire House to operate a cannabis dispensary at 1601 W. Main Street, Turlock, California, County of Stanislaus Assessor's Parcel Number 089-015-006; and

WHEREAS, the City and Fire House Cooperative, Inc. dba Fire House entered into that certain First Amendment to Development Agreement dated July 25, 2022 which amended the name of Developer to Fire House Turlock, Inc; and

WHEREAS, on August 30, 2024 the City and Fire House entered into that certain Second Amendment to extend the term of the Development Agreement dated September 15, 2020 through December 31, 2024; and

WHEREAS, on October 8, 2024 the City and Fire House entered into that certain Third Amendment to extend the term of the Development Agreement dated September 15, 2020 through June 30, 2025; and

WHEREAS, on May 27, 2025, the City and Fire House entered into that certain Fourth Amendment to extend the term of the Development Agreement through June 30, 2026; and

WHEREAS, pursuant to Section 1.9 of the Development Agreement a "Major Amendment" to the Development Agreement shall be approved by the City Council; and

WHEREAS, after the public hearing held on May 7, 2026, the Planning Commission recommended the City Council make the proposed amendments to the Development Agreement and extend the term of the Development Agreement through June 30, 2029; and

WHEREAS, the City Council, based on its independent review and analysis of the Planning Commission's recommendation, oral and written testimony, and the record as a whole, finds, after due study, deliberation, and holding a public hearing, and based on its independent judgement, find that the following circumstances exist:

1. The Project is consistent with the goals, policies, and standards of the City's General Plan and all other applicable standards and ordinances of the City.
2. In accordance with the Development Agreement Statute, the City Council finds that the amendment to the Development Agreement:
    a. Will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area nor detrimental to the general welfare of the residents of the City as a whole; and
    b. Will not adversely affect the orderly development of property or the preservation of property values; and
    c. Is consistent with the relevant provisions of Government Code Sections 65864 through 65869.5; and
    d. Contains a legal description of the property.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Turlock does hereby determine:

Section 1. The recitals stated above are true and correct, and hereby incorporated herein.

Section 2. This request is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the request for a time extension for the Development Agreement (DA) between the City of Turlock and Fire House. This action will not result in direct or indirect physical changes in the environment.

Section 3. The City Council of the City of Turlock amends the Development Agreement and extends the terms of the Development Agreement between the City of Turlock and Fire House through June 30, 2029.

Section 4. If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and

each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more sections(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

Section 5. Upon passage of this Ordinance, the City Manager is authorized to execute the amendment to the Amended and Restated Development Agreement as shown in Exhibit A on behalf of the City. Within ten (10) days of the execution, but no earlier than 30 days after passage of this Ordinance, the City Clerk shall cause the amendment to the Development Agreement to be recorded in the Office of the County Recorder as provided for by Government Code section 65868.5. The amendment to the Development Agreement shall not take effect for thirty (30) days following passage and adoption of this Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 26th day of May, 2026, by the following vote:

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

SIGNED:

_____
Amy Bublak, Mayor

ATTEST:

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

APPROVED AS TO FORM:

_____
Katie Lucchesi, City Attorney

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

City of Turlock
156 S Broadway
Turlock, CA 95380
Attention: City Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code §6103

FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TURLOCK AND FIRE HOUSE TURLOCK, INC., A CALIFORNIA CORPORATION

THIS FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this _____ (____) day of _____, 2026 (the "Effective Date"), by and between the **CITY OF TURLOCK**, a California municipal corporation ("City"), and **Fire House Turlock, Inc., a California Corporation** ("Developer"). City and Developer may be referred to herein individually as a "Party" or collectively as the "Parties." There are no other parties to this Agreement.

RECITALS

A. On October 9, 2015, Governor Jerry Brown signed three bills into law (Assembly Bill 266, Assembly Bill 243, and Senate Bill 643) which are collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"). MCRSA establishes a statewide regulatory system for the cultivation, processing, transportation, testing, manufacturing and distribution of medical marijuana to qualified patients and their primary caregivers.

B. On November 8, 2016, California voters enacted Proposition 64, the Control, Regulate and Tax Adult Use of Marijuana Act, also known as the Adult Use of Marijuana Act ("AUMA"), which establishes a comprehensive system to legalize, control, and regulate the cultivation, processing, manufacture, distribution, testing, and sale of nonmedical cannabis, including cannabis products, for use by adults 21 years and older and to tax the growth and retail sale of cannabis for nonmedical use.

C. On June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), which creates a single regulatory scheme for both medicinal and adult-use cannabis businesses. MAUCRSA retains the provisions in MCRSA and AUMA that granted local jurisdictions control over whether businesses engaged in Commercial Cannabis Activity, as defined in Section 1.4 of this Agreement, may operate in a particular jurisdiction.

D. On June 11, 2019, the Turlock City Council (the "City Council") adopted Ordinance No. 1255-CS to enact cannabis regulations as defined under Turlock Municipal Code section 5.21 pursuant to AUMA and MAUCRSA; and

E. On June 11, 2019, the City adopted Ordinance No. 1255-CS amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program") to regulate the operation of commercial cannabis businesses within the City.

F. Developer proposed to improve, develop and use real property to operate a Cannabis Business Project, as defined below, in strict accordance with California Cannabis Laws, as defined in Section 1.4 of this Agreement and the T.M.C., as each may be amended from time to time.

G. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the California Legislature adopted Government Code section 65864 et seq. (the "Development Agreement Statute"), which authorizes City and an individual or business entity with an interest in real property to enter into a development agreement that establishes certain development rights in real property that is subject to a development agreement application.

H. On June 11, 2019, following the adoption of the Pilot Program, the City issued and circulated a request for qualifications ("RFQ"). The purpose of the RFQ was to form the basis for a selection process of qualified cannabis operators for participation in the Pilot Program. Fire House Cooperative, Inc. completed the RFQ requirements; and

I. Developer submitted an application to the City Planning Commission Department for consideration of a development agreement for a commercial cannabis business.

J. Developer leased property located at 1601 West Main Street, Turlock, California, County of Stanislaus Assessor's Parcel Number 089-015-006 of which Developer improved approximately 4,517 (four thousand five hundred seventeen) square feet of space (the "Site") to operate the Cannabis Business Project, more particularly described in the legal description attached hereto as **Exhibit A** ("Legal Description") and the Cannabis Business Project Site Map attached hereto as **Exhibit B**.

K. Developer leased the Site for the purpose of carrying out the Cannabis Business Project. A copy of the deed to the Site is attached hereto as **Exhibit C**, within satisfaction of the requirement of T.M.C. Chapter 5.21.

L. On August 22, 2019, the Turlock Planning Commission ("Planning Commission"), in a duly noticed and conducted public hearing, considered Developer's application

for this Agreement. At that public hearing, the Planning Commission recommended the City Council adopt Ordinance No. 2019-18, which would allow Developer to operate the Cannabis Business Project at the Site.

M. On August 27, 2019, pursuant to Government Code section 65867.5 and following a duly noticed public hearing, the City Council adopted Ordinance No. 1260-CS approving a Development Agreement for the Property and Cannabis Business Project; thereafter, on August 3, 2020, the City and Fire House Cooperative, Inc., dba Firehouse, entered into that certain Development Agreement (the "Development Agreement"), which authorizes the operation of a cannabis dispensary in the City of Turlock. The City and Fire House Cooperative, Inc. dba Firehouse entered into that certain First Amendment to Development Agreement dated July 25, 2022 which amended the name of Developer to Fire House Turlock, Inc. ("First Amendment").

N. The City and Fire House Turlock, Inc. entered into that certain Second Amendment to Development Agreement dated August 30, 2024 ("Second Amendment").

O. The City and Fire House Turlock, Inc. entered into that certain Third Amendment to Development Agreement dated on or about October 8, 2024 ("Third Amendment")

P. The City and Fire House Turlock, Inc. entered into that certain Fourth Amendment to Development Agreement dated on or about May 27, 2025 ("Fourth Amendment").

Q. This Agreement is entered into pursuant to the Development Agreement Statute.

R. The City Council has determined that this Agreement is consistent with the City's General Plan and has conducted all necessary proceedings in accordance with the T.M.C. for the approval of this Agreement.

S. Under Section 5-21-103 of the Turlock Municipal Code, any cannabis dispensary business allowed in the City shall obtain a development agreement, a City business license, and a conditional use permit.

T. The Parties wish to enter into this First Amended and Restated Development Agreement to replace previous agreements between the Parties and to fulfill the requirement that a cannabis business requires a development agreement pursuant to TMC Section 5-21-103.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

AGREEMENT

ARTICLE 1
GENERAL PROVISIONS

Section 1.1. Findings. City hereby finds and determines that entering into this Agreement furthers the public health, safety and general welfare and is consistent with the City's General Plan, including all text and maps in the General Plan.

Section 1.2. Recitals. The Recitals above are true and correct and are hereby incorporated into and made a part of this Agreement. In the event of any inconsistency between the Recitals and the provisions of Articles 1 through 10 of this Agreement, the provisions of Articles 1 through 10 shall prevail.

Section 1.3. Exhibits. The following "Exhibits" are attached hereto and incorporated into this Agreement:

Designation	**Description**
Exhibit A	Cannabis Site Legal Description
Exhibit B	Cannabis Business Project Site Map
Exhibit C	Lease
Exhibit D	Notice of Non-Performance Penalty
Exhibit E	Indemnification Agreement
Exhibit F	Notice of Termination
Exhibit G	Assignment and Assumption Agreement

Section 1.4. Definitions. In this Agreement, unless the context otherwise requires, the terms below have the following meaning:

(a) "Additional Insureds" has the meaning set forth in Section 6.1.

(b) "Additional Licenses" has the meaning set forth in Section 2.4.

(c) "Adult-use cannabis" means a product containing cannabis, including, but not limited to, concentrates and extractions, intended for use by adults 21 years of age and older in California pursuant to the California Cannabis Laws.

(d) "Agreement" means this Development Agreement, inclusive of all Exhibits attached hereto.

(e) "Application" has the meaning set forth in Recital G.

(f) "Assignment and Assumption Agreement" has the meaning set forth in Section 10.1.

(g) "AUMA" means the Adult Use of Marijuana Act (Proposition 64) approved by California voters on November 8, 2016.

(h) "Authorized License" has the meaning set forth in Section 2.3.

(i) "Department" means the Department of Cannabis Control or any successor state agency.

(j) "California Building Standards Codes" means the California Building Code, as amended from time to time, in Part 2, Volumes 1 and 2, as part of Title 24 of the California Code of Regulations, as may be adopted by the T.M.C.

(k) "California Cannabis Laws" includes AUMA, MAUCRSA, CUA (as defined below), the Medical Marijuana Program Act of 2004 codified as Health and Safety Code sections 11362.7 through 11.62.83 and any other applicable laws that may be enacted or approved.

(l) "Cannabis" means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis. "Cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this division, "cannabis" does not mean "industrial hemp" as defined by Section 11018.5 of the Health and Safety Code. Cannabis and the term "marijuana" may be used interchangeably.

(m) "Cannabis Business Pilot Program" means the cannabis business program established and authorized by T.M.C. Chapter 5.21.

(n) "Cannabis Business Project" means the cannabis retail business operated by Developer on the Site pursuant to the Authorized License.

(o) "Cannabis Manufacturing Business" means a business engaged in commercial cannabis activity pursuant to a state approved Type 6 or 7 license, Type A and M licenses designated as a Cannabis business.

(p) "Cannabis product" means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

(q) "CEQA" means the California Environmental Quality Act, as set forth in Division 13 (Commencing with Section 21000) of the California Public Resources Code,

and the CEQA Guidelines, as set forth in Title 14 (Commencing with Section 15000) of the California Code of Regulations.

(r) "City" means the City of Turlock, a California municipal corporation having general police powers.

(s) "City Council" means the City of Turlock City Council, as defined in T.M.C. Section 2.1.

(t) "City Manager" means the City Manager of the City of Turlock or his or her designee, as described in T.M.C. Section 2.4.

(u) "Charged Party" has the meaning set forth in Section 8.1.

(v) "Charging Party" has the meaning set forth in Section 8.1

(w) "Commercial Cannabis Activity" includes cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, delivery, or sale of cannabis or a cannabis product that requires a state license pursuant to MAUCRSA.

(x) "Planning Commission" means the City of Turlock Planning Commission, as established by T.M.C. Section 9.5.

(y) "Conditional Use Permit" means a conditional use permit issued by City pursuant to T.M.C. Section 9.3.

(z) "CUA" means the Compassionate Use Act (Proposition 215) approved by California voters on November 5, 1996.

(aa) "Developer" means Fire House Turlock, Inc. Developer also has the meaning set forth in Section 6.1.

(bb) "Development Agreement Statute" has the meaning set forth in Recital E.

(cc) "Exhibits" has the meaning set forth in Section 1.3.

(dd) "Gross Receipts from Operations" means total revenue actually received or receivable from operation of the Cannabis Business Project, including: all sales; the total amount of compensation actually received or receivable for the performance of any act or service, of whatever nature it may be, for which a charge is made or credit allowed whether or not such act or service is done as part of or in connection with the sale of materials, goods, wares, or merchandise; and gains realized from trading in stocks or bonds, interest discounts, rents, royalties, fees, commissions, dividends, or other remunerations, however designated. Included in "gross receipts" shall be all receipts, cash, credits, and property of any kind or nature, without any deduction therefrom on account of the cost of the property sold, the cost of materials used, labor or service costs,

interest paid or payable, or losses or other expenses whatsoever, except that the following shall be excluded therefrom:

1. Cash discounts allowed and taken on sales;

2. Credit allowed on property accepted as part of the purchase price and which property may later be sold, at which time the sales price shall be included as "gross receipts";

3. Any tax required by law to be included in or added to the purchase price and collected from the consumer or purchaser;

4. Such part of the sale price of property returned by purchasers upon rescission of a contract of sale as is refunded either in cash or by credit; and

5. Receipts of refundable deposits, except that such deposits when forfeited and taken into income of the business shall not be excluded.

The intent of this definition is to ensure that in calculating the payment required under Section 4.2, all sales of cannabis products through the Cannabis Business Project are captured. This definition shall therefore be given the broadest possible interpretation consistent with this intent.

(ee) "Indemnification Agreement" has the meaning set forth in Section 6.3.

(ff) "Major Amendment" means an amendment that shall have a material effect on the terms of this Agreement. A Major Amendment also has the meaning set forth in Section 2.4. Major Amendments shall require approval by the City Council.

(gg) "Marijuana" has the same meaning as cannabis and those terms may be used interchangeably.

(hh) "MAUCRSA" means the Medicinal and Adult-Use Cannabis Regulation and Safety Act, codified as Business and Professions Code section 26000 et seq., as may be amended from time to time.

(ii) "MCRSA" has the meaning set forth in Recital A.

(jj) "Ministerial Fee" or "Ministerial Fees" has the meanings set forth in Section 4.1.

(kk) "Minor Amendment" means a clerical amendment to this Agreement that shall not materially affect the terms of this Agreement and any amendment described as minor herein. A Minor Amendment also has the meaning set forth in Section 1.7.

(ll) "Mortgage" has the meaning set forth in Article 7.

(mm) "Non-Performance Penalty" has the meaning set forth in Section 4.5.

(nn) "Notice of Non-Performance Penalty" has the meaning set forth in Section 4.5.

(oo) "Notice of Termination" has the meaning set forth in Section 9.1.

(pp) "Processing Costs" has the meaning set forth in Section 1.11.

(qq) "Project Litigation" has the meaning set forth in Section 10.7.

(rr) "Public Benefit" has the meaning set forth in Section 4.2.

(ss) "Public Benefit Amount" has the meaning set forth in Section 4.2.

(tt) "State Licensing Authority" means the state agency responsible for the issuance, renewal or reinstatement of a state cannabis license or the state agency authorized to take disciplinary action against a business licensed under the California Cannabis Laws.

(uu) "State Cannabis Regulations" means the regulations promulgated by the State Licensing Authority pursuant to the California Cannabis Laws (4 CCR 15000 *et seq*., or their respective successors).

(vv) "State Taxing Authority" has the meaning set forth in Section 4.2.

(ww) "Subsequent City Approvals" has the meaning set forth in Section 3.1.

(xx) "Term" has the meaning set forth in Section 1.7.

(yy) "T.M.C." means the Turlock Municipal Code.

(zz) "Type 1A license" or "Specialty Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting of between 501 and 5,000 square feet of total canopy size on one premises.

(aaa) "Type 2A license" or "Small Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting between 5,001 and 10,000 square feet, inclusive, of total canopy size on one premises.

(bbb) "Type 3A license" or "Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting between 10,001 and 22,000 square feet, inclusive, of total canopy size on one premises.

(ccc) "Type 4 license" or "Nursery" means a state license issued by the

Department of Cannabis Control pursuant to the California Cannabis Laws for cultivation.

(ddd) "Type 6 license" or "Manufacturer 1" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for manufacturing sites that produce cannabis products using nonvolatile solvents.

(eee) "Type 7 license" or "Manufacturer 2" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for manufacturing sites that produce cannabis products using volatile solvents.

(fff) "Type 10 license" or "Retailer" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws authorizing the retail sale of cannabis and cannabis products. Retail sale includes sales at a storefront and by delivery, pursuant to all state and local laws and regulations.

(ggg) "Type 11 license" or "Distributor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for the distribution of cannabis and cannabis products from manufacturer to dispensary.

(hhh) "Type 12 license" or "Microbusiness" means a state license issued by a State Licensing Authority pursuant to the California Cannabis Laws relating to cannabis manufacturing, retail and distribution.

(iii) "Type 13 license" or "Distribution Transport-Only" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for distribution cannabis and cannabis products.

Conforming Interpretation of State Cannabis License References. Any reference in this Agreement to a State cannabis license, State Cannabis Regulations, licensing authority, or specific state cannabis license type or designation shall be deemed to include any successor license, permit, approval, agency, or regulation that replaces, renames, consolidates, or reclassifies such license or regulatory framework under California law, including those administered by the California Department of Cannabis Control or any successor agency.

No change in the name, number, classification, or structure of any State cannabis business license shall be construed to expand, limit, or otherwise modify the cannabis activities authorized under this Agreement, except as required by applicable state law or as expressly approved in writing by the City.

The scope of permitted commercial cannabis activities shall be determined solely by this Agreement and applicable City approvals, and not by the type, title, or designation of any state license held by Developer, unless expressly mandated by state law.

Section 1.5. Project is a Private Undertaking. The Parties agree that the Cannabis Business Project is a private development and that City has no interest therein, except as

authorized in the exercise of its governmental functions. City shall not for any purpose be considered an agent of Developer or of the Cannabis Business Project.

Section 1.6. Effective Date of Agreement. This Agreement shall become effective upon the date that the ordinance approving this Agreement becomes effective (the "Effective Date").

(a) **Section 1.7. Term**. The term of this Agreement ("Term") shall be through June 30, 2029, unless earlier terminated in accordance with the provisions of this Agreement. Government Tolling or Termination. City may provide written notice to Developer to cease all Commercial Cannabis Activity, upon which Developer shall immediately comply if City is required, directed or believes, in its sole and absolute discretion, it must temporarily halt or terminate Commercial Cannabis Activity within the City to comply with federal or state law. If City temporarily halts this Agreement to comply with federal or state law, this Agreement shall be tolled for no longer than one (1) calendar year (the "Tolling Period"). Developer shall not accrue or be liable to City for any Ministerial Fees or Public Benefit Amount during the Tolling Period. Developer shall resume paying any applicable fees after the Tolling Period ends. City and Developer shall discuss in good faith the termination of this Agreement if the Tolling period exceeds one (1) calendar year to comply with federal or state law.

(b) Developer Tolling or Termination. Developer may not temporarily halt or terminate this Agreement for any purpose without causing a default of this Agreement, except as otherwise allowed by this Agreement or by mutual agreement of the Parties.

Section 1.8. Priority of Enactment. In the event of a conflict between the various land use documents referenced in this Agreement, the Parties agree that the following sequence of approvals establishes the relative priority of the approvals, each approval superior to the approvals listed thereafter: (a) General Plan, (b) Specific Plan, (c) Agreement, (d) Conditional Use Permit, (e) Indemnification Agreement, and (f) Subsequent City Approvals.

Section 1.9. Amendment of Agreement. This Agreement shall be amended only by mutual consent of the Parties. All amendments shall be in writing. The City Council hereby expressly authorizes the City Manager to approve a Minor Amendment to this Agreement, upon notification of the City Council. A Major Amendment to this Agreement shall be approved by the City Council. The City Manager shall, on behalf of City, have sole discretion for City to determine if an amendment is a Minor Amendment or a Major Amendment. Nothing in this Agreement shall be construed as requiring a noticed public hearing, unless required by law.

Section 1.10. Recordation of Development Agreement. The City Clerk shall cause a copy of this Agreement to be recorded against the title of the Site within ten (10) business days of the Effective Date.

Section 1.11. Funding Agreement for Processing Costs. If Developer proposes an amendment to this Agreement, Developer shall pay for all actual fees and expenses incurred by City that are related to the preparation and processing of amendments to this Agreement, including recording fees, publishing fees, staff time, and consultant and attorneys' fees and costs (collectively, "Processing Costs"). Developer shall deposit monies for such processing as estimated by the Development Services Department. The Processing Costs are refundable solely to the extent of non-expended Processing Costs.

(a) Accounting. Developer may request, and City shall issue within a reasonable time not to exceed thirty (30) days, an accounting and written acknowledgement of Processing Costs paid to City.

ARTICLE 2
DEVELOPMENT OF PROPERTY

Section 2.1. Vested Right of Developer. During the Term, in developing the Site consistent with the Cannabis Business Project described herein, Developer is assured that the development rights, obligation terms, and conditions specified in this Agreement, including, without limitation, the terms, conditions, and limitations set forth in the Exhibits, are fully vested in Developer and may not be modified or terminated by City except as set forth in this Agreement or with Developer's written consent.

Section 2.2. Vested Right to Develop. In accordance with Section 2.1, Developer shall have the vested right to develop and use the Cannabis Business Project consistent with this Agreement, the Conditional Use Permit, and Subsequent City Approvals.

Section 2.3. Permitted Uses and Development Standards. Developer shall be authorized to develop, construct, and use the Site for Commercial Cannabis Activity consistent with the following license type (the "Authorized License"):

Type 10	Storefront Dispensary

Pursuant to this Agreement, Developer shall be permitted to use the Site consistent with the Authorized License for the Term of this Agreement and during the time Developer is applying for the Authorized License with the applicable State Licensing Authority. Developer shall begin operations of the Cannabis Business Project under the Authorized License within six (6) months of the issuance of a Conditional Use Permit or adoption of the operative ordinance approving this Agreement, whichever is later, unless Developer is prevented from doing so due to any event or circumstance set forth in Section 8.6 of this Agreement. Notwithstanding the foregoing, Developer is required to apply for and obtain the Authorized License from the State of California. If the State Licensing Authority does not grant the Authorized License to Developer, Developer shall immediately cease Commercial Cannabis Activity and any other operations on the respective site. Developer shall also, within thirty (30) days of receiving notice from the State Licensing Authority, notify City of the State Licensing Authority's denial or rejection of the Authorized License. In this situation, this Agreement shall terminate immediately. The Parties intend for this Agreement and the Conditional Use Permit to serve as the definitive and controlling

documents for all subsequent actions, discretionary or ministerial, relating to development of the Site and the Cannabis Business Project.

Section 2.4. Major Amendment to Permitted Uses. Developer may request to add to the Authorized License additional license types once that license is applied for or obtained from the appropriate State Licensing Authority (the "Additional Licenses"). Such request shall be a Major Amendment to this Agreement.

Section 2.5. Conditional Use Permit. Developer shall obtain a Conditional Use Permit for the Commercial Cannabis Activity and Authorized License contemplated herein for the Project and at the Site. No Commercial Cannabis Activity may occur at the Site until Developer has obtained a Conditional Use Permit to use and operate the Authorized License at the Site. This Conditional Use Permit must be maintained in good standing throughout the Term. This Agreement shall immediately terminate if the Conditional Use Permit for the Authorized License is revoked by City for any reason.

Section 2.6. Subsequent Entitlements, Approvals, and Permits. Successful implementation of the Cannabis Business Project shall require Developer to obtain additional approvals and permits from City and other local and state agencies. City shall comply with CEQA in the administration of all Subsequent City Approvals. In acting upon any Subsequent City Approvals, City's exercise of discretion and permit authority shall conform to this Agreement. Notwithstanding the foregoing, in the course of taking action on the Subsequent City Approvals, City will exercise discretion in adopting mitigation measures as part of the Conditional Use Permit. The exercise of this discretion is not prohibited or limited in any way by this Agreement. Nothing in this Agreement shall preclude the evaluation of impacts or consideration of mitigation measures or alternatives, as required by CEQA.

(a) Contemplated City Rules and Guidelines. City anticipates issuing additional rules, administrative guidelines, and amendments to the T.M.C. associated with operation of the Cannabis Business Program. City may establish requirements that are identical to or place a higher standard of care as existing provisions of the California Cannabis Laws, State Cannabis Regulations, or any amendments thereto. City reserves the right to adopt additional categories of rules or guidelines that are not listed in this Section as part of the Cannabis Business Program. Developer shall comply with any and all additional rules, administrative guidelines, and amendments to the T.M.C. adopted by City that govern or pertain to the Cannabis Business Project. Nothing in this Agreement shall be construed as limiting the City to amend the T.M.C or issue rules or guidelines following the Effective Date of this Agreement that Developer will be required to adhere to.

Section 2.7. Initiatives and Referenda. If any City ordinance, rule or regulation, or addition to the T.M.C. is enacted or imposed by a citizen-sponsored initiative or referendum after the Effective Date that would conflict with this Agreement, an associated Conditional Use Permit, Subsequent City Approvals, or reduce the development rights or assurances provided to Developer in this Agreement, such T.M.C. changes shall not be applied to the Site or the Cannabis Business Project; provided, however, the Parties

acknowledge that City's approval of this Agreement is a legislative action subject to referendum. City shall cooperate with Developer and shall undertake such reasonable actions as may be appropriate to ensure this Agreement remains in full force and effect and is implemented in accordance with its terms to the fullest extent permitted by state or federal law.

Section 2.8. Regulation by Other Government Entities. Developer acknowledges that City does not have authority or jurisdiction over any other government entities' ability to grant governmental approvals or permits or to impose a moratorium or other limitations that may negatively affect the Cannabis Business Project or the ability of City to issue a permit to Developer or comply with the terms of this Agreement. Any moratorium imposed by another government entity, including the State Licensing Authority, on City shall not cause City to be in breach of this Agreement.

Section 2.9. Developer's Right to Rebuild. Developer may renovate portions of the Site any time within the Term of this Agreement consistent with the T.M.C. Any such renovation or rebuild shall be subject to all design, building code, and other requirements imposed on the Cannabis Business Project by this Agreement.

Section 2.10. Changes in California Building Standards Codes. Notwithstanding any provision of this Agreement to the contrary, development of the Cannabis Business Project shall be subject to changes occurring from time to time to the California Building Standards Codes.

Section 2.11. Changes Mandated by Federal or State Law. The Site and the Cannabis Business Project shall be subject to subsequently enacted state or federal laws or regulations that may preempt the T.M.C., or mandate the adoption or amendment of local regulations or are in conflict with this Agreement or local rules or guidelines associated with the Cannabis Business Program. As provided in Section 65869.5 of the Development Agreement Statute, in the event state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement, such provisions shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations. Upon discovery of a subsequently enacted federal or state law meeting the requirements of this Section, City or Developer shall provide the other Party with written notice of the state or federal law or regulation, and a written statement of the conflicts thereby raised with the provisions of the T.M.C. or this Agreement. Promptly thereafter, City and Developer shall meet and confer in good faith in a reasonable attempt to modify this Agreement, as necessary, to comply with such federal or state law or regulation provided City shall not be obligated to agree to any modification materially increasing its obligations or materially adversely affecting its rights and benefits hereunder. In such discussions, City and Developer will attempt to preserve the terms of this Agreement and the rights of Developer derived from this Agreement to the maximum feasible extent while resolving the conflict. If City, in its judgment, determines it necessary to modify this Agreement to address such conflict, City shall have the right and responsibility to do so, and shall not have any liability to Developer for doing so or be considered in breach or default of this Agreement. City also agrees to process, in accordance with the provisions of this Agreement, Developer's proposed changes to

the Cannabis Business Project that are necessary to comply with such federal or state law and that such proposed changes shall be conclusively deemed to be consistent with this Agreement without further need for any amendment to this Agreement.

Section 2.12. Health and Safety Emergencies. In the event that any future public health and safety emergencies arise with respect to the Cannabis Business Project contemplated by this Agreement, City agrees that it shall attempt, if reasonably possible as determined by City in its discretion, to address such emergency in a way that does not have a material adverse impact on the Cannabis Business Project. If City determines, in its discretion, that it is not reasonably possible to so address such health and safety emergency in a way that does not have a material adverse impact on the Cannabis Business Project, City may select an option which, in its discretion, minimizes, so far as reasonably possible, the impact on development and use of the Cannabis Business Project in accordance with this Agreement, while still addressing such health and safety emergency in a manner acceptable to City.

Section 2.13. Other Regulations. The following provisions establish operational requirements applicable to this Agreement in furtherance of public safety and to ensure compliance with applicable regulations governing the Project and Developer's obligations hereunder.

(a) In addition to other requirements, remote and real-time, live access to the video footage of cameras installed by the cannabis business shall be provided to the Chief of Police or his/her designee(s) using such software as designated by the Chief of Police. Developer shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible by the Chief of Police or his/her designee(s), and that it is compatible with the City's software and hardware. Such access shall be required within 120 days of approval.

(b) Prior to changes in ownership, ownership structure, and management, or any sale or other transfer of the cannabis business, the relevant persons or entities shall be subject to additional background checks as required by the Turlock Police Department, and passage by the applicant as of such background checks. The City may repeat background checks on any individual or entity every two (2) years, and at any other time upon reasonable cause.

ARTICLE 3
ENTITLEMENT AND PERMIT PROCESSING, INSPECTIONS

Section 3.1. Subsequent City Approvals. City shall permit the development, construction, and conditionally permitted use contemplated in this Agreement. City agrees to timely grant, pursuant to the terms of this Agreement, the T.M.C., and any Subsequent City Approvals reasonably necessary to complete the goals, objectives, policies, standards, and plans described in this Agreement. The Subsequent City Approvals shall include any applications, permits, and approvals required to complete the improvements necessary to develop the Site, in general accordance with this Agreement ("Subsequent City Approvals"). Nothing herein shall require City to provide Developer with Subsequent

City Approvals prior to, or without complying with, all of the requirements in this Agreement, the T.M.C., and any applicable state law.

Section 3.2. Timely Processing. City shall use its reasonable best efforts to process and approve, within a reasonable time, any Subsequent City Approvals or environmental review requested by Developer during the Term of this Agreement.

Section 3.3. Cooperation Between City and Developer. Consistent with the terms set forth herein, City agrees to cooperate with Developer, on a timely basis, in securing all permits or licenses that may be required by City or any other government entity with permitting or licensing jurisdiction over the Cannabis Business Project.

Section 3.4. Further Consistent Discretionary Actions. The exercise of City's authority and independent judgment is recognized under this Agreement and nothing in this Agreement shall be interpreted as limiting City's discretion or obligation to hold legally required public hearings. Except as otherwise set forth herein, such discretion and action taken by City shall, however, be consistent with the terms of this Agreement and not prevent, hinder, or compromise development or use of the Site as contemplated by the Parties in this Agreement.

ARTICLE 4
PUBLIC BENEFIT, PROCESSING, AND OVERSIGHT

Section 4.1. Processing Fees and Charges. Developer shall pay to City those processing, inspection, plan checking and monitoring fees and charges required by City which are in force and effect at the time those fees and charges are incurred (including any post-Effective Date increases in such fees and charges) for processing applications and requests for building permits, inspections, other permits, approvals and actions, and monitoring compliance with any permits issued or approvals granted or the performance of any conditions (each a "Ministerial Fee" and collectively, the "Ministerial Fees").

Section 4.2. Public Benefit.

(a) The Parties acknowledge and agree that this Agreement, and the Cannabis Business Project, confers substantial private benefits upon Developer that will place burdens upon City infrastructure, services, and neighborhoods. Accordingly, the Parties intend to provide consideration to City to offset these impacts that commensurate with the private benefits conferred on Developer (the "Public Benefit"). In consideration of the foregoing, Developer shall remit to City an amount determined and set by the City Council up to a maximum of nine percent (9%) of gross receipts from operations. (the "Cannabis Business Public Benefit" or "Public Benefit Amount"). Notwithstanding the foregoing, the City Council determines and sets the Public Benefit Amount at five and one-quarter percent (5.25%) of gross receipts from operations through May 31, 2027. The City Council may take any actions required to change the Public Benefit Amount that will be in effect from June 1, 2027 and thereafter. Such actions may include, without limitation, setting a new Public Benefit Amount by adopted resolution of the Council. Any such Public Benefit Amount shall be due on the 5th day of each month before 5:00 p.m..

(b) The above public benefit amounts include a one-quarter percent (.25%) dollar amount dedicated to supporting the City of Turlock juvenile drug and alcohol treatment and rehabilitation programs.

(c) Developer shall file an applicable statement that complies with the California State Board of Equalization, California Department of Tax and Fee Administration, or either's successor agency (the "State Taxing Authority") for sales tax purposes showing the true and correct amount of Gross Receipts from Operations of the Cannabis Business Project during the applicable time period. Developer shall provide a copy of such statement to City upon request by City.

Section 4.3. Reporting. Developer shall provide City with copies of any reports provided to a State Licensing Authority within forty-five (45) days of that submission.

Any failure or refusal of Developer to provide any statement or report to City, the State Taxing Authority, or any other State Licensing Authority, as required within the time required, or to pay such sums due hereunder when the same are due and payable in accordance with the provisions of this Agreement, may constitute full and sufficient grounds for the revocation or suspension of the Conditional Use Permit.

Section 4.4. Records. Developer shall keep records of all Commercial Cannabis Activity in accordance with Chapter 16 (commencing with Section 26160) of Division 10 of the Business and Professions Code and the applicable State Cannabis Regulations. All records required by this Section shall be maintained and made available for City's examination and duplication (physical or electronic) at the Site or at an alternate facility as approved in writing by the City Manager, or his or her designee.

Section 4.5. Penalty. Developer acknowledges that to ensure proper compliance with the terms of this Agreement and any applicable laws, City must engage in costly compliance review, inspections, and, if necessary, enforcement actions to protect the health, safety, and welfare of its residents. Penalty and interest provisions are necessary to assist City in compliance review and enforcement actions. If Developer fails to make any payment when due, as required by this Agreement, including the Public Benefit Amount, City may impose a "Non-Performance Penalty." A Non-Performance Penalty of ten percent (10%) shall be applied to all past due payments. City shall deliver to Developer a "Notice of Non-Performance Penalty," attached hereto as **Exhibit D**. Payment of the Non-Performance Penalty shall be in a single installment due on or before a date fifteen (15) days following delivery of the Notice of Non-Performance Penalty.

Section 4.6. Interest on Unpaid Non-Performance Penalty. If Developer fails to pay the Non-Performance Penalty after City has delivered the Notice of Non-Performance Penalty, then, in addition to the principal amount of the Non-performance Penalty, Developer shall pay City interest at the rate of eighteen percent (18%) per annum, computed on the principal amount of the Non-Performance Penalty, from a date fifteen (15) days following delivery of the Notice of Non-performance Penalty.

Section 4.7. Protections from Duplicative Payments. Notwithstanding Section 4.2, Developer shall be exempt from paying the Public Benefit Amount if the City imposes a tax specific to commercial cannabis businesses and instead shall pay such specific tax. Notwithstanding the foregoing, Developer and the Cannabis Business Project shall be subject to any and all taxes, assessments, or similar charges or fees of general applicability enacted by the federal government, state government, County of Stanislaus, including any tax applicable to an area greater than the City limits to which City may be a party (i.e., county tax sharing agreement with City).

ARTICLE 5
PUBLIC FACILITIES, SERVICES, AND UTILITIES

City shall use the Public Benefit Amount in any way the City Council deems appropriate to offset the impact of the Project or to benefit the City.

ARTICLE 6
INSURANCE AND INDEMNITY

Section 6.1. Insurance. Developer shall require all persons doing construction or related work on the Cannabis Business Project and, including its contractors and subcontractors (collectively, "Developer" for purposes of this Article 6 only), to obtain and maintain insurance of the types and in the amounts described in this Article with carriers reasonably satisfactory to City.

(a) General Liability Insurance. Developer shall maintain commercial general liability insurance or equivalent form with a limit of not less than Two Million Dollars ($2,000,000) (or as otherwise approved, in writing, by City) per claim and Two Million Dollars ($2,000,000) each occurrence. Such insurance shall also:

(i) Name City, its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives as "Additional Insureds" by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed additional insured.

(ii) Be primary with respect to any insurance or self-insurance programs covering City, its officials, employees, agents, and representatives.

(iii) Contain standard separation of insured provisions.

(b) Automotive Liability Insurance. Developer shall maintain business automobile liability insurance or equivalent form with a limit of not less than One Million Dollars ($1,000,000) for each accident. Such insurance shall include coverage for owned, hired and non-owned automobiles. Such insurance shall also:

(i) City, its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives as Additional Insureds by endorsement

with respect to performance of this Agreement. The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed Additional Insureds.

(ii) Be primary with respect to any insurance or self-insurance programs covering City, its officials, employees, agents, and representatives.

(iii) Contain standard separation of insured provisions.

(c) Workers' Compensation Insurance. Developer shall take out and maintain during the Term of this Agreement, workers' compensation insurance for all of Developer's employees employed at or on the Cannabis Business Project and, should any of the work be subcontracted, Developer shall require any general contractor or subcontractor similarly to provide workers' compensation insurance for such contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Developer. In case any class of employee engaged in work on the Cannabis Business Project and is not protected under any workers' compensation law, Developer shall provide and shall cause each contractor and subcontractor to provide adequate insurance for the protection of employees not otherwise protected. Developer hereby indemnifies City for any damage resulting from failure of Developer, its agents, employees, contractors or subcontractors to take out or maintain such insurance. Workers' compensation insurance with statutory limits and employer's liability insurance with limits of not less than One Million Dollars ($1,000,000) for each accident shall be maintained by Developer.

Section 6.2. Other Insurance Requirements. Developer shall do all of the following:

(a) Prior to taking any actions under this Agreement, furnish City with properly executed certificates of insurance that clearly evidence all insurance required in this Article, including evidence that such insurance will not be canceled, allowed to expire or materially reduced in coverage without thirty (30) days prior written notice to City.

(b) Provide to City, upon request, and within seven (7) days of said request, certified copies of endorsements and policies and properly executed certificates of insurance evidencing the insurance required herein.

(c) Replace or require the replacement of certificates, policies, and endorsements for any insurance required herein expiring prior to the termination of this Agreement.

(d) Maintain all insurance required herein from the Effective Date of this Agreement to the earlier of the expiration of the Term or the mutual written termination of this Agreement.

(e) Place all insurance required herein with insurers licensed to do business in California with a current Best's Key Rating Guide reasonably acceptable to City.

Section 6.3. Indemnity. To the fullest extent permitted by law, Developer shall defend, indemnify, and hold harmless City, and its agents, elected and appointed officials,

officers, employees, consultants, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City, or City's Agents, to attack, set aside, void, or annul an approval concerning the Cannabis Business Project and this Agreement, any applicable Conditional Use Permit or Subsequent City Approvals. Developer shall execute the indemnification agreement ("Indemnification Agreement") attached hereto as **Exhibit E**.

Section 6.4. Failure to Indemnify; Waiver. Failure by Developer to indemnify City, when required by this Agreement and the Indemnification Agreement, shall constitute a material breach of this Agreement and of any applicable Conditional Use Permit and Subsequent City Approvals, which shall entitle City to all remedies available under law, including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of any applicable Conditional Use Permit. Developer's failure to indemnify City shall be a waiver by Developer of any right to proceed with the Cannabis Business Project or any portion thereof, and a waiver of Developer's right to file a claim, action, or proceeding against City, or City's Agents, based on City's rescission or revocation of any Conditional Use Permit, Subsequent City Approvals, or City's failure to defend any claim, action, or proceeding based on Developer's failure to indemnify City.

Section 6.5. Waiver of Damages. Notwithstanding anything in this Agreement to the contrary, the Parties acknowledge that City would not have entered into this Agreement had it been exposed to liability for damages from Developer and, therefore, Developer hereby waives all claims for damages against City for breach of this Agreement. Developer further acknowledges that under the Development Agreement Statute, land use approvals (including development agreements) must be approved by the City Council and that, under law, the City Council's discretion to vote in any particular way may not be constrained by contract. Developer therefore waives all claims for damages against City in the event that this Agreement or any Project approval is: (1) not approved by the City Council; or (2) is approved by the City Council but with new changes, amendments, conditions, or deletions to which Developer is opposed. Developer further acknowledges that, as an instrument which must be approved by ordinance, a development agreement is subject to referendum; and that, under law, the City Council's discretion to avoid a referendum by rescinding its approval of the underlying ordinance may not be constrained by contract, and Developer waives all claims for damages against City in this regard.

ARTICLE 7
MORTGAGEE PROTECTION

This Agreement, once executed and recorded, shall be superior and senior to any lien placed upon the Site or any portion thereof following recording of this Agreement, including the lien of any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish, or impair the lien of any Mortgage made in good faith and for value. This Agreement shall immediately be deemed in default and immediately terminate upon the foreclosure or transfer of any interest in the Site or Project, whether by operation of law or any other method of interest change or

transfer, unless the City Manager has authorized such change or transfer in advance, in writing. City agrees to not unreasonably withhold its authorization.

ARTICLE 8
DEFAULT

Section 8.1. General Provisions.

(a) Subject only to any extensions of time by mutual consent in writing, or as otherwise provided herein, the failure or delay by any Party to perform in accordance with the terms and provisions of this Agreement shall constitute a default. Any Party alleging a default or breach of this Agreement ("Charging Party") shall give the other Party ("Charged Party") not less than ten (10) days written notice, which shall specify the nature of the alleged default and the manner in which the default may be cured. During any such ten (10) calendar day period, the Charged Party shall not be considered in default for purposes of termination of this Agreement or institution of legal proceedings for the breach of this Agreement.

(b) After expiration of the ten (10) calendar day period, if such default has not been cured or is not in the process of being diligently cured in the manner set forth in the notice or if the breach cannot reasonably be cured within ten (10) days, the Charging Party may, at its option, institute legal proceedings pursuant to this Agreement, and give notice of its intent to terminate this Agreement pursuant to Government Code section 65868. In the event City is the Charging Party, City may, in its sole discretion, give notice, as required by law, to the Charged Party of its intent to revoke or rescind any operable Conditional Use Permit related to or concerning the Cannabis Business Project.

(c) Prior to the Charging Party giving notice to the Charged Party of its intent to terminate, or prior to instituting legal proceedings, the matter shall be scheduled for consideration and review by City in the manner set forth in Government Code sections 65865, 65867 and 65868 within thirty (30) days from the expiration of the ten (10) day notice period.

(d) Following consideration of the evidence presented and said review before City, and after providing the Charged Party an additional five (5) calendar day period to cure, the Charging Party may institute legal proceedings against the Charged Party or may give written notice of termination of this Agreement to the Charged Party.

(e) Evidence of default may arise in the course of a regularly scheduled periodic review of this Agreement pursuant to Government Code section 65865.1, as set forth in Section 8.2. If any Party determines that another Party is in default following the completion of the normally scheduled periodic review, without reference to the procedures specified in Section 8.1(c), said Party may give written notice of termination of this Agreement, specifying in the notice the alleged nature of the default and potential actions to cure said default where appropriate. If the alleged default is not cured in ten (10) days or within such longer period specified in the notice or the defaulting Party is not diligently pursuing a cure, or if the breach cannot reasonably be cured within the period or the

defaulting Party waives its right to cure such alleged default, this Agreement may be terminated by the non-defaulting Party by giving written notice. An extension of the ten (10) day cure period may be given by mutual consent of the Parties.

(f) In the event Developer is in default under the terms and conditions of this Agreement, no permit application shall be accepted by City, nor will any permit be issued to Developer until the default is cured or the Agreement is terminated.

Section 8.2. Annual Review. City shall, at least every twelve (12) months during the Term of this Agreement, review the extent of good faith, substantial compliance of Developer and City with the terms of this Agreement. Such periodic review by City shall be limited in scope to compliance with the terms of this Agreement pursuant to California Government Code section 65865.1. City shall deposit in the mail or fax to Developer a copy of all staff reports and, to the extent practical, related exhibits concerning this Agreement or the Cannabis Business Project's performance, at least seven (7) days prior to such periodic review. Developer shall be entitled to appeal a determination of City or the City Manager to the City Council. Any appeal must be filed within ten (10) days of the decision of City or the City Manager, respectively. Developer shall be permitted an opportunity to be heard orally or in writing regarding its performance under this Agreement before City, the City Manager, or the City Council, as applicable. The reasonable cost for City's annual review of this Agreement shall be paid by Developer, not to exceed the actual costs incurred by City in connection with the review.

Section 8.3. Estoppel Certificates.

(a) City shall, with at least twenty (20) days prior written notice, execute, acknowledge, and deliver to Developer, Developer's lender, potential investors, or assignees, an Estoppel Certificate in writing which certifies that this Agreement is in full force and effect, that there are no breaches or defaults under the Agreement, and that the Agreement has not been modified or terminated and is enforceable in accordance with its terms and conditions.

(b) At Developer's option, City's failure to deliver such Estoppel Certificate within the stated time period shall be conclusive evidence that the Agreement is in full force and effect, that there are no uncured breaches or defaults in Developer's performance of the Agreement or violation of any City ordinances, regulations, and policies regulating the use and development of the Site, the Cannabis Business Project, or the subject to this Agreement.

Section 8.4. Default by City. In the event City does not accept, review, approve, or issue any permits or approvals in a timely fashion, as defined by this Agreement, or if City otherwise defaults under the terms of this Agreement, City agrees that Developer shall not be obligated to proceed with or complete the Cannabis Business Project and shall constitute grounds for termination or cancellation of this Agreement by Developer.

Section 8.5. Cumulative Remedies of Parties. In addition to any other rights or remedies, City or Developer may institute legal or equitable proceedings to cure, correct,

or remedy any default, enforce any covenant, or enjoin any threatened or attempted violation of the provisions of this Agreement, so long as any such action conforms to Section 9.1(c) of this Agreement.

Section 8.6. Forced Delay, Extension of Times of Performance. Delays in performance, by either Party, shall not be deemed a default if such delays or defaults are due to war, terrorism, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, governmental restrictions imposed where mandated by governmental entities other than City, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulations enacted by the state or federal government, litigation, or other force majeure events. An extension of time for such cause shall be in effect for the period of forced delay or longer, as may be mutually agreed upon.

Section 8.7. Appeals. Developer may appeal any adverse decision or action of City pursuant to the T.M.C, as may be amended from time to time.

ARTICLE 9
TERMINATION

Section 9.1. Termination. This Agreement shall terminate upon the expiration of the Term, unless it is terminated earlier pursuant to the terms of this Agreement. Upon termination of this Agreement, City shall record a notice of such termination in substantial conformance with the "Notice of Termination" attached hereto as **Exhibit F**, and this Agreement shall be of no further force or effect except as otherwise set forth in this Agreement.

Section 9.2. Effect of Termination on Developer's Obligations. Termination of this Agreement shall eliminate any further obligation of Developer to comply with this Agreement, or some portion thereof, if such termination relates to only part of the Site or Project. Termination of this Agreement, in whole or in part, shall not, however, eliminate the rights of Developer to seek any applicable and available remedies or damages based upon acts or omissions occurring before termination.

Section 9.3. Effect of Termination on City's Obligations. Termination of this Agreement shall eliminate any further obligation of City to comply with this Agreement, or some portion thereof. Termination of this Agreement shall not, however, eliminate the rights of City to seek any applicable and available remedies or damages based upon acts or omissions occurring before termination.

Section 9.4. Survival After Termination. The rights and obligations of the Parties set forth in this Section 9.4, Section 2.8, Section 6.3, Section 10.3, Section 10.4, Section 10.5, Section 10.7, and Section 10.10, and any right or obligation of the Parties in this Agreement which, by its express terms or nature and context is intended to survive termination of this Agreement, will survive any such termination.

Section 9.5. Criminal Conviction; Termination; Transfer Rights. If Developer, or any owner, officer, director, manager, or person with a direct or indirect ownership or

controlling interest in Developer, is convicted of a felony or any crime substantially related to the ownership or operation of a cannabis business, the City may, in its sole and absolute discretion, terminate this Agreement upon written notice. A "conviction" includes a guilty or nolo contendere plea and is deemed final upon entry of judgment, regardless of appeal.

Following such notice, Developer shall have a one hundred and eighty (180) day period to complete a transfer of its interest in this Agreement and the Project to a transferee approved in advance and in writing by the City. Approval is in the City's sole and absolute discretion. Any proposed transferee shall undergo a background investigation and meet all applicable eligibility requirements, including approval by the Chief of Police or designee.

If an approved transfer is not completed within the one hundred and eighty (180) day period, this Agreement shall automatically terminate. Any unapproved transfer is void.

ARTICLE 10
OTHER GENERAL PROVISIONS

Section 10.1. Assignment and Assumption. Developer shall not have the right to sell, assign or transfer all or any part of its rights, title, and interests in all or a portion of the Site or Project, subject to or a part of this Agreement, to any person, firm, corporation or entity during the Term of this Agreement without the advance written consent of the City Manager. This assignment prohibition applies to the corporate and business entities of Developer that are a Party to this Agreement. Any assignment or transfer prohibited by this Agreement will be considered an immediate breach of this Agreement and City may elect to immediately terminate this Agreement. If the City Manager approves an assignment or transfer of any interest detailed in this Section 10.1, City and Developer shall execute an "Assignment and Assumption Agreement" in the form attached hereto as **Exhibit G**.

Section 10.2. Covenants Running with the Land. All of the provisions contained in this Agreement shall be binding upon the Parties and their respective heirs, successors and assigns, representatives, lessees, and all other persons acquiring all or a portion of interest in the Site or Project, whether by operation of law or in any manner whatsoever. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law, including California Civil Code section 1468. Each covenant herein to act or refrain from acting is for the benefit of or a burden upon the Cannabis Business Project and, as appropriate, runs with the Site and is binding upon Developer.

Section 10.3. Notices. Any notice or communication required hereunder between City and Developer must be in writing and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express, UPS, or other similar couriers providing overnight

delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving Party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day, or on a Saturday, Sunday, or holiday, shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent; or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered, as shown on a receipt issued by the courier. 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
156 S. Broadway
Turlock, CA 95380
Attention: City Manager

and Katie O. Lucchesi, City Attorney
156 S. Broadway
Turlock, CA 95380

If to Developer: Fire House Turlock, Inc.
1234 McHenry Ave. Suite C
Modesto, CA 95350
Attention: Anglibert Sarkis, Owner

Section 10.4. Governing Law and Binding Arbitration. The validity, interpretation, and performance of this Agreement shall be controlled by and construed pursuant to the laws of the state of California. Any dispute, claim, or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation, or validity thereof, including the determination of the scope or applicability of this Agreement to arbitrate, shall be determined by binding arbitration in Sacramento, California, before one arbitrator. The arbitration shall proceed pursuant to the Comprehensive Arbitration Rules and Procedures of the Judicial Arbitration and Mediation Services ("JAMS"). Judgment on the award may be entered in any court having jurisdiction thereof.

Section 10.5. Invalidity of Agreement/Severability. If this Agreement, in its entirety, is determined by an arbitrator or court of competent jurisdiction to be invalid or

unenforceable, this Agreement shall automatically terminate as of the date of final entry of judgment. If any term or provision of this Agreement shall be determined by an arbitrator or court of competent jurisdiction to be invalid and unenforceable, or if any term or provision of this Agreement is rendered invalid or unenforceable according to the terms of any federal or state statute, any provisions that are not invalid or unenforceable shall continue in full force and effect and shall be construed to give effect to the intent of this Agreement. The Parties expressly agree that each Party is strictly prohibited from failing to perform any and all obligations under this Agreement on the basis that this Agreement is invalid, unenforceable, or illegal. By entering into this Agreement, each Party disclaims any right to tender an affirmative defense in any arbitration or court of competent jurisdiction, that performance under this Agreement is not required because the Agreement is invalid, unenforceable, or illegal.

Section 10.6. Cumulative Remedies. In addition to any other rights or remedies, City and Developer may institute legal or equitable proceedings to cure, correct, or remedy any default, to specifically enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation of the provisions of this Agreement. The prevailing Party in any such action shall be entitled to reasonable attorneys' fees and costs. Notwithstanding the foregoing or any other provision of this Agreement, in the event of City default under this Agreement, Developer agrees that it may not seek, and shall forever waive any right to, monetary damages against City, but excluding, therefrom, the right to recover any fees or charges paid by Developer in excess of those permitted hereunder.

Section 10.7. Third Party Legal Challenge. In the event any legal action or special proceeding is commenced by any person or entity challenging this Agreement or any associated entitlement, permit, or approval granted by City to Developer for the Cannabis Business Project (collectively, "Project Litigation"), the Parties agree to cooperate with each other as set forth herein. City may elect to tender the defense of any lawsuit filed and related, in whole or in part, to Project Litigation with legal counsel selected by City. Developer will indemnify, hold City harmless from, and defend City from all costs and expenses incurred in the defense of such lawsuit, including, but not limited to, damages, attorneys' fees, and expenses of litigation awarded to the prevailing Party or Parties in such litigation. Developer shall pay all litigation fees to City within thirty (30) days of receiving a written request and accounting of such fees and expenses from City. Notwithstanding the aforementioned, City may request, and Developer will provide to City within seven (7) days of any such request, a deposit to cover City's reasonably anticipated Project Litigation fees and costs.

Section 10.8. Constructive Notice and Acceptance. Every person who, after the Effective Date and recording of this Agreement, owns or acquires any right, title or interest to any portion of the Site is and shall be conclusively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Site and all rights and interests of such person in the Site shall be subject to the terms, requirements, and provisions of this Agreement.

Section 10.9. Statute of Limitations and Laches. City and Developer agree that each Party will undergo a change in position in detrimental reliance upon this Agreement from the time of its execution and subsequently. The Parties agree that Section 65009(c)(1)(D) of the California Government Code, which provides for a ninety (90) day statute of limitations to challenge the adoption of this Agreement, is applicable to this Agreement. In addition, any person who may challenge the validity of this Agreement is hereby put on notice that, should the legality or validity of this Agreement be challenged by any third party in litigation, which is filed and served more than ninety (90) days after the execution of this Agreement, City and Developer shall each assert the affirmative defense of laches with respect to such challenge, in addition to all other available defenses. This Section in no way limits the right of a Party, claiming that the other Party breached the terms of this Agreement, to bring a claim against the other Party within the four (4) year statute of limitations set forth in Section 337 of the California Civil Code.

Section 10.10. Joint and Several Liability. Developer shall be jointly and severally liable for any amount due under this Agreement, and any breach of this Agreement or failure to pay by one Party shall also constitute a breach of this Agreement by the other Party. Developer agrees that City may impose a lien and seek foreclosure on any parcel of the Site due to any default by Developer.

Section 10.11. Change in State Regulations. In no event shall Developer operate the Cannabis Business Project in violation of the Agreement, or State Cannabis Regulations, as may be amended from time to time.

Section 10.12. Standard Terms and Conditions.

(a) Venue. Venue for all legal proceedings shall be the JAMS Resolution Center in Sacramento, California.

(b) Waiver. A waiver by any Party of any breach of any term, covenant, or condition herein contained or a waiver of any right or remedy of such Party available hereunder, at law or in equity, shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition herein contained or of any continued or subsequent right to the same right or remedy. No Party shall be deemed to have made any such waiver unless it is in writing and signed by the Party so waiving.

(c) Completeness of Instrument. This Agreement, together with its specific references, attachments, and Exhibits, constitutes all of the agreements, understandings, representations, conditions, warranties, and covenants made by and between the Parties hereto. Unless set forth herein, no Party to this Agreement shall be liable for any representations made, express or implied.

(d) Supersedes Prior Agreement. It is the intention of the Parties hereto that this Agreement shall supersede any prior agreements, discussions, commitments, or representations, written, electronic, or oral, between the Parties hereto with respect to the Site or Cannabis Business Project.

(e) Captions. The captions of this Agreement are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Agreement.

(f) Number and Gender. In this Agreement, the neuter gender includes the feminine and masculine, and the singular includes the plural, and the word "person" includes corporations, partnerships, firms, or associations, wherever the context requires.

(g) Mandatory and Permissive. "Shall" and "will" and "agrees" are mandatory. "May" or "can" are permissive.

(h) Term Includes Extensions. All references to the Term of this Agreement shall include any extensions of such Term.

(i) 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.

(j) Other Documents. The Parties agree that they shall cooperate in good faith to accomplish the objectives of this Agreement and, to that end, agree to execute and deliver such other instruments or documents as may be necessary and convenient to fulfill the purposes and intentions of this Agreement.

(k) Time is of the Essence. Time is of the essence in this Agreement in each covenant, term, and condition herein.

(l) 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 this Agreement had been fully complied with. Further, by entering into this Agreement, no 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.

(m) Document Preparation. This Agreement will not be construed against the Party preparing it but will be construed as if prepared by all Parties.

(n) Advice of Legal Counsel. 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.

(o) Attorneys' Fees and Costs. If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorneys' 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.

(p) Calculation of Time Periods. All time referenced in this Agreement shall be calendar days, unless the last day falls on a legal holiday, Saturday, or Sunday, in which case the last day shall be the next business day.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, this Agreement has been entered into by and between Developer and City as of the Effective Date of the Agreement, as defined above.

"CITY"

CITY OF TURLOCK, a
California municipal corporation

By:_____
Christopher Fisher
Acting City Manager

Dated:_____

Attest:

By: _____
Nichole Fiez
City Clerk

Approved to as Form

By_____
Katie O. Lucchesi
City Attorney

"DEVELOPER"

FIRE HOUSE TURLOCK, INC., a
California Corporation

By:
_____
Anglibert Sarkis
Its: _____
Owner

Dated:_____

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of_____)

On_____, before me _____, a Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____
(Signature)

(Seal)

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of_____)

On_____, before me _____, a Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____
(Signature)

(Seal)

Exhibit A

Cannabis Site Legal Description

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 089-015-006-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TURLOCK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A AS SHOWN ON A PARCEL MAP FILED FEBRUARY 14, 1974 IN BOOK 18, PAGE 53 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY.

Exhibit B

Cannabis Business Project Site Map

EXHIBIT B-PROJECT SITE MAP

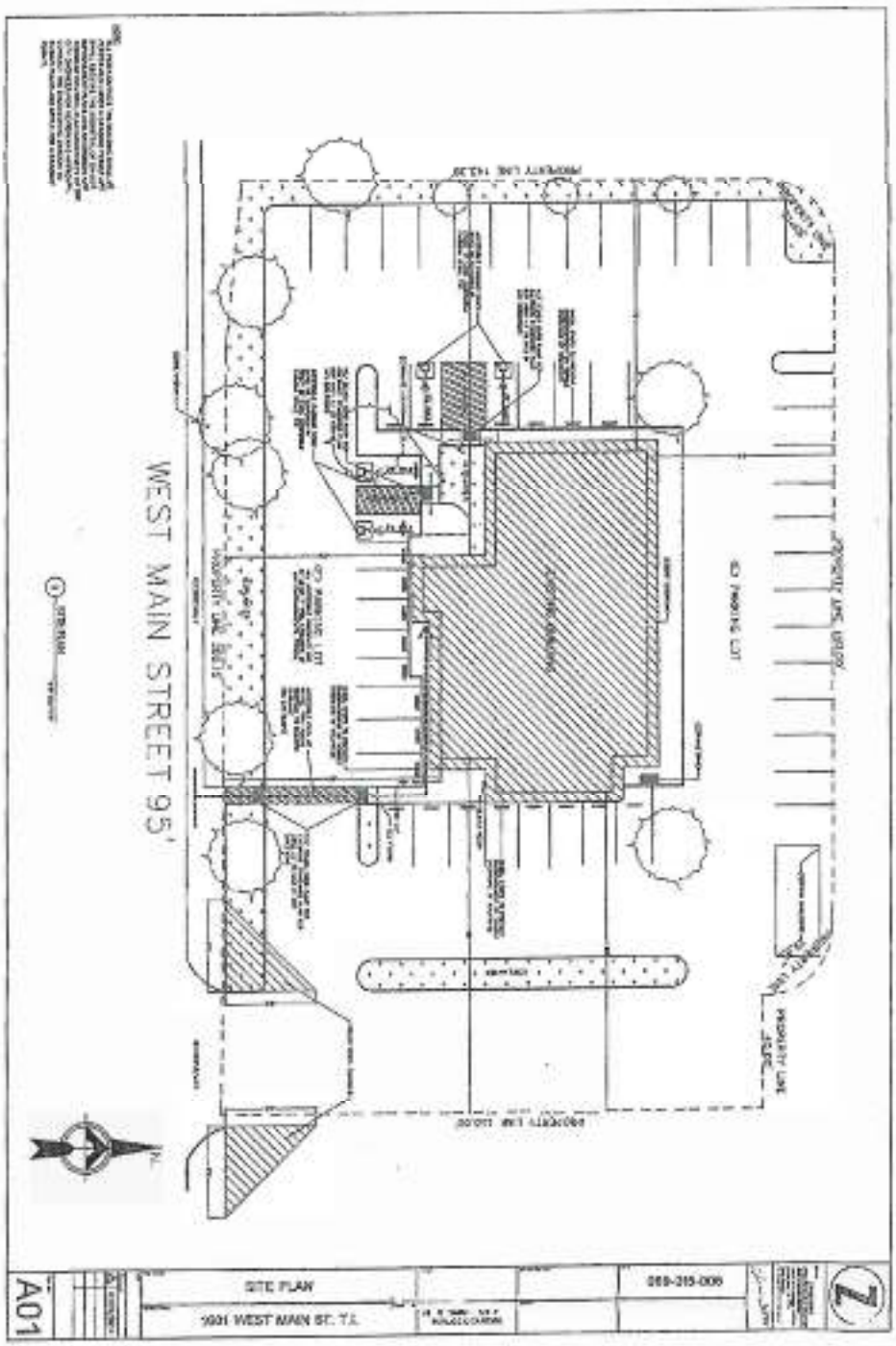


Exhibit C

Site Deed

25

RECORDING REQUESTED BY:
Chicago Title Company

Escrow Order No.: FSST-5111801341

When Recorded Mail Document and Tax Statement To:
Roni Roberts, President
Guaranty Holdings of California Inc., a Delaware Corporation
1607 Mitchell Rd.
Modesto, CA 95351

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2018-0045106-00
Acct 483-Fast Documents
Friday, JUN 29, 2018 13:41:10
Ttl Pd $658.00 Rcpt # 0004145021
AKN/R3/1-4

APN/Parcel ID(s): 089-015-006-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1 (a) (2); ~~recorded in connection with~~ a transfer subject to the imposition of documentary transfer tax.

Grant Deed

I hereby declare under penalty of perjury that the information provided above is true and correct.

Executed this 15th of June 2018 at Modesto (City) California (State)

Guaranty Holdings of California Inc., a Delaware Corporation

By: _____
Roni Roberts, President

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

Recording Document Cover Page
SCANNED.doc/ Updated: 04.26.18

Page 1

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Exhibit D

Notice of Non-Performance Penalty

DATE: _____, 20__

PARTIES: CITY OF TURLOCK
156 S Broadway
Turlock, CA 95380
Attention: City Manager

DEVELOPER
Fire House Turlock, Inc.
1234 McHenry Ave Suite C
Modesto, CA 95350
Attention: Anglibert Sarkis, Owner

THIS NOTICE OF NON-PERFORMANCE PENALTY ("Penalty Notice") is being executed by the City of Turlock, a California municipal corporation ("City"), with reference to the following.

A. By Instrument No. _____, which was recorded in the Official Records of Stanislaus County, California, on _____, 2019, City recorded a development agreement between City and Fire House Turlock, Inc. ("Developer"), dated _____, 2019 (the "Development Agreement"), relating to the development and operation of a cannabis business.

B. Pursuant to Section 4.2 of the Development Agreement, Developer agrees to pay to City a Public Benefit on the first business day of each month during the Term of the Development Agreement.

C. On _____, 20__, the Public Benefit was due to City by Developer. City did not receive payment.

D. Pursuant to Section 4.5 of the Development Agreement, if Developer fails to make payment when it is due, City may impose a penalty of ten percent (10%) of the total of the past due amounts ("Penalty"). As of _____, 20__, the past due amount equals $_____. The Penalty owed by Developer equals $_____ ("Penalty Amount").

E. Pursuant to Section 4.5 of the Development Agreement, Developer shall make payment of the Penalty Amount in a single installment due within fifteen (15) days of delivery of this Penalty Notice ("Penalty Due Date").

F. Pursuant to Section 4.6 of the Development Agreement, if Developer fails to pay the Penalty Amount before the Penalty Due Date, then, in addition to the Penalty Amount specified in subdivision (D), Developer shall pay City interest on the Penalty Amount, at the rate of eighteen percent (18%) per annum ("Penalty Interest Payment"), computed from the Penalty Due Date specified in subdivision (E). The Penalty Interest Payment is due fifteen (15) days following delivery of the Penalty Due Date. As of _____, 20__, the Penalty Interest Payment amount equals $_____.

G. Nothing contained herein shall constitute a waiver of City's future claims for the Public Benefit, Penalty, or interest on the Penalty.

NOW, THEREFORE, City hereby provides Developer the Penalty Notice required by Section 4.5 of the Development Agreement. This Penalty Notice shall be effective upon notice pursuant to Section 10.3 of the Development Agreement.

CITY OF TURLOCK,
a California municipal corporation

By:_____
City Manager

Exhibit E

INDEMNITY AGREEMENT FOR LAND USE ENTITLEMENT PROCESSING

THIS INDEMNITY AGREEMENT FOR LAND USE ENTITLEMENT PROCESSING ("Agreement") is made and entered into on this ___ day of _____ 2019, ("Effective Date") by and between the City of Turlock, a California municipal corporation, and ("City"), Fire House Turlock, Inc., a California corporation ("Applicant"). City and Applicant may be referred to herein individually as a "Party" or collectively as the "Parties". There are no other parties to this Agreement.

RECITALS

A. In 1996, the people of the state of California approved Proposition 215, the Compassionate Use Act of 1996 ("CUA"). The CUA enables seriously ill Californians to legally possess, use, and cultivate marijuana for medical use under state law. In 2003, the California Legislature adopted Senate Bill 420, entitled the Medical Marijuana Program ("MMP"), which authorizes qualified patients and their primary caregivers to cultivate marijuana for medical purposes without being subject to criminal prosecution under the California Penal Code.

B. On October 9, 2015, Governor Jerry Brown signed three bills into law (Assembly Bill 266, Assembly Bill 243, and Senate Bill 643) which are collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"). MCRSA establishes a statewide regulatory system for the cultivation, processing, transportation, testing, manufacturing, and distribution of medical marijuana to qualified patients and their primary caregivers.

C. On November 8, 2016, California voters passed Proposition 64, the Adult Use of Marijuana Act ("AUMA"). AUMA legalizes the cultivation, commercial sale, and possession of recreational cannabis for adults age 21 and older.

D. On June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), which created a single regulatory scheme for both medicinal and adult-use cannabis businesses. MAUCRSA retains the provisions in the MCRSA and AUMA that granted local jurisdictions control over whether businesses engaged in commercial cannabis activity may operate in a particular jurisdiction.

E. On December 7, 2017, California state cannabis licensing authorities issued emergency regulations that apply to AUMA and MAUCRA and further regulate businesses engaged in commercial cannabis activity.

F. Turlock Municipal Code ("T.M.C.") Chapter 5.21 authorizes cannabis businesses to operate within the City under specified restrictions pursuant to a CannabisProgram.

G. Applicant intends to improve, develop, and use real property to operate a cannabis business (the "Project") within the City in strict compliance with MAUCRSA and T.M.C. chapter 5.60.

H. Applicant has an agreement to lease that certain real property located at 1601 West Main Street in the City of Turlock, identified as Stanislaus County Assessor's Parcel Number 089-015-006 (the "Project") Applicant intends to improve approximately 4,517 (four thousand five hundred seventeen) square feet of space and operate the Project on the Property.

I. As a condition of approval of the Land Use Entitlements, City has required Applicant to enter into this Agreement.

J. It is in the public interest for City and Applicant to enter into this Agreement, as Applicant will benefit from City's processing of the Project.

K. Applicant desires to enter into this Agreement to fulfill a condition of approval of the Project, which is a prerequisite for construction of the Project.

AGREEMENT

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

Section 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 19 of this Agreement, Sections 1 through 19 shall prevail.

Section 2. Applicant's Indemnification Obligations.

2.1. Indemnification for Land Use Entitlements. To the fullest extent permitted by law, Applicant shall indemnify, and hold harmless City and its agents, elected and appointed officials, officers, employees, and volunteers (collectively, "City's Agents")

from any and all liability arising out of a claim, action, or proceeding against City, or City's Agents, to attack, set aside, void, or annul, an approval concerning the Land Use Entitlements by reason of the action or inaction of City, or City's Agents. Applicant's duty to indemnify and hold harmless shall not extend to any claim, action or proceeding arising from the gross negligence or willful misconduct of City, or City's Agents.

Applicant's obligations under this Agreement to indemnify City shall apply to any claim, lawsuit or challenge against City brought against the Project, specifically including, but not limited to, any legal challenge based on the California Environmental Quality Act, codified in California Public Resources Code section 21000 et seq.; actions or proceedings brought to challenge the validity of environmental documents prepared in conjunction with the approval of the Project or Land Use Entitlements, or the requirements of any other federal, state, or local laws, including, but not limited to, general plan, specific plan, and zoning requirements.

2.2. Tender of Defense. Upon receiving notice of a claim and pursuant to Article 6 of the Land Use Entitlements, Applicant shall assume the defense of the claim, action, or proceeding through the prompt payment of all attorneys' fees and costs, incurred in good faith and in the exercise of reasonable discretion, of City's counsel in defending such an action. Regardless of whether Applicant chooses to defend City pursuant to Section 6.4 of the Land Use Entitlements, City shall have the absolute and sole authority to control the litigation and make litigation decisions, including, but not limited to, selecting counsel to defend City and settlement or other disposition of the matter.

2.3. Deposit for Costs. Applicant shall make a refundable deposit to City within thirty (30) days of written notification from City ("Cost Deposit"), to cover the estimated fees and costs associated with City's defense of any claim, action or proceeding. Applicant shall make any and all additional payments to City to replenish the Cost Deposit within thirty (30) days of written notice from City.

2.4. Failure to Indemnify; Waiver. Failure to indemnify City, when required by this Agreement, shall constitute a material breach of this Agreement and of the Land Use Entitlements, which shall entitle City to all remedies available under law including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of the Land Use Entitlements. Applicant's failure to indemnify City shall be a waiver by Applicant of any right to proceed with the Project, or any portion thereof, and a waiver of Applicant's right to file a claim, action or proceeding against City or City's Agents based on City's rescission or revocation of the Land Use Entitlements, or City's failure to defend any claim, action or proceeding based on Applicant's failure to indemnify City.

2.5. Satisfaction of Judgment. With respect to any claims, demands, acts, causes of action, damages, costs, expenses, settlements, losses or liabilities which Applicant has indemnified City against, Applicant shall pay and satisfy any judgment,

award, settlement or decree that may be rendered or agreed against City and City's Agents arising out of any final, non-appealable judicial or administrative action.

2.6. Payment of Costs and Fees. Applicant's obligations under this Agreement to defend and indemnify City shall include, but not be limited to, payment of all court costs and attorneys' fees, all litigation-related costs, all costs of any judgments or awards against City, or all settlement costs which arise out of City's processing or approval of the Project.

2.7. Continuing Obligation. Applicant shall be and remain personally obligated to all of the terms of this Agreement, notwithstanding any attempt to assign, delegate or otherwise transfer all or any of the rights or obligations of this Agreement, and notwithstanding a change in or transfer of ownership of the real property upon which the Project is located (or any interest therein). However, Applicant may be released from such obligations if Applicant obtains City's prior written consent to such transfer, which consent shall not be unreasonably withheld.

Section 3. City's Obligations. City shall notify Applicant of any claim, action or proceeding within ten (10) business days of receiving service of any claim, action or proceeding. If City fails to notify Applicant of any claim, action, or proceeding, Applicant shall not, thereafter, be responsible to defend, indemnify, or hold City harmless. City shall have and retain, in its sole discretion, the right to not participate in the defense of any claim, action, or proceeding. At its sole discretion, City may participate at its own expense in the defense, but such participation shall not relieve Applicant of any obligation imposed by this Agreement.

Section 4. Notice. Any notice or communication required hereunder between City and Applicant must be in writing and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express, UPS or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving Party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day, or on a Saturday, Sunday or holiday, shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (b) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. 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
156 S. Broadway
Turlock, CA 95380
Attention: City Manager

and Katie O. Lucchesi
156 S. Broadway
Turlock, CA 95380 Attention: City Attorney

If to Developer: Fire House Turlock, Inc.
1234 McHenry Ave Suite C
Modesto, CA 95350

Section 5. **Modification of Agreement**. This Agreement may be supplemented, amended, or modified only by a writing signed by City and Applicant.

Section 6. **Entire Agreement**. This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the Parties pertaining to the action and supersedes all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement.

Section 7. **Agreement is Voluntary**. The Parties acknowledge that they have entered into this Agreement voluntarily, on the basis of their own judgment and without coercion, and not in reliance on any promises, representations, or statements made by the other Party other than those contained in this Agreement. This Agreement incorporates the entire understanding of the Parties and recites the sole consideration of the promises and agreements contained within it. The Parties have read this Agreement and are fully aware of its contents and legal effect.

Section 8. **Time of Essence**. Time is of the essence for this Agreement, and each section contained within this Agreement is made and declared to be a material, necessary, and essential part of this Agreement.

Section 9. **Severability of Agreement**. If a court or an arbitrator of competent jurisdiction holds any section of this Agreement to be illegal, unenforceable, or invalid for

any reason, the validity and enforceability of the remaining sections of this Agreement shall not be affected.

Section 10. **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 this Agreement had 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.

Section 11. **Noninterference**. No Party will do anything to interfere with or inhibit the ability of the other to comply with their respective obligations under the terms of this Agreement.

Section 12. **Ambiguities**. 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.

Section 13. **Headings**. The headings in this Agreement are included for convenience only, and neither affect the construction or interpretation of any section in this Agreement nor affect any of the rights or obligations of the Parties to this Agreement.

Section 14. **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. The Parties will act in good faith to carry out the intent of this Agreement.

Section 15. **Governing Law**. This Agreement shall be governed and construed in accordance with the laws of the State of California.

Section 16. **Venue**. Venue for all legal proceedings shall be in the Superior Court of the State of California in and for the County of Stanislaus.

Section 17. **Attorney's Fees and Costs**. If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret sections 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.

Section 18. **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.

Section 19. **Counterparts**. This Agreement may be executed in counterparts and all so executed shall constitute an agreement which shall be binding upon the Parties hereto, notwithstanding that the signatures of all Parties and Parties' designated representatives do not appear on the same page.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, the Parties have executed this Agreement on the day, month and year first above written.

APPLICANT

FIRE HOUSE TURLOCK, INC.

By: _____
Anglibert Sarkis

Its: _____
Owner

Date: _____

CITY

City of Turlock, a California municipal corporation

By: _____
Gary Hampton, City Manager

Date:_____

FIRE HOUSE TURLOCK, INC.

By: _____

Its: _____
Owner

Date: _____

APPROVED AS TO FORM:

By: _____
Katie O. Lucchesi, City Attorney

Exhibit F

Notice of Termination

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City of Turlock 156 S Broadway Turlock, CA 95380 Attention: City Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code § 6103

NOTICE OF TERMINATION AND RELEASE OF DEVELOPMENT AGREEMENT

DATE: _____, 20___

PARTIES: CITY OF TURLOCK
156 S Broadway
Turlock, CA 95380

Fire House Turlock, Inc.
1234 McHenry Ave Suite C
Modesto, CA 95350
Attention: Anglibert Sarkis, Owner

THIS NOTICE OF TERMINATION AND RELEASE (the "Release") is being executed by the City of Turlock, a California municipal corporation ("City"), with reference to the following.

A. By Instrument No. _____, which was recorded in the Official Records of Stanislaus County, California, on _____, 2019, City recorded a development agreement between City and _____, dated _____, 2019 (the "Development Agreement"), relating to the development and operation of a cannabis business.

B. Pursuant to Sections 1.7 and 9.1 of the Development Agreement, the term of the Development Agreement expires five (5) years from _____, 2019, on _____, 20____.

C. Pursuant to Section 9.1 of the Development Agreement, once terminated, the Development Agreement has no further force or effect, unless otherwise set forth in the Development Agreement.

NOW, THEREFORE, City hereby terminates, cancels, and otherwise releases Developer and Developer's heirs, executives, administrators, successors, and assigns from their obligations in the Development Agreement on this ____ of _____ , 20___, and relinquishes any right it may hereafter have to enforce any of the terms and provisions set forth in the Development Agreement, unless otherwise set forth in the Development Agreement. This termination, cancellation, and release shall be effective upon the recordation of this Release in the office of the County Recorder for the County of Stanislaus, State of California.

CITY OF TURLOCK,
a California municipal corporation

By:_____
City Manager

NOTICE OF TERMINATION AND
RELEASE OF DEVELOPMENT
AGREEMENT CITY OF TURLOCK AND
FIRE HOUSETURLOCK, INC.
Exhibit F

Exhibit G

Assignment and Assumption Agreement

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City of Turlock 156 S Broadway Turlock, CA 95380 Attention: City Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code § 6103

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (the "Agreement") is entered into this _____ day of _____, 20___, by and between _____Fire House Turlock, Inc., ("Assignors"), and _____ ("Assignee").

RECITALS

A. On _____, 2019, Assignor and the City of Turlock (the "City") entered into that certain agreement entitled "Development Agreement by and between the City of Turlock, a California municipal corporation and _____ Fire House Turlock, Inc. relating to the improvement, development, and use of real property to operate a cannabis business (the "Development Agreement"), originally recorded upon Stanislaus County Assessor's Parcel Number 089-015-006 (the "Property").

B. Section 10.1 of the Development Agreement prohibits the sale, assignment, or transfer by Assignor of any portion of Assignor's interests, rights, or titles described in that section of the Development Agreement ("Assignable Rights") to a third party without prior written approval by the City Manager of the City of Turlock (the "City Manager").

C. Assignor intends to assign, and Assignee intends to assume, the Assignable Rights under the Development Agreement.

D. In accordance with the terms of the Development Agreement, Assignor has provided to the City Manager a written request for consent to assignment. The City Manager has received the information he or she deems appropriate and consulted with the City Attorney for the purpose of determining that Assignee is a qualified applicant for purposes of the foregoing terms of the Development Agreement. This Agreement is intended to meet the requirements of Section 10.1 of the Development Agreement for an

Assignment and Assumption Agreement and is executed with the consent of the City Manager as contemplated in the Development Agreement.

NOW, THEREFORE, Assignor and Assignee hereby agree as follows:

1. The foregoing Recitals are true and incorporated herein by this reference as though set forth in full.

2. Assignor hereby assigns to Assignee all of the Assignable Rights of Assignor under the Development Agreement.

3. Assignee hereby assumes all of the burdens and obligations of Assignor under the Development Agreement and agrees to observe and fully perform all of the duties and obligations of Assignor under the Development Agreement, and to be subject to all the terms and conditions thereof, with respect to the Property and Assignable Rights. It is the express intention of Assignor and Assignee that, upon the execution of this Agreement, Assignee shall become substituted for Assignor as the "Developer" under the Development Agreement.

4. This Agreement shall take effect and be binding only upon the City Manager's consent to and approval of the Agreement.

5. Assignee represents and warrants that it has reviewed and is familiar with the terms and conditions of the Development Agreement. Assignee acknowledges that the Assignable Rights are as set forth in Section 10.1 of the Development Agreement, and the duties of Assignor thereunder and the duties of Assignee hereunder, as between Assignee and City, shall be without reference to any underlying agreements or understandings that may exist between Assignee, Assignor, or any other party with respect to the subject matter hereof, and that City is not party to such other agreements.

6. All of the covenants, terms, and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

[Signatures on the Following Page]

APPLICANT

FIRE HOUSE TURLOCK, INC.

By: _____
Anglibert Sarkis

Its: _____
Owner

Date:_____

FIRE HOUSE TURLOCK, INC.

By: _____

Its: _____

Date:_____

CITY

City of Turlock, a California municipal corporation

By:_____
Gary Hampton, City Manager

Date:_____

APPROVED AS TO FORM:

By:_____
Katie O. Lucchesi, City Attorney

City Council Staff Report

June 9, 2026

From:	Adrienne Werner, Development Services Director
Prepared by:	Katie Quintero, Planning Manager
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Ordinance: Amending terms and extending the Development Agreement between the City of Turlock and Plan4Dream Investments LLC.

2. NARRATIVE:

BACKGROUND

JDI Farms now Plan4Dream is located at 600 D Street. The property is zoned industrial, which allows cannabis cultivation, manufacturing and distribution with a Conditional Use Permit and Development Agreement.

At their October 8, 2019, meeting, the City Council adopted the ordinance approving the Development Agreement (DA). On March 4, 2021, the Planning Commission granted Conditional Use Permit 2020-02 to allow JDI Farms to operate a cannabis cultivation, manufacturing and distribution business.

On August 30, 2024, the City and JDI Farms, Inc. entered into a First Amendment to extend the term of the Development Agreement through December 31, 2024. Then on October 8, 2024, the City and JDI Farms, Inc. entered into a Second Amendment to extend the term of the Development Agreement through June 30, 2025.

On June 2, 2025, Qingyu Huang, with Plan4Dream Investments, LLC and the City of Turlock executed an Assignment and Assumption Agreement, as allowed under Section 10.1 of the Development Agreement. The Assignment and Assumption Agreement allowed the sale, assignment, or transfer of JDI Farms, Inc. at 600 D Street, to Plan4Dream Investments, LLC. All other conditions of the Conditional Use Permit and the Development Agreement remain unchanged.

JDI Farms submitted a building permit application for the necessary interior tenant improvements on March 30, 2021. The plan check process was completed, and the building permit was issued on September 24, 2024. Construction of the interior tenant improvements is underway and the applicant is working on final punch list items to move forward with occupancy of the building.

Once operational, the Development Agreement requires monthly payment of a public benefit amount. Section 4.2 of the Development Agreement details the public benefit amount that Plan4Dream must submit to the City on a monthly basis.

CULTIVATION

YEAR	PUBLIC BENEFIT AMOUNT PAID MONTHLY, AMORTIZED ANNUALLY
1ST	$10.00 sq/ft *
2ND	$10.00 sq/ft *
3RD	$10.00 sq/ft *
4TH	$10.00 sq/ft *
5TH	$10.00 sq/ft *

* Sq./ft. will be based on cultivation canopy. Cultivation canopy size will be the amount approved for use in the Conditional Use Permit.

MANUFACTURING

YEAR	PUBLIC BENEFIT AMOUNT PAID MONTHLY, AMORTIZED ANNUALLY
1ST	$10.00 sq/ft *
2ND	$10.00 sq/ft *
3RD	$10.00 sq/ft *
4TH	$10.00 sq/ft *
5TH	$10.00 sq/ft *

* Sq./ft. will be based on area of building set aside for manufacturing and ballistics use.

DISTRIBUTION

YEAR	PUBLIC BENEFIT AMOUNT, PAID MONTHLY AMORTIZED ANNUALLY If distribution is from cultivation or manufacturing uses not subject to a City of Turlock Public Benefit Amount	If distribution is from cultivation or manufacturing uses subject to a City of Turlock Public Benefit Amount
1ST	2.5% of gross receipts	No Public Benefit Amount owed
2ND	2.5% of gross receipts	No Public Benefit Amount owed
3RD	2.5% of gross receipts	No Public Benefit Amount owed
4TH	2.5% of gross receipts	No Public Benefit Amount owed
5TH	2.5% of gross receipts	No Public Benefit Amount owed

Police Department

On January 22, 2026, the Turlock Police Department was notified by the Sacramento County District Attorney's Office regarding an ongoing investigation of illegal drug trafficking and money laundering. The criminal investigators served several financial search warrants on bank accounts and seized large sums of money under asset forfeiture. Some of these

targeted bank accounts had made payments to Cold Storage Manufacturing, the contractor working on the tenant improvements at 600 D Street, for approximately $300,000. This money had been seized as part of the criminal investigation. Attorneys from Plan4Dream Investments contested the seizure of these funds in a letter sent to police investigators. They claimed the funds were personal loans secured by Mr. Huang from business partners for payment to Cold Storage Manufacturing for time and material related to the construction of the 600 D St. facility.

The letter further described that Mr. Huang was unable to obtain conventional financing for this project, and obtained these loans from his private lenders. The letter identified these lenders as other cannabis companies. As of the time of this staff report, Mr. Huang, Plan4 Dream Investments, and Cold Storage Manufacturing have not been identified as targets of the investigation. However, they are identified as affiliated organizations due to Plan4Dream securing loans from the targeted individuals, and payments from the targeted accounts sent to their contractor for 600 D St.

On February 27, 2026, the Turlock Police Department sent a letter to Mr. Huang notifying him that the background investigation for him had been reopened. The letter further advised him there would be delays in the final approval of the 600 D St. facility for operation until the matter is resolved. An additional letter was sent to Mr. Huang on March 19, 2026, notifying him that inspections of the facility would proceed while the background is being completed, but final approval for the certificate of occupancy would not occur until the investigation is resolved. Mr. Huang was requested to provide any information to assist in resolving the supplemental background investigation.

On April 3, 2026, Zach Drivon, the attorney representing Plan4Dream Investments and Mr. Huang submitted a contingency proposal to the City in the event Mr. Huang is later determined to be an ineligible person for the Development Agreement. This proposal described the transfer of title of the business to another person with a controlling stake in the company.

Because of this ongoing investigation, the recommendation for the time extension is through April 1, 2027, to allow for additional time for the investigation to continue but to be able to bring the Development Agreement back for review if further concerns arise. Language is also proposed in the amended Development Agreement that stipulates the Development Agreement will have to be transferred to an approved party or will be revoked if a conviction occurs.

PROPOSED AMENDMENTS

Various amendments are proposed to the Development Agreement. To capture all previous amendments to the Development Agreement into one document, the City has prepared a First Amended and Restated Development Agreement. This captures all previous amendments and newly proposed amendments into this one complete Agreement.

The term of the agreement is proposed to be extended through April 1, 2027.

The improvements to the building are proposed to be completed and occupied in phases. Language has been added into the agreement to clarify that only the portions of the building that have been improved can be occupied. During construction there were modifications

made to the building that had not been anticipated that affected the exterior of the building. Language has been added into the Development Agreement requiring the resurfacing of the building prior to phase two. There is adequate onsite parking for the phase one area to become operational. It has been included in the amended language that the parking lot will have to be resurfaced and brought up to City standards prior to phase two.

Other regulations proposed to be added to the agreement include requiring remote real-time live access to the video footage of cameras installed at the businesses and requiring background checks prior to any changes in ownership or on any individual or entity every two years or at any other time upon reasonable cause. A section has been added detailing if anyone with direct or indirect ownership or controlling interest in the project is convicted of a felony or any crime substantially related to the ownership or operation of a cannabis business, the City may terminate the Development Agreement. If given such notice, the Developer would have 180 days to complete a transfer of their interest to a transferee approved by the City.

Other proposed changes include various language cleanups and updates to current laws and regulations.

3. FISCAL IMPACT / BUDGET AMENDMENT:

None

4. ENVIRONMENTAL DETERMINATION:

The item consists of a time extension and various updates to the existing Development Agreement. No changes or modifications in the site are anticipated as a result of this review; therefore, this action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the annual review, request for a time extension and various miscellaneous changes to the Development Agreement. This action will not result in direct or indirect physical changes in the environment.

5. ALTERNATIVES:

1. The City Council can deny the proposed Development Agreement Amendment and Time Extension.
2. The City Council can propose other changes to the Agreement.

6. ATTACHMENTS:

1. Draft Ordinance and DA Plan4Dream

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING TERMS AND EXTENDING BY AMENDMENT, THE DEVELOPMENT AGREEMENT BETWEEN PLAN4DREAM AND THE CITY OF TURLOCK FOR THE OPERATION OF AN INDOOR CANNABIS CULTIVATION, MANUFACTURING, AND DISTRIBUTION BUSINESS AT 600 D STREET, TURLOCK, CALIFORNIA, STANISLAUS COUNTY APN 043-018-016 THROUGH APRIL 1, 2027.	}	**ORDINANCE NO. 13XX-CS**

WHEREAS, on June 11, 2019, the City Council of the City of Turlock (the "City Council") adopted Ordinance No. 1255-CS to enact cannabis regulations for cannabis businesses pursuant to AUMA and MAUCRSA, by amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program"); and

WHEREAS, on June 11, 2019, the City adopted Ordinance No. 1255-CS amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program") to regulate the operation of commercial cannabis businesses within the City; and

WHEREAS, the City and JDI Farms, Inc. entered into a Development Agreement dated October 8, 2019, which permitted JDI Farms, Inc. to operate an indoor cannabis cultivation, manufacturing, and distribution business at 600 D Street, Turlock, California, County of Stanislaus Assessor's Parcel Number 043-018-016; and

WHEREAS, on October 8, 2019 the City adopted Ordinance No. 1264-CS approving a Development Agreement by and between the City and JDI Farms, Inc. to operate an indoor cannabis cultivation, manufacturing, and distribution business as defined in Turlock Municipal Code Section 5.21 in strict accordance with applicable state and local law, at 600 D Street, Turlock, California, County of Stanislaus Assessor's Parcel Number 043-018-016 (the "Project"), consistent with the General Plan, as amended; and

WHEREAS, on August 30, 2024 the City and JDI Farms, Inc. entered into that certain First Amendment to extend the term of the Development Agreement dated August 8, 2019 through December 31, 2024; and

WHEREAS, on October 22, 2024 the City and JDI Farms, Inc. entered into that certain Second Amendment to extend the term of the Development Agreement dated August 8, 2019 through June 30, 2025; and

WHEREAS, on May 27, 2025, the City and JDI Farms entered into an Amendment to extend the term of the Development Agreement through June 30, 2026; and

WHEREAS, On June 2, 2025, Qingyu Huang, with Plan4Dream Investments, LLC and the City of Turlock executed an Assignment and Assumption Agreement, as allowed under Section 10.1 of the Development Agreement. The Assignment and Assumption Agreement allowed the sale, assignment, or transfer of JDI Farms, Inc. at 600 D Street, to Plan4Dream Investments, LLC.

WHEREAS, under Section 5-21-103 of the Turlock Municipal Code, any cannabis cultivation, manufacturing, and distribution business allowed in the City shall obtain a development agreement, a City business license, and conditional use permit; and

WHEREAS, pursuant to Section 1.9 of the Development Agreement a "Major Amendment" to the Development Agreement shall be approved by the City Council; and

WHEREAS, after the public hearing held on May 7, 2026, the Planning Commission recommended the City Council make the proposed amendments to the Development Agreement and extend the term of the Development Agreement through April 1, 2027; and

WHEREAS, the City Council, based on its independent review and analysis of the Planning Commission's recommendation, oral and written testimony, and the record as a whole, finds, after due study, deliberation, and holding a public hearing, and based on its independent judgement, find that the following circumstances exist:

1. The Project is consistent with the goals, policies, and standards of the City's General Plan and all other applicable standards and ordinances of the City.
2. In accordance with the Development Agreement Statute, the City Council finds that the amendment to the Development Agreement:
    a. Will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area nor detrimental to the general welfare of the residents of the City as a whole; and
    b. Will not adversely affect the orderly development of property or the preservation of property values; and
    c. Is consistent with the relevant provisions of Government Code Sections 65864 through 65869.5; and
    d. Contains a legal description of the property.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Turlock does hereby determine:

Section 1. The recitals stated above are true and correct, and hereby incorporated herein.

Section 2. This request is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the request for a time extension for

the Development Agreement (DA) between the City of Turlock and Plan4Dream Investments LLC. This action will not result in direct or indirect physical changes in the environment.

Section 3. The City Council of the City of Turlock approves the amendments and extends the terms of the Development Agreement between the City of Turlock and Plan4Dreams Investments LLC. through April 1, 2027.

Section 4. If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more sections(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

Section 5. Upon passage of this Ordinance, the City Manager is authorized to execute the amendment to the Amended and Restated Development Agreement as shown in Exhibit A on behalf of the City. Within ten (10) days of the execution, but no earlier than 30 days after passage of this Ordinance, the City Clerk shall cause the amendment to the Development Agreement to be recorded in the Office of the County Recorder as provided for by Government Code section 65868.5. The amendment to the Development Agreement shall not take effect for thirty (30) days following passage and adoption of this Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 2026, by the following vote:

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

SIGNED:

_____
Amy Bublak, Mayor

ATTEST:

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

APPROVED AS TO FORM:

_____
Katie Lucchesi, City Attorney

EXHIBIT A

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

City of Turlock
156 S Broadway
Turlock, CA 95380
Attention: City Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code §6103

FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TURLOCK AND PLAN4DREAM INVESTMENTS, LLC

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this _____ 2026, by and between the **City of Turlock,** a California municipal corporation ("City") and Plan4Dream Investments, LLC, a California limited liability company("Developer"). City and Developer may be referred to herein individually as a "Party" or collectively as the "Parties." There are no other parties to this Agreement.

RECITALS

A. On October 9, 2015, Governor Jerry Brown signed three bills into law (Assembly Bill 266, Assembly Bill 243, and Senate Bill 643) which are collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"). MCRSA establishes a statewide regulatory system for the cultivation, processing, transportation, testing, manufacturing and distribution of medical marijuana to qualified patients and their primary caregivers.

B. On November 8, 2016, California voters enacted Proposition 64, the Control, Regulate and Tax Adult Use of Marijuana Act, also known as the Adult Use of Marijuana Act ("AUMA"), which establishes a comprehensive system to legalize, control, and regulate the cultivation, processing, manufacture, distribution, testing, and sale of nonmedical cannabis, including cannabis products, for use by adults 21 years and older and to tax the growth and retail sale of cannabis for nonmedical use.

C. On June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), which creates a single regulatory scheme for both medicinal and adult-use cannabis businesses. MAUCRSA retains the provisions in MCRSA and AUMA that granted local jurisdictions control over whether businesses engaged in Commercial Cannabis Activity, as defined in Section 1.4 of this Agreement, may operate in a particular jurisdiction.

D. On June 11, 2019, the Turlock City Council (the "City Council") adopted Ordinance No. 1255-CS to enact cannabis regulations as defined under Turlock Municipal Code ("T.M.C.") Section 5.21 pursuant to AUMA and MAUCRSA.

E. On June 11, 2019, the City adopted Ordinance No. 1255-CS amending the City's cannabis business regulations and establishing a Cannabis Business Pilot Program (the "Pilot Program") to regulate the operation of commercial cannabis businesses within the City.

F. Developer proposed to improve, develop and use real property to operate a Cannabis Business Project, as defined below, in strict accordance with California Cannabis Laws, as defined in Section 1.4 of this Agreement and the T.M.C., as each may be amended from time to time.

G. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the California Legislature adopted Government Code section 65864 et seq. (the "Development Agreement Statute"), which authorizes City and an individual or business entity with an interest in real property to enter into a development agreement that establishes certain development rights in real property that is subject to a development agreement application.

H. On June 11, 2019, following the adoption of the Pilot Program, the City issued and circulated a request for qualifications ("RFQ"). The purpose of the RFQ was to form the basis for a selection process of qualified cannabis operators for participation in the Pilot Program.

I. The previous developer, JDI FARMS, INC. ("JDI Farms") submitted an application to the City Planning Commission Department for consideration of a development agreement for a commercial cannabis business.

J. JDI Farms purchased property located at 600 D Street, Turlock, California, County of Stanislaus Assessor's Parcel Number 043-018-016 of which Developer intends to improve approximately 98,770 square feet of space (the "Site") to operate the Cannabis Business Project, more particularly described in the legal description attached hereto as **Exhibit A** ("Legal Description") and the Cannabis Business Project Site Map attached hereto as **Exhibit B.**

K. JDI Farms purchased the Site for the purpose of carrying out the Cannabis Business Project. A copy of the deed to the Site is attached hereto as **Exhibit C,** within satisfaction of the requirement of T.M.C. Chapter 5.21.

L. On August 22, 2019, the Turlock Planning Commission ("Planning Commission"), in a duly noticed and conducted public hearing, considered JDI Farms application for this Agreement. At that public hearing, the Planning Commission recommended the City Council adopt Ordinance No. 2019-19 which would allow JDI Farms to operate the Cannabis Business Project at the Site.

M. On August 27, 2019, pursuant to Government Code section 65867.5, and following a duly noticed and conducted public hearing, the City Council reviewed, considered, adopted, and entered into this Agreement pursuant to Ordinance No.1264-CS.

N. The City and JDI Farms entered into that certain First Amendment to Development Agreement dated August 30, 2024 (“First Amendment”).

O. The City and JDI Farms entered into that certain Second Amendment to Development Agreement dated October 22, 2024 (“Second Amendment”).

P. The City and JDI Farms entered into that certain Third Amendment to Development Agreement dated May 27, 2025 (“Third Amendment”).

Q. On June 2, 2025, JDI Farms and Plan4Dream Investments, LLC (Developer) entered into an assignment and assumption agreement wherein Developer agreed to assume the Assumable Rights under the Development Agreement. The agreement was executed with the consent of the Interim City Manager, as contemplated in the Development Agreement.

0. This Agreement is entered into pursuant to the Development Agreement Statute.

P. City and Developer desire to enter into this Agreement to (i) facilitate the orderly development of the Site; (ii) create a physical environment that is consistent with and complements the City's goals and visions; (iii) protect natural resources from adverse impacts; (iv) improve, upgrade and create additional community facilities and infrastructure, enhance services and assist in implementing the goals of the General Plan; and (vi) reduce the economic risk of development of the Site to both City and Developer.

Q. The Parties intend, through this Agreement, to allow Developer to develop and operate the Cannabis Business Project in accordance with the terms of this Agreement.

R. The City Council has determined that this Agreement is consistent with the City's General Plan and has conducted all necessary proceedings in accordance with the T.M.C. for the approval of this Agreement.

S. The Parties wish to enter into this First Amended and Restated Development Agreement to

replace previous agreements between the Parties and to fulfill the requirement that a cannabis business requires a development agreement pursuant to TMC Section 5-21-103.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

AGREEMENT ARTICLE

1
GENERAL PROVISIONS

Section 1.1. Findings. City hereby finds and determines that entering into this Agreement furthers the public health, safety and general welfare and is consistent with the City's General Plan, including all text and maps in the General Plan.

Section 1.2. Recitals. The Recitals above are true and correct and are hereby incorporated into and made a part of this Agreement. In the event of any inconsistency between the Recitals and the provisions of Articles 1 through 10 of this Agreement, the provisions of Articles 1 through 10 shall prevail.

Section 1.3. Exhibits. The following "Exhibits" are attached hereto and incorporated into this Agreement:

Designation	Description
Exhibit A	Cannabis Site Legal Description
Exhibit B	Cannabis Business Project Site Map
Exhibit C	Site Deed
Exhibit D	Notice of Non-Performance Penalty
Exhibit E	Indemnification Agreement
Exhibit F	Notice of Termination
Exhibit G	Assignment and Assumption Agreement

Section 1.4. Definitions. In this Agreement, unless the context otherwise requires, the terms below have the following meaning:

(a) "Additional Insureds" has the meaning set forth in Section 6.1.

(b) "Additional Licenses" has the meaning set forth in Section 2.4.

(c) "Adult-use cannabis" means a product containing cannabis, including, but not limited to, concentrates and extractions, intended for use by adults 21 years of age and older in California pursuant to the California Cannabis Laws.

(d) "Agreement" means this Development Agreement, inclusive of all Exhibits

attached hereto.

(e) "Application" has the meaning set forth in Recital G.

(f) "Assignment and Assumption Agreement" has the meaning set forth in Section 10.1.

(g) "AUMA" means the Adult Use of Marijuana Act (Proposition 64) approved by California voters on November 8, 2016.

(h) "Authorized License" has the meaning set forth in Section 2.3.

(i) "Department" means the Department of Cannabis Control or any successor state agency.

(j) "California Building Standards Codes" means the California Building Code, as amended from time to time, in Part 2, Volumes 1 and 2, as part of Title 24 of the California Code of Regulations, as may be adopted by the T.M.C.

(k) "California Cannabis Laws" includes AUMA, MAUCRSA, CUA (as defined below), the Medical Marijuana Program Act of 2004 codified as Health and Safety Code sections 11362.7 through 11.62.83 and any other applicable laws that may be enacted or approved.

(l) "Cannabis" means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis. "Cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this division, "cannabis" does not mean "industrial hemp" as defined by Section 11018.5 of the Health and Safety Code. Cannabis and the term "marijuana" may be used interchangeably.

(m) "Cannabis Business Pilot Program" means the cannabis business program established and authorized by T.M.C. Chapter 5.21.

(n) "Cannabis Business Project" means the cannabis retail business operated by Developer on the Site pursuant to the Authorized License.

(o) "Cannabis Manufacturing Business" means a business engaged in commercial cannabis activity pursuant to a state approved Type 6 or 7 license, Type A and M licenses designated as a Cannabis business.

(p) "Cannabis product" means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

(q) "CEQA" means the California Environmental Quality Act, as set forth in Division 13 (Commencing with Section 21000) of the California Public Resources Code, and the CEQA Guidelines, as set forth in Title 14 (Commencing with Section 15000) of the California Code of Regulations.

(r) "City" means the City of Turlock, a California municipal corporation having general police powers.

(s) "City Council" means the City of Turlock City Council, as defined in T.M.C. Section 2.1.

(t) "City Manager" means the City Manager of the City of Turlock or his or her designee, as described in T.M.C. Section 2.4.

(u) "Charged Party" has the meaning set forth in Section 8.1.

(v) "Charging Party" has the meaning set forth in Section 8.1

(w) "Commercial Cannabis Activity" includes cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, delivery, or sale of cannabis or a cannabis product that requires a state license pursuant to MAUCRSA.

(x) "Planning Commission" means the City of Turlock Planning Commission, as established by T.M.C. Section 9.5.

(y) "Conditional Use Permit" means a conditional use permit issued by City pursuant to T.M.C. Section 9.3.

(z) "CUA" means the Compassionate Use Act (Proposition 215) approved by California voters on November 5, 1996.

(aa) " Developer" means Plan4Dream Investments, LLC Developer also has the meaning set forth in Section 6.1.

(bb) " Development Agreement Statute" has the meaning set forth in Recital H.

(cc) " Exhibits" has the meaning set forth in Section 1.3.

(dd) "Gross Receipts from Operations" means total revenue actually received or receivable from operation of the Cannabis Business Project, including: all sales; the total amount of compensation actually received or receivable for the performance of any act or service, of whatever nature it may be, for which a charge is made or credit allowed whether or not such act or service is done as part of or in connection with the sale of materials, goods, wares, or merchandise; and gains realized from trading in stocks or bonds, interest discounts, rents, royalties, fees, commissions, dividends, or other remunerations, however designated. Included in "gross receipts" shall be all receipts, cash, credits, and property of any kind or nature, without any deduction therefrom on account of the cost of the property sold, the cost of materials used, labor or service costs, interest paid or payable, or losses or other expenses whatsoever, except that the following shall be excluded therefrom:

1. Cash discounts allowed and taken on sales;

2. Credit allowed on property accepted as part of the purchase price and which property may later be sold, at which time the sales price shall be included as "gross receipts";

3. Any tax required by law to be included in or added to the purchase price and collected from the consumer or purchaser;

4. Such part of the sale price of property returned by purchasers upon rescission of a contract of sale as is refunded either in cash or by credit; and

5. Receipts of refundable deposits, except that such deposits when forfeited and taken into income of the business shall not be excluded.

The intent of this definition is to ensure that in calculating the payment required under Section 4.2. all sales of cannabis products through the Cannabis Business Project are captured. This definition shall therefore be given the broadest possible interpretation consistent with this intent.

(ee) "Indemnification Agreement" has the meaning set forth in Section 6.3.

(ff) " Major Amendment" means an amendment that shall have a material effect on the terms of this Agreement. A Major Amendment also has the meaning set forth in Section 2.4. Major Amendments shall require approval by the City Council.

(gg) " Marijuana" has the same meaning as cannabis and those terms may be used interchangeably.

(he) " MAUCRSA" means the Medicinal and Adult-Use Cannabis Regulation and Safety Act, codified as Business and Professions Code section 26000 et seq., as may be amended from time to time.

(ii) "MCRSA" has the meaning set forth in Recital A.

(jj) "Ministerial Fee" or "Ministerial Fees" has the meanings set forth in Section 4.1.

(kk) "Minor Amendment" means a clerical amendment to this Agreement that shall not materially affect the terms of this Agreement and any amendment described as minor herein. A Minor Amendment also has the meaning set forth in Section 1.7.

(ll) "Mortgage" has the meaning set forth in Article 7.

(mm) "Non-Performance Penalty" has the meaning set forth in Section 4.5.

(nn) "Notice of Non-Performance Penalty" has the meaning set forth in Section 4.5.

(oo) "Notice of Termination" has the meaning set forth in Section 9.1.

(pp) "Processing Costs" has the meaning set forth in Section 1.11.

(qq) "Project Litigation" has the meaning set forth in Section 10.7.

(rr) "Public Benefit" has the meaning set forth in Section 4.2.

(ss) "Public Benefit Amount" has the meaning set forth in Section 4.2.

(tt) "State Licensing Authority" means the state agency responsible for the issuance, renewal or reinstatement of a state cannabis license or the state agency authorized to take disciplinary action against a business licensed under the California Cannabis Laws.

(uu) "State Cannabis Regulations" means the regulations promulgated by the State Licensing Authority pursuant to the California Cannabis Laws (4 CCR 15000 et seq., or their respective successors).

(vv) "State Taxing Authority" has the meaning set forth in Section 4.2.

(ww) "Subsequent City Approvals" has the meaning set forth in Section 3.1.

(xx) "Term" has the meaning set forth in Section 1.7.

(yy) "T.M.C." means the Turlock Municipal Code.

(zz) "Type 1A license" or "Specialty Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting of between 501 and 5,000 square feet of total canopy size on one premises.

(aaa) "Type 2A license" or "Small Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting between 5,001 and 10,000 square feet, inclusive, of total canopy size on one premises.

(bbb) "Type 3A license" or "Indoor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for indoor cultivation using exclusively artificial lighting between 10,001 and 22,000 square feet, inclusive, of total canopy size on one premises.

(ccc) "Type 4 license" or "Nursery" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for cultivation.

(ddd) "Type 6 license" or "Manufacturer 1" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for manufacturing sites that produce cannabis products using nonvolatile solvents.

(eee) "Type 7 license" or "Manufacturer 2" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for manufacturing sites that produce cannabis products using volatile solvents.

(fff) "Type 10 license" or "Retailer" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws authorizing the retail sales of cannabis and cannabis products. Retail sale includes sales at a storefront and by delivery,

pursuant to all state and local laws and regulations.

(ggg) "Type 11 license" or "Distributor" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for the distribution of cannabis and cannabis products from manufacturer to dispensary.

(hhh) "Type 12 license" or "Microbusiness" means a state license issued by a State Licensing Authority pursuant to the California Cannabis Laws relating to cannabis manufacturing, retail and distribution.

(iii) "Type 13 license" or "Distribution Transport-Only" means a state license issued by the Department of Cannabis Control pursuant to the California Cannabis Laws for distribution cannabis and cannabis products.

Conforming Interpretation of State Cannabis License References. Any reference in this Agreement to a State cannabis license, State Cannabis Regulations, licensing authority, or specific state cannabis license type or designation shall be deemed to include any successor license, permit, approval, agency, or regulation that replaces, renames, consolidates, or reclassifies such license or regulatory framework under California law, including those administered by the California Department of Cannabis Control or any successor agency.

No change in the name, number, classification, or structure of any State cannabis business license shall be construed to expand, limit, or otherwise modify the cannabis activities authorized under this Agreement, except as required by applicable state law or as expressly approved in writing by the City.

The scope of permitted commercial cannabis activities shall be determined solely by this Agreement and applicable City approvals, and not by the type, title, or designation of any state license held by Developer, unless expressly mandated by state law.

Section 1.5. Project is a Private Undertaking. The Parties agree that the Cannabis Business Project is a private development and that City has no interest therein, except as authorized in the exercise of its governmental functions. City shall not for any purpose be considered an agent of Developer or of the Cannabis Business Project.

Section 1.6. Effective Date of Agreement. This Agreement shall become effective upon the date that the ordinance approving this Agreement becomes effective (the "Effective Date").

Section 1.7. Term. The term of this Agreement ("Term") shall be through April 1, 2027, unless earlier terminated in accordance with the provisions of this Agreement.

(a) Government Tolling or Termination. City may provide written notice to Developer to cease all Commercial Cannabis Activity, upon which Developer shall immediately comply if City is required, directed or believes, in its sole and absolute discretion, it must temporarily halt or terminate Commercial Cannabis Activity within the City to comply with federal or state law. If City temporarily halts this Agreement to comply with federal or state law, this Agreement shall be tolled for no longer than one (1) calendar year (the "Tolling Period"). Developer shall not accrue or be liable to City for any Ministerial Fees or Public Benefit Amount during the Tolling Period. Developer shall resume paying any applicable fees after the Tolling Period ends. City and Developer shall discuss in good faith the termination of this Agreement if the Tolling Period exceeds one (1) calendar year to comply with federal or state law.

(b) Developer Tolling or Termination. Developer may not temporarily halt or terminate this Agreement for any purpose without causing a default of this Agreement, except as otherwise allowed by this Agreement or by mutual agreement of the Parties.

Section 1.8. Priority of Enactment. In the event of a conflict between the various land use documents referenced in this Agreement, the Parties agree that the following sequence of approvals establishes the relative priority of the approvals, each approval superior to the approvals listed thereafter: (a) General Plan, (b) Agreement, (c) Specific Plan, (d) Conditional Use Permit, (e) Indemnification Agreement, and (f) Subsequent City Approvals.

Section 1.9. Amendment of Agreement. This Agreement shall be amended only by mutual consent of the Parties. All amendments shall be in writing. The City Council hereby expressly authorizes the City Manager to approve a Minor Amendment to this Agreement, upon notification of the City Council. A Major Amendment to this Agreement shall be approved by the City Council. The City Manager shall, on behalf of City, have sole discretion for City to determine if an amendment is a Minor Amendment or a Major Amendment. Nothing in this Agreement shall be construed as requiring a noticed public hearing, unless required by law.

Section 1.10. Recordation of Development Agreement. The City Clerk shall cause a copy of this Agreement to be recorded against the title of the Site within ten (10) business days of the Effective Date.

(a) **Section 1.11. Funding Agreement for Processing Costs.** If Developer proposes an amendment to this agreement, Developer shall pay for all actual fees and expenses incurred by City that are related to the preparation and processing of amendments to this Agreement, including recording fees, publishing fees, staff time, and consultant and attorneys' fees and costs (collectively, "Processing Costs"). Developer shall deposit monies for such processing as estimated by the Development Services Department. The Processing Costs are refundable solely to the extent of non-expended Processing Costs. Accounting. Developer may request, and City shall issue within a reasonable time not to exceed thirty (30) days, an accounting and written acknowledgement of Processing Costs paid to City.

ARTICLE 2

DEVELOPMENT OF PROPERTY

Section 2.1. Vested Right of Developer. During the Term, in developing the Site consistent with the Cannabis Business Project described herein, Developer is assured that the development rights, obligation terms, and conditions specified in this Agreement, including, without limitation, the terms, conditions, and limitations set forth in the Exhibits, are fully vested in Developer and may not be modified or terminated by City except as set forth in this Agreement or with Developer's written consent.

Section 2.2. Vested Right to Develop. In accordance with Section 2.1, Developer shall have the vested right to develop and use the Cannabis Business Project consistent with this Agreement, the Conditional Use Permit, and Subsequent City Approvals.

Section 2.3. Permitted Uses and Development Standards. Developer shall be authorized to develop, construct, and use the Site for Commercial Cannabis Activity consistent with the following license type (the "Authorized License"):

Type 1A, 2A, 3A	Cultivation
Type 6, 7	Manufacturer
Type 11	Distribution

Pursuant to this Agreement, Developer shall be permitted to use the Site consistent with the Authorized License for the Term of this Agreement and during the time Developer is applying for the Authorized License with the applicable State Licensing Authority. Developer shall begin operations of the Cannabis Business Project under the Authorized License within six (6) months of the issuance of a Conditional Use Permit or adoption of the operative ordinance approving this Agreement, whichever is later, unless Developer is prevented from doing so due to any event or circumstance set forth in Section 8.6 of this Agreement. Notwithstanding the foregoing, Developer is required to apply for and obtain the Authorized License from the State of California. If the State Licensing Authority does not grant the Authorized License to Developer, Developer shall immediately cease Commercial Cannabis Activity and any other operations on the respective site. Developer shall also, within thirty (30) days of receiving notice from the State Licensing Authority, notify City of the State Licensing Authority's denial or rejection of the Authorized License. In this situation, this Agreement shall terminate immediately. The Parties intend for this Agreement and the Conditional Use Permit to serve as the definitive and controlling documents for all subsequent actions, discretionary or ministerial, relating to development of the Site and the Cannabis Business Project.

Occupancy and use of the building shall be limited to the Phase One area (indicated in approved construction drawings) only. All other portions of the building shall be secured, blocked off, and shall not be occupied or used for any purpose. No other portion of the building may be occupied or used unless and until all required permits have been issued and all required improvements have been completed and approved by the City, including, without limitation:

(a) Installation of fire sprinkler systems in such portions of the Building as required by applicable codes;

(b) Resurfacing of the exterior of the Building; and

(c) Regrading, where necessary, and resurfacing of the parking lot to meet current City standards.

Section 2.4. Major Amendment to Permitted Uses. Developer may request to add to the Authorized License additional license types once that license is applied for or obtained from the appropriate State Licensing Authority (the "Additional Licenses"). Such request shall be a Major Amendment to this Agreement.

Section 2.5. Conditional Use Permit. Developer shall obtain a Conditional Use Permit for the Commercial Cannabis Activity and Authorized License contemplated herein for the Project and at the Site. No Commercial Cannabis Activity may occur at the Site until Developer has obtained a Conditional Use Permit to use and operate the Authorized License at the Site. This Conditional Use Permit must be maintained in good standing throughout the Term. This Agreement shall immediately terminate if the Conditional Use Permit for the Authorized License is revoked by City for any reason.

Section 2.6. Subsequent Entitlements, Approvals, and Permits. Successful implementation of the Cannabis Business Project shall require Developer to obtain additional approvals and permits from City and other local and state agencies. City shall comply with CEQA in the administration of all Subsequent City Approvals. In acting upon any Subsequent City Approvals, City's exercise of discretion and permit authority shall conform to this Agreement. Notwithstanding the foregoing, in the course of taking action on the Subsequent City Approvals, City will exercise discretion in adopting mitigation measures as part of the Conditional Use Permit. The exercise of this discretion is not prohibited or limited in any way by this Agreement. Nothing in this Agreement shall preclude the evaluation of impacts or consideration of mitigation measures or alternatives, as required by CEQA.

(a) Contemplated City Rules and Guidelines. City anticipates issuing additional rules, administrative guidelines, and amendments to the T.M.C. associated with operation of the Cannabis Business Program. City may establish requirements that are identical to or place a higher standard of care as existing provisions of the California Cannabis Laws, State Cannabis Regulations, or any amendments thereto. City reserves the right to adopt additional categories of rules or guidelines that are not listed in this Section as part of the Cannabis Business Program. Developer shall comply with any and all additional rules, administrative guidelines, and amendments to the T.M.C. adopted by City that govern or pertain to the Cannabis Business Project.

Section 2.7. Initiatives and Referenda. If any City ordinance, rule or regulation, or addition to the T.M.C. is enacted or imposed by a citizen-sponsored initiative or referendum after the Effective Date that would conflict with this Agreement, an

associated Conditional Use Permit, Subsequent City Approvals, or reduce the development rights or assurances provided to Developer in this Agreement, such T.M.C. changes shall not be applied to the Site or the Cannabis Business Project; provided, however, the Parties acknowledge that City's approval of this Agreement is a legislative action subject to referendum. City shall cooperate with Developer and shall undertake such reasonable actions as may be appropriate to ensure this Agreement remains in full force and effect and is implemented in accordance with its terms to the fullest extent permitted by state or federal law.

Section 2.8. Regulation by Other Government Entities. Developer acknowledges that City does not have authority or jurisdiction over any other government entities' ability to grant governmental approvals or permits or to impose a moratorium or other limitations that may negatively affect the Cannabis Business Project or the ability of City to issue a permit to Developer or comply with the terms of this Agreement. Any moratorium imposed by another government entity, including the State Licensing Authority, on City shall not cause City to be in breach of this Agreement.

Section 2.9. Developer's Right to Rebuild. Developer may renovate portions of the Site any time within the Term of this Agreement consistent with the T.M.C. Any such renovation or rebuild shall be subject to all design, building code, and other requirements imposed on the Cannabis Business Project by this Agreement.

Section 2.10. Changes in California Building Standards Codes. Notwithstanding any provision of this Agreement to the contrary, development of the Cannabis Business Project shall be subject to changes occurring from time to time to the California Building Standards Codes.

Section 2.11. Changes Mandated by Federal or State Law. The Site and the Cannabis Business Project shall be subject to subsequently enacted state or federal laws or regulations that may preempt the T.M.C. or mandate the adoption or amendment of local regulations or are in conflict with this Agreement or local rules or guidelines associated with the program. As provided in Section 65869.5 of the Development Agreement Statute, in the event state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement, such provisions shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations. Upon discovery of a subsequently enacted federal or state law meeting the requirements of this Section, City or Developer shall provide the other Party with written notice of the state or federal law or regulation, and a written statement of the conflicts thereby raised with the provisions of the T.M.C. or this Agreement. Promptly thereafter, City and Developer shall meet and confer in good faith in a reasonable attempt to modify this Agreement, as necessary, to comply with such federal or state law or regulation provided City shall not be obligated to agree to any modification materially increasing its obligations or materially adversely affecting its rights and benefits hereunder. In such discussions, City and Developer will attempt to preserve the terms of this Agreement and the rights of Developer derived from this Agreement to the maximum feasible extent while resolving the conflict. If City, in its judgment, determines it necessary to modify this Agreement to address such conflict, City shall have the right and responsibility to do so, and shall not have any liability to Developer for doing so or be considered in breach or default of this Agreement. City also agrees to process, in accordance

with the provisions of this Agreement, Developer's proposed changes to the Cannabis Business Project that are necessary to comply with such federal or state law and that such proposed changes shall be conclusively deemed to be consistent with this Agreement without further need for any amendment to this Agreement.

Section 2.12. Health and Safety Emergencies. In the event that any future public health and safety emergencies arise with respect to the Cannabis Business Project contemplated by this Agreement, City agrees that it shall attempt, if reasonably possible as determined by City in its discretion, to address such emergency in a way that does not have a material adverse impact on the Cannabis Business Project. If City determines, in its discretion, that it is not reasonably possible to so address such health and safety emergency in a way that does not have a material adverse impact on the Cannabis Business Project, City may select an option which, in its discretion, minimizes, so far as reasonably possible, the impact on development and use of the Cannabis Business Project in accordance with this Agreement, while still addressing such health and safety emergency in a manner acceptable to City.

Section 2.13. Other Regulations. The following provisions establish definitions and operational requirements applicable to this Agreement in furtherance of public safety and to ensure compliance with applicable regulations governing the Project and Developer's obligations hereunder.

(a) In addition to other requirements, remote and real-time, live access to the video footage of cameras installed by the cannabis business shall be provided to the Chief of Police or his/her designee(s) using such software as designated by the Chief of Police. Developer shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible by the Chief of Police or his/her designee(s), and that it is compatible with the City's software and hardware. Such access shall be granted within 120 days of approval.

(b) Prior to changes in ownership, ownership structure, and management, or any sale or other transfer of the cannabis business, the relevant persons or entities shall be subject to additional background checks as required by the Turlock Police Department, and passage by the applicant as of such background checks. The City may repeat background checks on any individual or entity every two (2) years, and at any other time upon reasonable cause.

ARTICLE 3
ENTITLEMENT AND PERMIT PROCESSING, INSPECTIONS

Section 3.1. Subsequent City Approvals. City shall permit the development, construction, and conditionally permitted use contemplated in this Agreement. City agrees to timely grant, pursuant to the terms of this Agreement, the T.M.C., and any Subsequent City Approvals reasonably necessary to complete the goals, objectives, policies, standards, and plans described in this Agreement. The Subsequent City Approvals shall include any applications, permits, and approvals required to complete the improvements necessary to develop the Site, in general accordance with this Agreement ("Subsequent City Approvals"). Nothing herein shall require City to provide Developer with Subsequent

City Approvals prior to, or without complying with, all of the requirements in this Agreement, the T.M.C., and any applicable state law.

Section 3.2. Timely Processing. City shall use its reasonable best efforts to process and approve, within a reasonable time, any Subsequent City Approvals or environmental review requested by Developer during the Term of this Agreement.

Section 3.3. Cooperation Between City and Developer. Consistent with the terms set forth herein, City agrees to cooperate with Developer, on a timely basis, in securing all permits or licenses that may be required by City or any other government entity with permitting or licensing jurisdiction over the Cannabis Business Project.

Section 3.4. Further Consistent Discretionary Actions. The exercise of City's authority and independent judgment is recognized under this Agreement and nothing in this Agreement shall be interpreted as limiting City's discretion or obligation to hold legally required public hearings. Except as otherwise set forth herein, such discretion and action taken by City shall, however, be consistent with the terms of this Agreement and not prevent, hinder, or compromise development or use of the Site as contemplated by the Parties in this Agreement.

ARTICLE 4
PUBLIC BENEFIT, PROCESSING, AND OVERSIGHT

Section 4.1. Processing Fees and Charges. Developer shall pay to City those processing, inspection, plan checking and monitoring fees and charges required by City which are in force and effect at the time those fees and charges are incurred (including any post-Effective Date increases in such fees and charges) for processing applications and requests for building permits, inspections, other permits, approvals and actions, and monitoring compliance with any permits issued or approvals granted or the performance of any conditions (each a "Ministerial Fee" and collectively, the "Ministerial Fees").

Section 4.2. Public Benefit.

The Parties acknowledge and agree that this Agreement, and the Cannabis Business Project, confers substantial private benefits upon Developer that will place burdens upon City infrastructure, services, and neighborhoods. Accordingly, the Parties intend to provide consideration to City to offset these impacts that commensurate with the private benefits conferred on Developer (the "Public Benefit"). In consideration of the foregoing, Developer shall remit to City as follows (the "Cannabis Business Public Benefit"):

CULTIVATION

YEAR	PUBLIC BENEFIT AMOUNT PAID MONTHLY, AMORTIZED ANNUALLY
1ST	$10.00 sq/ft *
2ND	$10.00 sq/ft *
3RD	$10.00 sq/ft *
4TH	$10.00 sq/ft *
5TH	$10.00 sq/ft *

* Sq./ft. will be based on cultivation canopy. Cultivation canopy size will be the amount approved for use in the Conditional Use Permit.

MANUFACTURING

YEAR	PUBLIC BENEFIT AMOUNT PAID MONTHLY, AMORTIZED ANNUALLY
1ST	$10.00 sq/ft *
2ND	$10.00 sq/ft *
3RD	$10.00 sq/ft *
4TH	$10.00 sq/ft *
5TH	$10.00 sq/ft *

* Sq./ft. will be based on area of building set aside for manufacturing and ballistics use.

DISTRIBUTION

YEAR	PUBLIC BENEFIT AMOUNT, PAID MONTHLY AMORTIZED ANNUALLY If distribution is from cultivation or manufacturing uses not subject to a City of Turlock Public Benefit Amount	If distribution is from cultivation or manufacturing uses subject to a City of Turlock Public Benefit Amount
1ST	2.5% of gross receipts	No Public Benefit Amount owed
2ND	2.5% of gross receipts	No Public Benefit Amount owed
3RD	2.5% of gross receipts	No Public Benefit Amount owed
4TH	2.5% of gross receipts	No Public Benefit Amount owed
5TH	2.5% of gross receipts	No Public Benefit Amount owed

(a) Collectively, these amounts shall be known as the "Public Benefit Amount." The Public Benefit Amounts for each of the aforementioned uses shall be due monthly, beginning on the first business day following the first month in which Developer commences Commercial Cannabis Activity. Payment of the Public Benefit Amount shall continue for a period of five (5) years thereafter.

(b) Developer shall file an applicable statement that complies with the California State Board of Equalization, California Department of Tax and Fee Administration, or either's successor agency (the "State Taxing Authority") for sales tax purposes showing the true and correct amount of Gross Receipts from Operations of

the Cannabis Business Project during the applicable time period. Developer shall provide a copy of such statement to City upon request by City.

Section 4.3. Reporting. Developer shall provide City with copies of any reports provided to a State Licensing Authority within forty-five (45) days of that submission.

Any failure or refusal of Developer to provide any statement or report to City, the State Taxing Authority, or any other State Licensing Authority, as required within the time required, or to pay such sums due hereunder when the same are due and payable in accordance with the provisions of this Agreement, may constitute full and sufficient grounds for the revocation or suspension of the Conditional Use Permit.

Section 4.4. Records. Developer shall keep records of all Commercial Cannabis Activity in accordance with Chapter 16 (commencing with Section 26160) of Division 10 of the Business and Professions Code and the applicable State Cannabis Regulations. All records required by this Section shall be maintained and made available for City's examination and duplication (physical or electronic) at the Site or at an alternate facility as approved in writing by the City Manager, or his or her designee.

Section 4.5. Penalty. Developer acknowledges that to ensure proper compliance with the terms of this Agreement and any applicable laws, City must engage in costly compliance review, inspections, and, if necessary, enforcement actions to protect the health, safety, and welfare of its residents. Penalty and interest provisions are necessary to assist City in compliance review and enforcement actions. If Developer fails to make any payment when due, as required by this Agreement, including the Public Benefit Amount, City may impose a "Non-Performance Penalty." A Non-Performance Penalty of ten percent (10%) shall be applied to all past due payments. City shall deliver to Developer a "Notice of Non-Performance Penalty," attached hereto as **Exhibit D.** Payment of the Non-Performance Penalty shall be in a single installment due on or before a date fifteen (15) days following delivery of the Notice of Non-Performance Penalty.

Section 4.6. Interest on Unpaid Non-Performance Penalty. If Developer fails to pay the Non-Performance Penalty after City has delivered the Notice of Non-Performance Penalty, then, in addition to the principal amount of the Non-performance Penalty, Developer shall pay City interest at the rate of eighteen percent (18%) per annum, computed on the principal amount of the Non-Performance Penalty, from a date fifteen (15) days following delivery of the Notice of Non-performance Penalty.

Section 4.7. Protections from Duplicative Payments. Notwithstanding Section 4.2, Developer shall be exempt from paying the Public Benefit Amount if the City imposes a tax specific to commercial cannabis businesses and instead shall pay such specific tax. Notwithstanding the foregoing, Developer and the Cannabis Business Project shall be subject to any and all taxes, assessments, or similar charges or fees of general applicability enacted by the federal government, state government, County of Stanislaus, including any tax applicable to an area greater than the City limits to which City may be a party (i.e., county tax sharing agreement with City).

ARTICLE 5
PUBLIC FACILITIES, SERVICES, AND UTILITIES

City shall use the Public Benefit Amount in any way the City Council deems appropriate to offset the impacts of the project or to benefit the City.

ARTICLE 6
INSURANCE AND INDEMNITY

Section 6.1. Insurance. Developer shall require all persons doing construction or related work on the Cannabis Business Project and, including its contractors and subcontractors (collectively, "Developer" for purposes of this Article 6 only), to obtain and maintain insurance of the types and in the amounts described in this Article with carriers reasonably satisfactory to City.

(a) General Liability Insurance. Developer shall maintain commercial general liability insurance or equivalent form with a limit of not less than Two Million Dollars ($2,000,000) (or as otherwise approved, in writing, by City) per claim and Two Million Dollars ($2,000,000) each occurrence. Such insurance shall also:

(i) Name City, its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives as "Additional Insureds" by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed additional insured.

(ii) Be primary with respect to any insurance or self-insurance programs covering City, its officials, employees, agents, and representatives.

(iii) Contain standard separation of insured provisions.

(b) Automotive Liability Insurance. Developer shall maintain business automobile liability insurance or equivalent form with a limit of not less than One Million Dollars ($1,000,000) for each accident. Such insurance shall include coverage for owned, hired and non-owned automobiles. Such insurance shall also:

(i) Name City, its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives as Additional Insureds by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed Additional Insureds.

(ii) Be primary with respect to any insurance or self-insurance programs covering City, its officials, employees, agents, and representatives.

(iii) Contain standard separation of insured provisions.

(c) Workers' Compensation Insurance. Developer shall take out and maintain during the Term of this Agreement, workers' compensation insurance for all of

Developer's employees employed at or on the Cannabis Business Project and, should any of the work be subcontracted, Developer shall require any general contractor or subcontractor similarly to provide workers' compensation insurance for such contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Developer. In case any class of employee engaged in work on the Cannabis Business Project and is not protected under any workers' compensation law, Developer shall provide and shall cause each contractor and subcontractor to provide adequate insurance for the protection of employees not otherwise protected. Developer hereby indemnifies City for any damage resulting from failure of Developer, its agents, employees, contractors or subcontractors to take out or maintain such insurance. Workers' compensation insurance with statutory limits and employer's liability insurance with limits of not less than One Million Dollars ($1,000,000) for each accident shall be maintained by Developer.

Section 6.2. Other Insurance Requirements. Developer shall do all of the following:

(a) Prior to taking any actions under this Agreement, furnish City with properly executed certificates of insurance that clearly evidence all insurance required in this Article, including evidence that such insurance will not be canceled, allowed to expire or materially reduced in coverage without thirty (30) days prior written notice to City.

(b) Provide to City, upon request, and within seven (7) days of said request, certified copies of endorsements and policies and properly executed certificates of insurance evidencing the insurance required herein.

(c) Replace or require the replacement of certificates, policies, and endorsements for any insurance required herein expiring prior to the termination of this Agreement.

(d) Maintain all insurance required herein from the Effective Date of this Agreement to the earlier of the expiration of the Term or the mutual written termination of this Agreement.

(e) Place all insurance required herein with insurers licensed to do business in California with a current Best's Key Rating Guide reasonably acceptable to City.

Section 6.3. Indemnity. To the fullest extent permitted by law, Developer shall defend, indemnify, and hold harmless City, and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City, or City's Agents, to attack, set aside, void, or annul an approval concerning the Cannabis Business Project and this Agreement, any applicable Conditional Use Permit or Subsequent City Approvals. Developer shall execute the indemnification agreement ("Indemnification Agreement") attached hereto as **Exhibit E.**

Section 6.4. Failure to Indemnify; Waiver. Failure by Developer to indemnify City, when required by this Agreement and the Indemnification Agreement, shall constitute a

material breach of this Agreement and of any applicable Conditional Use Permit and Subsequent City Approvals, which shall entitle City to all remedies available under law, including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of any applicable Conditional Use Permit. Developer's failure to indemnify City shall be a waiver by Developer of any right to proceed with the Cannabis Business Project, or any portion thereof, and a waiver of Developer's right to file a claim, action, or proceeding against City, or City's Agents, based on City's rescission or revocation of any Conditional Use Permit, Subsequent City Approvals, or City's failure to defend any claim, action, or proceeding based on Developer's failure to indemnify City.

Section 6.5. Waiver of Damages. Notwithstanding anything in this Agreement to the contrary, the Parties acknowledge that City would not have entered into this Agreement had it been exposed to liability for damages from Developer and, therefore, Developer hereby waives all claims for damages against City for breach of this Agreement. Developer further acknowledges that under the Development Agreement Statute, land use approvals (including development agreements) must be approved by the City Council and that, under law, the City Council's discretion to vote in any particular way may not be constrained by contract. Developer therefore waives all claims for damages against City in the event that this Agreement or any Project approval is: (1) not approved by the City Council; or (2) is approved by the City Council but with new changes, amendments, conditions, or deletions to which Developer is opposed. Developer further acknowledges that, as an instrument which must be approved by ordinance, a development agreement is subject to referendum; and that, under law, the City Council's discretion to avoid a referendum by rescinding its approval of the underlying ordinance may not be constrained by contract, and Developer waives all claims for damages against City in this regard.

ARTICLE 7
MORTGAGEE PROTECTION

This Agreement, once executed and recorded, shall be superior and senior to any lien placed upon the Site or any portion thereof following recording of this Agreement, including the lien of any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish, or impair the lien of any Mortgage made in good faith and for value. This Agreement shall immediately be deemed in default and immediately terminate upon the foreclosure or transfer of any interest in the Site or Project, whether by operation of law or any other method of interest change or transfer, unless the City Manager has authorized such change or transfer in advance, in writing. City agrees to not unreasonably withhold its authorization.

ARTICLE 8
DEFAULT

Section 8.1. General Provisions.

(a) Subject only to any extensions of time by mutual consent in writing, or as otherwise provided herein, the failure or delay by any Party to perform in accordance with

the terms and provisions of this Agreement shall constitute a default. Any Party alleging a default or breach of this Agreement ("Charging Party") shall give the other Party ("Charged Party") not less than ten (10) days written notice, which shall specify the nature of the alleged default and the manner in which the default may be cured. During any such ten (10) calendar day period, the Charged Party shall not be considered in default for purposes of termination of this Agreement or institution of legal proceedings for the breach of this Agreement.

(b) After expiration of the ten (10) calendar day period, if such default has not been cured or is not in the process of being diligently cured in the manner set forth in the notice or if the breach cannot reasonably be cured within ten (10) days, the Charging Party may, at its option, institute legal proceedings pursuant to this Agreement, and give notice of its intent to terminate this Agreement pursuant to Government Code section 65868. In the event City is the Charging Party, City may, in its sole discretion, give notice, as required by law, to the Charged Party of its intent to revoke or rescind any operable Conditional Use Permit related to or concerning the Cannabis Business Project.

(c) Prior to the Charging Party giving notice to the Charged Party of its intent to terminate, or prior to instituting legal proceedings, the matter shall be scheduled for consideration and review by City in the manner set forth in Government Code sections 65865, 65867 and 65868 within thirty (30) days from the expiration of the ten (10) day notice period.

(d) Following consideration of the evidence presented and said review before City, and after providing the Charged Party an additional five (5) calendar day period to cure, the Charging Party may institute legal proceedings against the Charged Party or may give written notice of termination of this Agreement to the Charged Party.

(e) Evidence of default may arise in the course of a regularly scheduled periodic review of this Agreement pursuant to Government Code section 65865.1, as set forth in Section 8.2. If any Party determines that another Party is in default following the completion of the normally scheduled periodic review, without reference to the procedures specified in Section 8.1(c), said Party may give written notice of termination of this Agreement, specifying in the notice the alleged nature of the default and potential actions to cure said default where appropriate. If the alleged default is not cured in ten (10) days or within such longer period specified in the notice or the defaulting Party is not diligently pursuing a cure, or if the breach cannot reasonably be cured within the period or the defaulting Party waives its right to cure such alleged default, this Agreement may be terminated by the non-defaulting Party by giving written notice. An extension of the ten (10) day cure period may be given by mutual consent of the Parties.

(f) In the event Developer is in default under the terms and conditions of this Agreement, no permit application shall be accepted by City, nor will any permit be issued to Developer until the default is cured or the Agreement is terminated.

Section 8.2. Annual Review. City shall, at least every twelve (12) months during the Term of this Agreement, review the extent of good faith, substantial compliance of

Developer and City with the terms of this Agreement. Such periodic review by City shall be limited in scope to compliance with the terms of this Agreement pursuant to California Government Code section 65865.1. City shall deposit in the mail or fax to Developer a copy of all staff reports and, to the extent practical, related exhibits concerning this Agreement or the Cannabis Business Project's performance, at least seven (7) days prior to such periodic review. Developer shall be entitled to appeal a determination of City or the City Manager to the City Council. Any appeal must be filed within ten (10) days of the decision of City or the City Manager, respectively. Developer shall be permitted an opportunity to be heard orally or in writing regarding its performance under this Agreement before City, the City Manager, or the City Council, as applicable. The reasonable cost for City's annual review of this Agreement shall be paid by Developer, not to exceed the actual costs incurred by City in connection with the review.

Section 8.3. Estoppel Certificate.

(a) City shall, with at least twenty (20) days prior written notice, execute, acknowledge, and deliver to Developer, Developer's lender, potential investors, or assignees, an Estoppel Certificate in writing which certifies that this Agreement is in full force and effect, that there are no breaches or defaults under the Agreement, and that the Agreement has not been modified or terminated and is enforceable in accordance with its terms and conditions.

(b) At Developer's option, City's failure to deliver such Estoppel Certificate within the stated time period shall be conclusive evidence that the Agreement is in full force and effect, that there are no uncured breaches or defaults in Developer's performance of the Agreement or violation of any City ordinances, regulations, and policies regulating the use and development of the Site, the Cannabis Business Project, or the subject to this Agreement.

Section 8.4. Default by City. In the event City does not accept, review, approve, or issue any permits or approvals in a timely fashion, as defined by this Agreement, or if City otherwise defaults under the terms of this Agreement, City agrees that Developer shall not be obligated to proceed with or complete the Cannabis Business Project and shall constitute grounds for termination or cancellation of this Agreement by Developer.

Section 8.5. Cumulative Remedies of Parties. In addition to any other rights or remedies, City or Developer may institute legal or equitable proceedings to cure, correct, or remedy any default, enforce any covenant, or enjoin any threatened or attempted violation of the provisions of this Agreement, so long as any such action conforms to Section 9.1(c) of this Agreement.

Section 8.6. Forced Delay, Extension of Times of Performance. Delays in performance, by either Party, shall not be deemed a default if such delays or defaults are due to war, terrorism, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, governmental restrictions imposed where mandated by governmental entities other than City, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulations enacted by the state or

federal government, litigation, or other force majeure events. An extension of time for such cause shall be in effect for the period of forced delay or longer, as may be mutually agreed upon.

Section 8.7. Appeals. Developer may appeal any adverse decision or action of City pursuant to the T.M.C, as may be amended from time to time.

ARTICLE 9
TERMINATION

Section 9.1. Termination. This Agreement shall terminate upon the expiration of the Term, unless it is terminated earlier pursuant to the terms of this Agreement. Upon termination of this Agreement, City shall record a notice of such termination in substantial conformance with the "Notice of Termination" attached hereto as **Exhibit F,** and this Agreement shall be of no further force or effect except as otherwise set forth in this Agreement.

Section 9.2. Effect of Termination on Developer's Obligations. Termination of this Agreement shall eliminate any further obligation of Developer to comply with this Agreement, or some portion thereof, if such termination relates to only part of the Site or Project. Termination of this Agreement, in whole or in part, shall not, however, eliminate the rights of Developer to seek any applicable and available remedies or damages based upon acts or omissions occurring before termination.

Section 9.3. Effect of Termination on City's Obligations. Termination of this Agreement shall eliminate any further obligation of City to comply with this Agreement, or some portion thereof. Termination of this Agreement shall not, however, eliminate the rights of City to seek any applicable and available remedies or damages based upon acts or omissions occurring before termination.

Section 9.4. Survival After Termination. The rights and obligations of the Parties set forth in this Section 9.4, Section 2.8, Section 6.3, Section 10.3, Section 10.4, Section 10.5, Section 10.7, and Section 10.10, and any right or obligation of the Parties in this Agreement which, by its express terms or nature and context is intended to survive termination of this Agreement, will survive any such termination.

Section 9.5. Criminal Conviction; Termination; Transfer Rights. If Developer, or any owner, officer, director, manager, or person with a direct or indirect ownership or controlling interest in Developer, is convicted of a felony or any crime substantially related to the ownership or operation of a cannabis business, the City may, in its sole and absolute discretion, terminate this Agreement upon written notice. A “conviction” includes a guilty or nolo contendere plea and is deemed final upon entry of judgment, regardless of appeal.

Following such notice, Developer shall have a one hundred and eighty (180) day period to complete a transfer of its interest in this Agreement and the Project to a transferee approved in advance and in writing by the City. Approval is in the City’s sole and absolute discretion. Any proposed transferee shall undergo a background investigation and meet

all applicable eligibility requirements, including approval by the Chief of Police or designee.

If an approved transfer is not completed within the one hundred and eighty (180) day period, this Agreement shall automatically terminate. Any unapproved transfer is void.

ARTICLE 10
OTHER GENERAL PROVISIONS

Section 10.1. Assignment and Assumption. Developer shall not have the right to sell, assign or transfer all or any part of its rights, title, and interests in all or a portion of the Site or Project, subject to or a part of this Agreement, to any person, firm, corporation or entity during the Term of this Agreement without the advance written consent of the City Manager. This assignment prohibition applies to the corporate and business entities of Developer that are a Party to this Agreement. Any assignment or transfer prohibited by this Agreement will be considered an immediate breach of this Agreement and City may elect to immediately terminate this Agreement. If the City Manager approves an

assignment or transfer of any interest detailed in this Section 10.1, City and Developer shall execute an "Assignment and Assumption Agreement" in the form attached hereto as **Exhibit G.**

Section 10.2. Covenants Running with the Land. All of the provisions contained in this Agreement shall be binding upon the Parties and their respective heirs, successors and assigns, representatives, lessees, and all other persons acquiring all or a portion of interest in the Site or Project, whether by operation of law or in any manner whatsoever. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law, including California Civil Code section 1468. Each covenant herein to act or refrain from acting is for the benefit of or a burden upon the Cannabis Business Project and, as appropriate, runs with the Site and is binding upon Developer.

Section 10.3. Notices. Any notice or communication required hereunder between City and Developer must be in writing and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express, UPS, or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving Party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day, or on a Saturday, Sunday, or holiday, shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent; or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered, as shown on a receipt issued by the courier. 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
156 S. Broadway
Turlock, CA 95380
Attention: City Manager

and Katie O. Lucchesi, City Attorney
156 S. Broadway
Turlock, CA 95380 '

If to Developer:
Plan4Dream Investments, LLC
Qingyu Huang

Section 10.4. Governing Law and Binding Arbitration. The validity, interpretation, and performance of this Agreement shall be controlled by and construed pursuant to the laws of the state of California. Any dispute, claim, or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation, or validity thereof, including the determination of the scope or applicability of this Agreement to arbitrate, shall be determined by binding arbitration in Sacramento, California, before one arbitrator. The arbitration shall proceed pursuant to the Comprehensive Arbitration Rules and Procedures of the Judicial Arbitration and Mediation Services ("JAMS"). Judgment on the award may be entered in any court having jurisdiction thereof.

Section 10.5. Invalidity of Agreement/Severability. If this Agreement, in its entirety, is determined by an arbitrator or court of competent jurisdiction to be invalid or unenforceable, this Agreement shall automatically terminate as of the date of final entry of judgment. If any term or provision of this Agreement shall be determined by an arbitrator or court of competent jurisdiction to be invalid and unenforceable, or if any term or provision of this Agreement is rendered invalid or unenforceable according to the terms of any federal or state statute, any provisions that are not invalid or unenforceable shall continue in full force and effect and shall be construed to give effect to the intent of this Agreement. The Parties expressly agree that each Party is strictly prohibited from failing to perform any and all obligations under this Agreement on the basis that this Agreement is invalid, unenforceable, or illegal. By entering into this Agreement, each Party disclaims any right to tender an affirmative defense in any arbitration or court of competent jurisdiction, that performance under this Agreement is not required because the Agreement is invalid, unenforceable, or illegal.

Section 10.6. Cumulative Remedies. In addition to any other rights or remedies, City and Developer may institute legal or equitable proceedings to cure, correct, or remedy any default, to specifically enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation of the provisions of this Agreement. The prevailing Party in any such action shall be entitled to r!3asonable attorneys' fees and costs. Notwithstanding the foregoing or any other provision of this Agreement, in the event of City default under this Agreement, Developer agrees that it may not seek, and shall forever waive any right to, monetary damages against City, but excluding, therefrom, the right to recover any fees or charges paid by Developer in excess of those permitted hereunder.

Section 10.7. Third Party Legal Challenge. In the event any legal action or special proceeding is commenced by any person or entity challenging this Agreement or any associated entitlement, permit, or approval granted by City to Developer for the Cannabis Business Project (collectively, "Project Litigation"), the Parties agree to cooperate with each other as set forth herein. City may elect to tender the defense of any lawsuit filed and related, in whole or in part, to Project Litigation with legal counsel selected by City.

Developer will indemnify, hold City harmless from, and defend City from all costs and expenses incurred in the defense of such lawsuit, including, but not limited to, damages, attorneys' fees, and expenses of litigation awarded to the prevailing Party or Parties in such litigation. Developer shall pay all litigation fees to City within thirty (30) days of receiving a written request and accounting of such fees and expenses from City. Notwithstanding the aforementioned, City may request, and Developer will provide to City within seven (7) days of any such request, a deposit to cover City's reasonably anticipated Project Litigation fees and costs.

Section 10.8. Constructive Notice and Acceptance. Every person who, after the Effective Date and recording of this Agreement, owns or acquires any right, title or interest to any portion of the Site is and shall be conclusively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Site and all rights and interests of such person in the Site shall be subject to the terms, requirements, and provisions of this Agreement.

Section 10.9. Statute of Limitations and Laches. City and Developer agree that each Party will undergo a change in position in detrimental reliance upon this Agreement from the time of its execution and subsequently. The Parties agree that Section 65009(c)(1)(D) of the California Government Code, which provides for a ninety (90) day statute of limitations to challenge the adoption of this Agreement, is applicable to this Agreement. In addition, any person who may challenge the validity of this Agreement is hereby put on notice that, should the legality or validity of this Agreement be challenged by any third party in litigation, which is filed and served more than ninety (90) days after the execution of this Agreement, City and Developer shall each assert the affirmative defense of laches with respect to such challenge, in addition to all other available defenses. This Section in no way limits the right of a Party, claiming that the other Party breached the terms of this Agreement, to bring a claim against the other Party within the four (4) year statute of limitations set forth in Section 337 of the California Civil Code.

Section 10.10. Joint and Several Liability. Developer shall be jointly and severally liable for any amount due under this Agreement, and any breach of this Agreement or failure to pay by one Party shall also constitute a breach of this Agreement by the other Party. Developer agrees that City may impose a lien and seek foreclosure on any parcel of the Site due to any default by Developer.

Section 10.11. Change in State Regulations. In no event shall Developer operate the Cannabis Business Project in violation of the Agreement, or State Cannabis Regulations, as may be amended from time to time.

Section 10.12. Standard Terms and Conditions.

(a) Venue. Venue for all legal proceedings shall be the JAMS Resolution Center in Sacramento, California.

(b) Waiver. A waiver by any Party of any breach of any term, covenant, or condition herein contained or a waiver of any right or remedy of such Party available hereunder, at law or in equity, shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition herein contained or of any continued or subsequent right to the same right or remedy. No Party shall be deemed to have made any such waiver unless it is in writing and signed by the Party so waiving.

(c) Completeness of Instrument. This Agreement, together with its specific references, attachments, and Exhibits, constitutes all of the agreements, understandings, representations, conditions, warranties, and covenants made by and between the Parties hereto. Unless set forth herein, no Party to this Agreement shall be liable for any representations made, express or implied.

(d) Supersedes Prior Agreement. It is the intention of the Parties hereto that this Agreement shall supersede any prior agreements, discussions, commitments, or representations, written, electronic, or oral, between the Parties hereto with respect to the Site or Cannabis Business Project.

(e) Captions. The captions of this Agreement are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Agreement.

(f) Number and Gender. In this Agreement, the neuter gender includes the feminine and masculine, and the singular includes the plural, and the word "person" includes corporations, partnerships, firms, or associations, wherever the context requires.

(g) Mandatory and Permissive. "Shall" and "will" and "agrees" are mandatory. "May" or "can" are permissive.

(h) Term Includes Extensions. All references to the Term of this Agreement shall include any extensions of such Term.

(i) 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.

G) Other Documents. The Parties agree that they shall cooperate in good faith to accomplish the objectives of this Agreement and, to that end, agree to execute and deliver such other instruments or documents as may be necessary and convenient to fulfill the purposes and intentions of this Agreement.

(k) Time is of the Essence. Time is of the essence in this Agreement in each covenant, term, and condition herein.

(l) 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 this Agreement had been fully complied with. Further, by entering into this Agreement, no 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.

(m) Document Preparation. This Agreement will not be construed against the Party preparing it but will be construed as if prepared by all Parties.

(n) Advice of Legal Counsel. 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.

(o) Attorneys' Fees and Costs. If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorneys' 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.

(p) Calculation of Time Periods. All time referenced in this Agreement shall be calendar days, unless the last day falls on a legal holiday, Saturday, or Sunday, in which case the last day shall be the next business day.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, this Agreement has been entered into by and between Developer and City as of the Effective Date of the Agreement, as defined above.

"CITY"

CITY OF TURLOCK, a
California municipal corporation

By:_____
Christopher Fisher
Acting City Manager

Dated:_____

Attest:

By: _____
Nichole Fiez
City Clerk

Approved to as Form

By_____
Katie O. Lucchesi
City Attorney

"DEVELOPER"

Plan4Dream Investments, LLC, a California
limited liability company

By: _____
Qingyu Huang
Its: _____
Managing Member

Dated:_____

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of_____)

On_____, before me _____, a Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____
(Signature)

(Seal)

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of_____)

On_____, before me _____, a Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____
(Signature)

(Seal)

Exhibit A
LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Stanislaus, City of Turlock and described as follows:

Parcel A as shown on the Parcel Map filed for record February 27, 2019 in Book 57 of Parcel Maps, at Page 91 Stanislaus County Records, more particularly described as follows:

Beginning at the southerly corner of D Street and Fifth Street at the North corner of said Parcel A; thence South 41°58'00" East a distance of 350.00 feet along the Southwesterly right-of-way line of Fifth Street; thence South 48°01'46" West a distance of 300.00 feet; thence North 41°58'00" West a distance of 70.00 feet; thence South 48°01'46" West a distance of 63.25 feet; thence North 41°58'00" West a distance of 280.00 feet to the Southeasterly right-of-way line of D Street; thence North 48°01'46 East a distance of 363.25 feet along said D Street right-of-way line to the Point of Beginning of this description.

Containing 2.82 Acres, more or less. Subject to all easements and rights-of-way of record.

APN: 043-018-016

Exhibit B

Cannabis Business Project Site Map

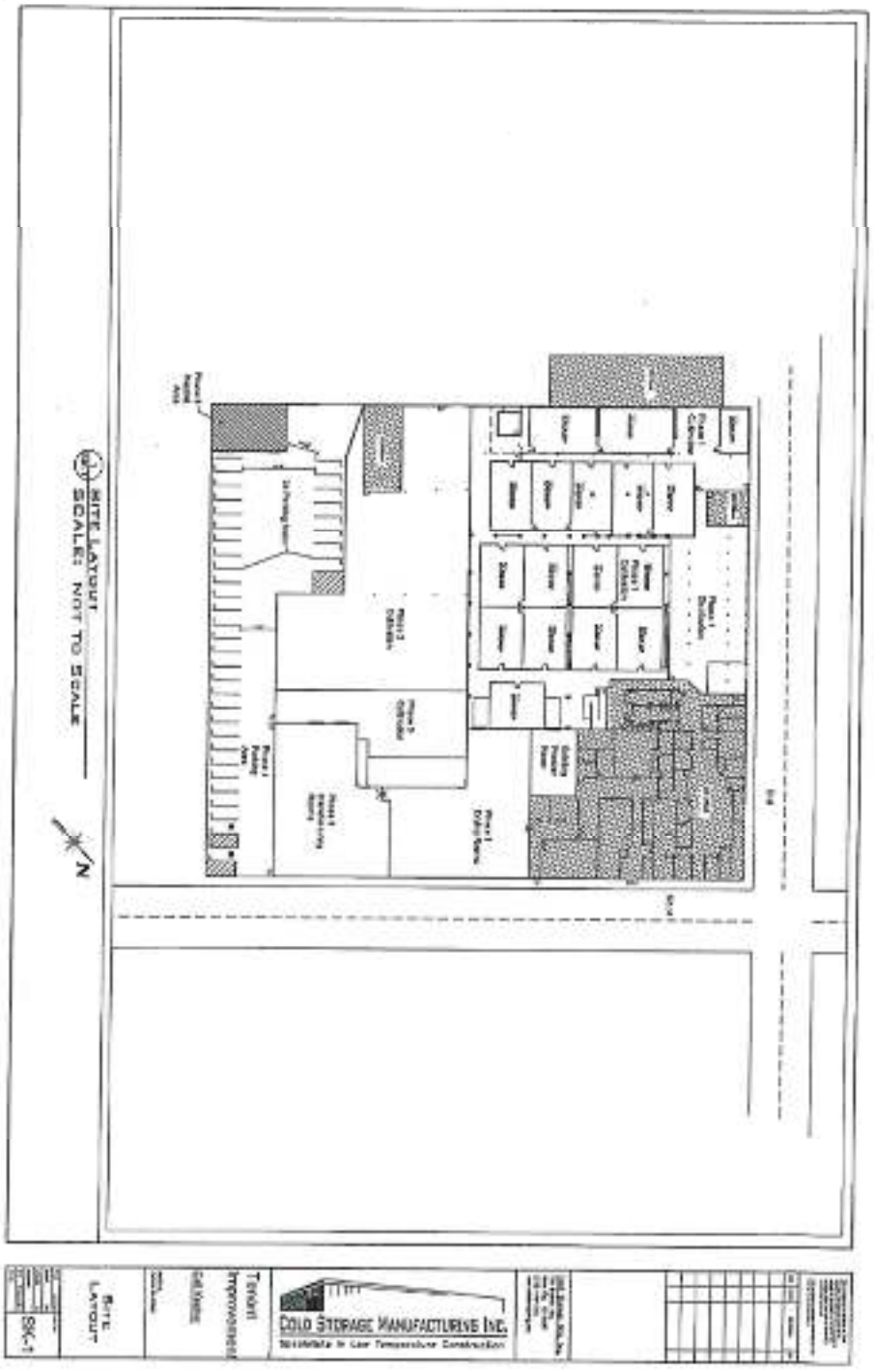

SITE LAYOUT
SCALE: NOT TO SCALE
N
COLD STORAGE MANUFACTURING INC.
SK-1
SITE LAYOUT

Exhibit C

Site Deed

RECORDING REQUESTED BY:
Stewart Title of California, Inc.

WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:

Darron Silva
1631 Fig Ave
Patterson, CA 95363

ORDER NO. 616534
APN: 043-018-016(New)

Stanislaus, County Recorder
Donna Linder Co Recorder Office
DOC- 2020-0004949-00
Acct 402-Mail Documents
Friday, JAN 24, 2020 13:26:28
Ttl Pd $1,952.00 Rcpt # 0004381702
SCT/R3/1-2

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $1,925.00 CITY TAX $0.00
☒ Monument Preservation Fee is: $10.00
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area X City of Turlock

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

680D Street, LLC, a California limited liability company

hereby GRANT(S) to Darron Silva, a single man

the following described real property in the City of Turlock, County of Stanislaus, State of California:

Parcel A as shown on Parcel Map filed for record February 27, 2019 in Book 57 of Parcel Maps, at Page 91 Stanislaus County Records.

Date: January 14, 2020

680D Street, LLC, a California limited liability company

By: _____
Michael S. Hutchings, Member

MAIL TAX STATEMENT AS DIRECTED ABOVE

Exhibit D

Notice of Non-Performance Penalty

DATE: _____, 2026

PARTIES: CITY OF TURLOCK
156 S Broadway
Turlock, CA 95380
Attention: City Manager

DEVELOPER
Plan4Dream Investments, LLC
_____
_____
Attention: Qingyu Huang, Managing Member

THIS NOTICE OF NON-PERFORMANCE PENALTY ("Penalty Notice") is being executed by the City of Turlock, a California municipal corporation ("City"), with reference to the following.

A. By Instrument No. _____, which was recorded in the Official Records of Stanislaus County, California, on _____, 2019, City recorded a development agreement between City andPlan4Dream Investments, LLC. ("Developer"), dated _____, 2019 (the "Development Agreement"), relating to the development and operation of a cannabis business.

B. Pursuant to Section 4.2 of the Development Agreement, Developer agrees to pay to City a Public Benefit on the first business day of each month during the Term of the Development Agreement.

C. On _____, 20__, the Public Benefit was due to City by Developer. City did not receive payment.

D. Pursuant to Section 4.5 of the Development Agreement, if Developer fails to make payment when it is due, City may impose a penalty of ten percent (10%) of the total of the past due amounts ("Penalty"). As of _____, 20__, the past due amount equals $_____. The Penalty owed by Developer equals $_____ ("Penalty Amount").

E. Pursuant to Section 4.5 of the Development Agreement, Developer shall make payment of the Penalty Amount in a single installment due within fifteen (15) days of delivery of this Penalty Notice ("Penalty Due Date").

F. Pursuant to Section 4.6 of the Development Agreement, if Developer fails to pay the Penalty Amount before the Penalty Due Date, then, in addition to the Penalty Amount specified in subdivision (D), Developer shall pay City interest on the Penalty Amount, at the rate of eighteen percent (18%) per annum ("Penalty Interest Payment"), computed from the Penalty Due Date specified in subdivision (E). The Penalty Interest Payment is due fifteen (15) days following delivery of the Penalty Due Date. As of _____, 20__, the Penalty Interest Payment amount equals $_____.

G. Nothing contained herein shall constitute a waiver of City's future claims for the Public Benefit, Penalty, or interest on the Penalty.

NOW, THEREFORE, City hereby provides Developer the Penalty Notice required by Section 4.5 of the Development Agreement. This Penalty Notice shall be effective upon notice pursuant to Section 10.3 of the Development Agreement.

CITY OF TURLOCK,
a California municipal corporation

By:_____
City Manager

{CW082303 .3)

Exhibit E

INDEMNITY AGREEMENT FOR LAND USE ENTITLEMENT PROCESSING

THIS INDEMNITY AGREEMENT FOR LAND USE ENTITLEMENT PROCESSING ("Agreement") is made and entered into on this ____day of _____, 2026, ("Effective Date") by and between the City of Turlock, a California municipal corporation ("City") and Plan4Dream Investments, LLC, a California limited liability company ("Applicant"). City and Applicant may be referred to herein individually as a "Party" or collectively as the "Parties". There are no other parties to this Agreement.

RECITALS

A. In 1996, the people of the state of California approved Proposition 215, the Compassionate Use Act of 1996 ("CUA"). The CUA enables seriously ill Californians to legally possess, use, and cultivate marijuana for medical use under state law. In 2003, the California Legislature adopted Senate Bill 420, entitled the Medical Marijuana Program ("MMP"), which authorizes qualified patients and their primary caregivers to cultivate marijuana for medical purposes without being subject to criminal prosecution under the California Penal Code.

B. On October 9, 2015, Governor Jerry Brown signed three bills into law (Assembly Bill 266, Assembly Bill 243, and Senate Bill 643) which are collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"). MCRSA establishes a statewide regulatory system for the cultivation, processing, transportation, testing, manufacturing, and distribution of medical marijuana to qualified patients and their primary caregivers.

C. On November 8, 2016, California voters passed Proposition 64, the Adult Use of Marijuana Act ("AUMA"). AUMA legalizes the cultivation, commercial sale, and possession of recreational cannabis for adults age 21 and older.

D. On June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), which created a single regulatory scheme for both medicinal and adult-use cannabis businesses. MAUCRSA retains the provisions in the MCRSA and AUMA that granted local jurisdictions control over whether businesses engaged in commercial cannabis activity may operate in a particular jurisdiction.

E. On December 7, 2017, California state cannabis licensing authorities issued emergency regulations that apply to AUMA and MAUCRA and further regulate businesses engaged in commercial cannabis activity.

F. Turlock Municipal Code ("T.M.C.") Chapter 5.21 authorizes cannabis businesses to operate within the City under specified restrictions pursuant to a Cannabis Program.

G. Applicant intends to improve, develop, and use real property to operate a cannabis business (the "Project") within the City in strict compliance with MAUCRSA and T.M.C. chapter 5.60.

H. Applicant has an agreement to purchase that certain real property located at 600 D Street in the City of Turlock, identified as Stanislaus County Assessor's Parcel Number 043-018-016 (the "Project"). Applicant intends to improve approximately 98,770 square feet of space and operate the Project on the Property.

I. As a condition of approval of the Land Use Entitlements, City has required Applicant to enter into this Agreement.

J. It is in the public interest for City and Applicant to enter into this Agreement, as Applicant will benefit from City's processing of the Project.

K. Applicant desires to enter into this Agreement to fulfill a condition of approval of the Project, which is a prerequisite for construction of the Project.

AGREEMENT

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

Section 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 19 of this Agreement, Sections 1 through 19 shall prevail.

Section 2. Applicant's Indemnification Obligations.

2.1. Indemnification for Land Use Entitlements. To the fullest extent permitted by law, Applicant shall indemnify, and hold harmless City and its agents, elected and appointed officials, officers, employees, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City, or City's Agents, to attack, set aside, void, or annul, an approval concerning the Land Use

Entitlements by reason of the action or inaction of City, or City's Agents. Applicant's duty to indemnify and hold harmless shall not extend to any claim, action or proceeding arising from the gross negligence or willful misconduct of City, or City's Agents.

Applicant's obligations under this Agreement to indemnify City shall apply to any claim, lawsuit or challenge against City brought against the Project, specifically including, but not limited to, any legal challenge based on the California Environmental Quality Act, codified in California Public Resources Code section 21000 et seq.; actions or proceedings brought to challenge the validity of environmental documents prepared in conjunction with the approval of the Project or Land Use Entitlements, or the requirements of any other federal, state, or local laws, including, but not limited to, general plan, specific plan, and zoning requirements.

2.2. Tender of Defense. Upon receiving notice of a claim and pursuant to Article 6 of the Land Use Entitlements, Applicant shall assume the defense of the claim, action, or proceeding through the prompt payment of all attorneys' fees and costs, incurred in good faith and in the exercise of reasonable discretion, of City's counsel in defending such an action. Regardless of whether Applicant chooses to defend City pursuant to Section 6.4 of the Land Use Entitlements, City shall have the absolute and sole authority to control the litigation and make litigation decisions, including, but not limited to, selecting counsel to defend City and settlement or other disposition of the matter.

2.3. Deposit for Costs. Applicant shall make a refundable deposit to City within thirty (30) days of written notification from City ("Cost Deposit"), to cover the estimated fees and costs associated with City's defense of any claim, action or proceeding. Applicant shall make any and all additional payments to City to replenish the Cost Deposit within thirty (30) days of written notice from City.

2.4. Failure to Indemnify; Waiver. Failure to indemnify City, when required by this Agreement, shall constitute a material breach of this Agreement and of the Land Use Entitlements, which shall entitle City to all remedies available under law including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of the Land Use Entitlements. Applicant's failure to indemnify City shall be a waiver by Applicant of any right to proceed with the Project, or any portion thereof, and a waiver of Applicant's right to file a claim, action or proceeding against City or City's Agents based on City's rescission or revocation of the Land Use Entitlements, or City's failure to defend any claim, action or proceeding based on Applicant's failure to indemnify City.

2.5. Satisfaction of Judgment. With respect to any claims, demands, acts, causes of action, damages, costs, expenses, settlements, losses or liabilities which Applicant has indemnified City against, Applicant shall pay and satisfy any judgment, award, settlement or decree that may be rendered or agreed against City and City's Agents arising out of any final, non-appealable judicial or administrative action.

" .

2.6. Payment of Costs and Fees. Applicant's obligations under this Agreement to defend and indemnify City shall include, but not be limited to, payment of all court costs and attorneys' fees, all litigation-related costs, all costs of any judgments or awards against City, or all settlement costs which arise out of City's processing or approval of the Project.

2.7. Continuing Obligation. Applicant shall be and remain personally obligated to all of the terms of this Agreement, notwithstanding any attempt to assign, delegate or otherwise transfer all or any of the rights or obligations of this Agreement, and notwithstanding a change in or transfer of ownership of the real property upon which the Project is located (or any interest therein). However, Applicant may be released from such obligations if Applicant obtains City's prior written consent to such transfer, which consent shall not be unreasonably withheld.

Section 3. City's Obligations. City shall notify Applicant of any claim, action or proceeding within ten (10) business days of receiving service of any claim, action or proceeding. If City fails to notify Applicant of any claim, action, or proceeding, Applicant shall not, thereafter, be responsible to defend, indemnify, or hold City harmless. City shall have and retain, in its sole discretion, the right to not participate in the defense of any claim, action, or proceeding. At its sole discretion, City may participate at its own expense in the defense, but such participation shall not relieve Applicant of any obligation imposed by this Agreement.

Section 4. Notice. Any notice or communication required hereunder between City and Applicant must be in writing and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express, UPS or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving Party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day, or on a Saturday, Sunday or holiday, shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or

(b) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. 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 156 S. Broadway Turlock, CA 95380 Attention: City Manager
and	156 S. Broadway Turlock, CA 95380 Attention: City Attorney
If to Developer:	Plan4Dream Investments, LLC Attention: Qingyu Huang

Section 5. Modification of Agreement. This Agreement may be supplemented, amended, or modified only by a writing signed by City and Applicant.

Section 6. Entire Agreement. This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the Parties pertaining to the action and supersedes all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement.

Section 7. Agreement is Voluntary. The Parties acknowledge that they have entered into this Agreement voluntarily, on the basis of their own judgment and without coercion, and not in reliance on any promises, representations, or statements made by the other Party other than those contained in this Agreement. This Agreement incorporates the entire understanding of the Parties and recites the sole consideration of the promises and agreements contained within it. The Parties have read this Agreement and are fully aware of its contents and legal effect.

Section 8. Time of Essence. Time is of the essence for this Agreement, and each section contained within this Agreement is made and declared to be a material, necessary, and essential part of this Agreement.

Section 9. Severability of Agreement. If a court or an arbitrator of competent jurisdiction holds any section of this Agreement to be illegal, unenforceable, or invalid for any reason, the validity and enforceability of the remaining sections of this Agreement shall not be affected.

Section 10. 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 this Agreement had 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.

Section 11. Noninterference. No Party will do anything to interfere with or inhibit the ability of the other to comply with their respective obligations under the terms of this Agreement.

Section 12. Ambiguities. 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.

Section 13. Headings. The headings in this Agreement are included for convenience only, and neither affect the construction or interpretation of any section in this Agreement nor affect any of the rights or obligations of the Parties to this Agreement.

Section 14. 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. The Parties will act in good faith to carry out the intent of this Agreement.

Section 15. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of California.

Section 16. Venue. Venue for all legal proceedings shall be in the Superior Court of the State of California in and for the County of Stanislaus.

Section 17. Attorney's Fees and Costs. If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret sections 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.

Section 18. 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.

Section 19. **Counterparts.** This Agreement may be executed in counterparts and all so executed shall constitute an agreement which shall be binding upon the Parties hereto, notwithstanding that the signatures of all Parties and Parties' designated representatives do not appear on the same page.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, the Parties have executed this Agreement on the day, month and year first above written.

APPLICANT

Plan4Dream Investments, LLC

By: _____
Qingyu Huang

Its: _____
Managing Member

Date: _____

CITY

City of Turlock, a California municipal corporation

By: _____
Gary Hampton, City Manager

Date: _____

Plan4Dream Investments, LLC

By: _____

Its: _____
Managing Member

Date: _____

APPROVED AS TO FORM:

By: _____
Katie O. Lucchesi, City Attorney

Exhibit F Notice of

RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:

City of Turlock
156 S Broadway
Turlock, CA 95380
Attention: City Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code§ 6103

NOTICE OF TERMINATION AND RELEASE OF DEVELOPMENT AGREEMENT

DATE: _____, 20___

PARTIES: CITY OF TURLOCK
156 S Broadway
Turlock, CA 95380

Plan4Dream Investments, LLC
_____
_____
Attention: Qingyu Huang, Managing Member

THIS NOTICE OF TERMINATION AND RELEASE (the "Release") is being executed by the City of Turlock, a California municipal corporation ("City"), with reference to the following.

A. By Instrument No. _____, which was recorded in the Official Records of Stanislaus County, California, on _____, 2019, City recorded a development agreement between City and _____, dated _____, 2019 (the "Development Agreement"), relating to the development and operation of a cannabis business.

B. Pursuant to Sections 1.7 and 9.1 of the Development Agreement, the term of the Development Agreement expires five (5) years from _____, 2019, on _____, 20____.

C. Pursuant to Section 9.1 of the Development Agreement, once terminated, the Development Agreement has no further force or effect, unless otherwise set forth in the Development Agreement.

NOW, THEREFORE, City hereby terminates, cancels, and otherwise releases Developer and

Developer's heirs, executives, administrators, successors, and assigns from their obligations in the Development Agreement on this ____ of _____ , 20___, and relinquishes any right it may hereafter have to enforce any of the terms and provisions set forth in the Development Agreement, unless otherwise set forth in the Development Agreement. This termination, cancellation, and release shall be effective upon the recordation of this Release in the office of the County Recorder for the County of Stanislaus, State of California.

CITY OF TURLOCK,
a California municipal corporation

By:_____
City Manager

Exhibit G

Assignment and Assumption Agreement

RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:

City of Turlock
156 S Broadway
Turlock, CA 95380
Attention: Ci!Y_Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code§ 6103

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (the "Agreement") is entered into this __ day of _____, 20_, by and between Plan4Dream Investments, LLC, a California limited liability company ("Assignor") and _____, a _____ ("Assignee").

RECITALS

A. On _____, 20_, Assignor and the City of Turlock (the "City") entered into that certain agreement entitled "Development Agreement by and between the City of Turlock, a California municipal corporation and Plan4Dream Investments, LLC, a California limited liability company, relating to the improvement, development, and use of real property to operate a cannabis business (the "Development Agreement"), originally recorded upon Stanislaus County Assessor's Parcel Number 043-018-016 (the "Property").

B. Section 10.1 of the Development Agreement prohibits the sale, assignment, or transfer by Assignor of any portion of Assignor's interests, rights, or titles described in that section of the Development Agreement ("Assignable Rights") to a third party without prior written approval by the City Manager of the City of Turlock (the "City Manager").

C. Assignor intends to assign, and Assignee intends to assume, the Assignable Rights under the Development Agreement.

D. In accordance with the terms of the Development Agreement, Assignor has provided to the City Manager a written request for consent to assignment. The City Manager has received the information he or she deems appropriate and consulted with the City Attorney for the purpose of determining that Assignee is a qualified applicant for purposes of the foregoing terms of the Development Agreement. This Agreement is intended to meet the requirements of Section 10.1 of the Development Agreement for an Assignment and Assumption Agreement and is executed with the consent of the City Manager as contemplated in the Development Agreement.

NOW, THEREFORE, Assignor and Assignee hereby agree as follows:

1. The foregoing Recitals are true and incorporated herein by this reference as though set forth in full.

2. Assignor hereby assigns to Assignee all of the Assignable Rights of Assignor under the Development Agreement.

3. Assignee hereby assumes all of the burdens and obligations of Assignor under the Development Agreement and agrees to observe and fully perform all of the duties and obligations of Assignor under the Development Agreement, and to be subject to all the terms and conditions thereof, with respect to the Property and Assignable Rights. It is the express intention of Assignor and Assignee that, upon the execution of this Agreement, Assignee shall become substituted for Assignor as the "Developer" under the Development Agreement.

4. This Agreement shall take effect and be binding only upon the City Manager's consent to and approval of the Agreement.

5. Assignee represents and warrants that it has reviewed and is familiar with the terms and conditions of the Development Agreement. Assignee acknowledges that the Assignable Rights are as set forth in Section 10.1 of the Development Agreement, and the duties of Assignor thereunder and the duties of Assignee hereunder, as between Assignee and City, shall be without reference to any underlying agreements or understandings that may exist between Assignee, Assignor, or any other party with respect to the subject matter hereof, and that City is not party to such other agreements.

6. All of the covenants, terms, and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

[Signatures on the Following Page]

ASSIGNOR

Plan4Dream Investments, LLC, a California limited liability company

By: _____
Qingyu Huang
Its: Managing Member

Date: .....

ASSIGNEE

City of Turlock, a California municipal corporation

By: _____
Gary Hampton, City Manager

Date: .....

APPROVED AS TO FORM:

By: _____
Katie O. Lucchesi,
City Attorney

City Council Staff Report

June 9, 2026

From:	Jessie Dhami, Human Relations Director
Prepared by:	Jessie Dhami, Human Relations Director
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Motion: Receive informational report regarding City of Turlock Vacancies and Recruitment and Retention Efforts pursuant to Assembly Bill 2561/Government Code Section 3502.03

2. NARRATIVE:

On September 22, 2024, Governor Newsom signed Assembly Bill 2561 (AB 2561) into law, amending the Meyers-Milias-Brown Act (MMBA). This new law requires all public agencies to provide an annual status report and employee vacancies in a public hearing before adopting their final budget each fiscal year. This requirement became effective on January 1, 2025.

The California Legislature found that high vacancy rates are a serious issue in the public sector. Unfilled positions increase workloads, contribute to employee burnout, lead to higher turnover, and reduce the quality of public services. The state emphasized that stable staffing levels are crucial for effective government services and positive employee relations.

Under AB 2561, agencies must also share any obstacles they face in hiring, including challenges related to policies, procedures, or recruitment practices.

If 20% or more full-time positions in a particular bargaining unit are vacant the agency must also report, upon request from the employee organization, the following:

1. The total number of job vacancies within the bargaining unit.
2. The total number of applicants for vacant positions within the bargaining unit.
3. The average number of days to complete the hiring process when a position is posted.
4. Opportunities to improve compensation and other working conditions.

Regardless of the vacancy rate, employee organizations have the right to present their own report during the same public hearing.

Current Status of Vacancies and Recruitment and Retention Efforts

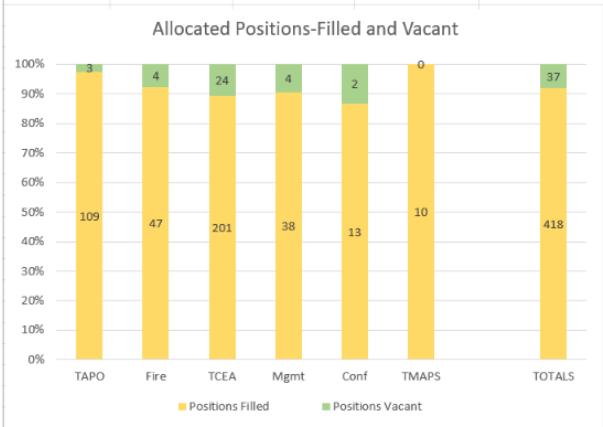
City of Turlock Workforce Snapshot:
The City of Turlock has six (6) bargaining groups (four represented, two unrepresented), with a total of 455 full-time authorized positions in Fiscal Year 2025/2026. As of December 31, 2025, the overall vacancy rate was approximately 7% which is below the 20% threshold. Vacancy rates averaged between 7% and 10% throughout the 2025 calendar year.

Vacancies result from various situations, such as:

- New positions added through the budget process.
- Internal transfers or promotions.
- Employee retirements, resignations or terminations.

AB 2561 Vacancy Report

Bargaining Unit	Positions Filled	Positions Vacant	Positions Budgeted	Vacancy Rate
TAPO	109	3	112	3%
Fire	47	4	51	8%
TCEA	201	24	225	11%
Mgmt	38	4	42	10%
Conf	13	2	15	13%
TMAPS	10	0	10	0%
TOTALS	418	37	455	8%



Separation Summary:

Reason for Separation	Count
Retirement	4
Voluntary Resignation	29
Involuntary Termination	2
Total	35

Recruitment and Retention Efforts:
The City has implemented several strategies to attract and retain qualified employees:

- Council Resolution 2022-071 authorized the City Manager to extend recruitment incentives, pre-accrual up to 80 hours of vacation and up to 40 hours of sick leave.
- Council Resolution No. 2023-055 Offered Turlock Associated Police Officers (TAPO) a one-time forty (40) hour time bank to encourage referrals.
- Council Resolution 2023-093 Authorized signing bonus for Police Department hires: $6,000- $20,000 for lateral hires, trainees, and academy graduates. $3,000 referral bonuses or 40 hour time banks for successful hires.
- Council Resolution 2023-142 Authorized signing bonus for Water Treatment Plant Operator, Sr., Maintenance Technician, Sr., Instrument and Control Technician, Sr., Water Treatment Plant Supervisor and Water Treatment Plant Manager ranging from

$7,500 to $12,000. Referral bonus of $3,000 were also made available for successful hires in these positions.

Key Challenges Identified:

- Competitive job market with comparable and/or neighboring agencies.
- Limited applicant pools in specialized roles (e.g., water operations, law enforcement and specialty skilled positions).

Efforts to Address:
No specific changes have been identified or implemented to address hiring obstacles at this time. The City continues to take steps to support recruitment and retention and will continue monitoring vacancy rates.

3. FISCAL IMPACT / BUDGET AMENDMENT:

There is no direct fiscal impact from presenting this report or holding the required public hearing.

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:

6. ATTACHMENTS:

1. Attachment - Assembly Bill 2561

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Assembly Bill No. 2561

CHAPTER 409

An act to add Section 3502.3 to the Government Code, relating to public employment.

[Approved by Governor September 22, 2024. Filed with Secretary of State September 22, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

AB 2561, McKinnor. Local public employees: vacant positions.

Existing law, the Meyers-Milias-Brown Act (act), authorizes local public employees, as defined, to form, join, and participate in the activities of employee organizations of their own choosing for the purpose of representation on matters of labor relations. The act requires the governing body of a public agency to meet and confer in good faith regarding wages, hours, and other terms and conditions of employment with representatives of recognized employee organizations and to consider fully presentations that are made by the employee organization on behalf of its members before arriving at a determination of policy or course of action.

This bill would, as specified, require a public agency to present the status of vacancies and recruitment and retention efforts at a public hearing at least once per fiscal year, and would entitle the recognized employee organization to present at the hearing. If the number of job vacancies within a single bargaining unit meets or exceeds 20% of the total number of authorized full-time positions, the bill would require the public agency, upon request of the recognized employee organization, to include specified information during the public hearing. By imposing new duties on local public agencies, the bill would impose a state-mandated local program. The bill would also include related legislative findings.

The California Constitution requires local agencies, for the purpose of ensuring public access to the meetings of public bodies and the writings of public officials and agencies, to comply with a statutory enactment that amends or enacts laws relating to public records or open meetings and contains findings demonstrating that the enactment furthers the constitutional requirements relating to this purpose.

This bill would make legislative findings to that effect.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement shall be made pursuant to these statutory provisions for costs mandated by the state pursuant to this act, but would recognize that a local agency or school district may pursue any available remedies to seek reimbursement for these costs.

The people of the State of California do enact as follows:

SECTION 1. The Legislature finds and declares as follows:

(a) Job vacancies in local government are a widespread and significant problem for the public sector affecting occupations across wage levels and educational requirements.

(b) High job vacancies impact public service delivery and the workers who are forced to handle heavier workloads, with understaffing leading to burnout and increased turnover that further exacerbate staffing challenges.

(c) There is a statewide interest in ensuring that public agency operations are appropriately staffed and that high vacancy rates do not undermine public employee labor relations.

SEC. 2. Section 3502.3 is added to the Government Code, to read:

3502.3. (a) (1) A public agency shall present the status of vacancies and recruitment and retention efforts during a public hearing before the governing board at least once per fiscal year.

(2) If the governing board will be adopting an annual or multiyear budget during the fiscal year, the presentation shall be made prior to the adoption of the final budget.

(3) During the hearing, the public agency shall identify any necessary changes to policies, procedures, and recruitment activities that may lead to obstacles in the hiring process.

(b) The recognized employee organization for a bargaining unit shall be entitled to make a presentation at the public hearing at which the public agency presents the status of vacancies and recruitment and retention efforts for positions within that bargaining unit.

(c) If the number of job vacancies within a single bargaining unit meets or exceeds 20 percent of the total number of authorized full-time positions, the public agency shall, upon request of the recognized employee organization, include all of the following information during the public hearing:

(1) The total number of job vacancies within the bargaining unit.

(2) The total number of applicants for vacant positions within the bargaining unit.

(3) The average number of days to complete the hiring process from when a position is posted.

(4) Opportunities to improve compensation and other working conditions.

(d) This section shall not prevent the governing board from holding additional public hearings about vacancies.

(e) The provisions of this section are severable. If any provision of this section or its application is held invalid, the invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

(f) For purposes of this section, "recognized employee organization" has the same meaning as defined in subdivision (a) of Section 3501.

SEC. 3. The Legislature finds and declares that Section 2 of this act, which adds Section 3502.3 to the Government Code, furthers, within the

meaning of paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the purposes of that constitutional section as it relates to the right of public access to the meetings of local public bodies or the writings of local public officials and local agencies. Pursuant to paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the Legislature makes the following findings:

It is in the public interest, and it furthers the purposes of paragraph (7) of subdivision (b) of Section (3) of Article I of the California Constitution, to ensure that information concerning public agency employment is available to the public.

SEC. 4. No reimbursement shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code for costs mandated by the state pursuant to this act. It is recognized, however, that a local agency or school district may pursue any remedies to obtain reimbursement available to it under Part 7 (commencing with Section 17500) and any other law.

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City Council Staff Report

June 9, 2026

From:	Isaac Moreno, Finance Director
Prepared by:	Isaac Moreno, Finance Director
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Receive a presentation regarding a potential cannabis tax ballot measure and provide direction to staff

2. NARRATIVE:

In 2019, the City of Turlock established a 5-year Cannabis pilot program. This program developed a revenue stream through a development agreement that set a public benefit fee of 5.25% of gross receipts or up to $45,000 per month. To review this program, the City Council established a Cannabis Ad Hoc Committee that was chaired by Councilmember Abram and included Councilmember Bixel and Planning Commissioners Matthew Davis and Jim Reape.

On April 23, 2024, this Ad Hoc Committee submitted to the City Council a memorandum of its findings and recommendations. One of these recommendations was to pursue a cannabis business tax.

On June 25, 2024, a Cannabis tax ballot measure was discussed and proposed for the November 5, 2024 general municipal election but was not recommended to move forward.

With the upcoming November 3, 2026 General Municipal Election, staff is requesting discussion and direction to bring forward a ballot measure. Since the majority of the development agreements are coming up for renewal coupled with the upcoming election, staff engaged with the current cannabis operators on this topic in January 2026. Through these discussions, staff gathered feedback on their interest in supporting a cannabis tax ballot measure and their willingness to contribute financially. There was positive feedback from all operators during this discussion.

In May 2026, staff re-engaged the operators and received the following responses:

- Perfect Union – received written communication stating they do not support the measure nor are they willing to contribute financially
- Firehouse – received written communication stating they support the measure and are willing to contribute financially
- FF Farms – received a verbal communication stating they support the measure but are only willing to contribute financially if other operators contribute
- NHC – received written communication stating they do not support the measure nor are they willing to contribute financially

- Plan4Dreams – received verbal communication stating they support the ballot measure but not as written, as they stated the maximum square footage rate for cultivation is too high

Both Perfect Union and NHC expressed concerns with the proposed maximum rate but are willing to reopen discussions in 2028.

The discussion with Council at this time is only to bring the ballot measure forward and not approve the ballot placement. If approved to move forward, the measure will be brought to Council at the next meeting on June 23, 2026.

3. FISCAL IMPACT / BUDGET AMENDMENT:
No fiscal impact, discussion and direction only

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:
No alternatives, discussion and direction only

6. ATTACHMENTS:
None

City Council Staff Report

June 9, 2026

From:	Isaac Moreno, Finance Director
Prepared by:	Jennifer Figueroa, Housing Program Manager
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Resolution: Approving the agreements between the City of Turlock and each of the public service agencies funded through the Community Development Block Grant (CDBG) for fiscal year 2026-2027 in a total amount not to exceed $115,000 from Fund 255 “CDBG-Housing”, and authorizing the Interim City Manager or designee to execute all related and necessary documents.

2. NARRATIVE:

For fiscal year 2026-2027, the City of Turlock will receive funding for the Community Development Block Grant (CDBG) program through an entitlement grant from the U.S. Department of Housing and Urban Development (HUD). The City utilizes this funding to address affordable housing, homelessness, and non-housing priority needs through the implementation of City services and programs, as well as forming partnerships with other governmental agencies and non-profit organizations.

Under the CDBG program, the City can allocate up to 15% of its annual allocation plus an additional 15% of its program income generated from previous years, to programs that provide services to low and moderate-income households. For fiscal year 2026-2027, it is anticipated that the City will receive a CDBG allocation of approximately $636,784 plus an estimated $200,000 in program income for an estimated grand total of $836,784. This would allow for a maximum of $125,518 to be used for public service activities. The recommended funding set aside for fiscal year 2026-2027 is $115,000.

Applications for the City of Turlock’s public service grants are accepted once a year. Grants are provided to fund eligible activities that meet HUD’s guidelines and the goals of the City’s five-year Consolidated Plan. CDBG Public Service Grants are targeted at new services, expansion of existing services, implementation of new innovative approaches, and serving new clients.

A Notice of Funding Opportunity (NOFO) was issued to non-profit agencies serving low- and moderate-income households in Turlock. The NOFO announced that applications would become available beginning November 7, 2025, with a submission deadline of December 17, 2025. Staff held a technical assistance workshop on November 20, 2025, to support prospective applicants. The Turlock City Council appointed members to the CDBG Selection Committee on December 9, 2025, and six (6) applicants presented their proposals to the Committee on January 22, 2026. The submitted applications proposed a range of services including emergency shelter, food assistance, youth street outreach, recreational scholarships for youth, and tenant/landlord services. The Selection Committee evaluated and scored the applications and established a proposed funding recommendation list (Attachment B), pulling out the highest ranked homeless services proposal and highest

ranked fair housing services proposal.

Staff is requesting authorization to execute the six (6) agreements (Attachment C) with each of the recommended public service agencies for the recommended dollar amounts. Total recommended budget amount for fiscal Year 2026-2027 is $115,000.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Proposed fiscal year 2026-2027 activities will be funded with the fiscal year 2026-2027 CDBG entitlement funds and previous year's program income. The funds will be allocated from various accounts within fund 255-41-485 for CDBG. The recommended amounts are as follows:

- United Samaritans Foundation for Emergency Food Box Program not to exceed $20,000;
- City of Turlock Public Works Recreation Division for Recreation for All Scholarship not to exceed $20,000;
- Healthy Alternatives to Violent Environments (HAVEN) for Housing Assistance not to exceed $20,000;
- Family Promise of Great Modesto for Transitional Living not to exceed $20,000;
- Project Sentinel for Fair Housing services not to exceed $15,000;
- We Care Program-Turlock for Emergency Shelter not to exceed $20,000.

Funding will be allocated during the Fiscal Year 2026-2027 budget process. No general funds will be needed in Fiscal Year 2026-2027.

4. ENVIRONMENTAL DETERMINATION:

This action approves agreements between the City of Turlock and service providers for funding public service grants. This action is not considered a project under CEQA.

5. ALTERNATIVES:

1. Council may choose not to approve the proposed funding recommendations. However, this option is not recommended as the grants are proposed to be awarded to the agencies as selected by the appointed CDBG Selection Committee and are needed to assist the City of Turlock in meeting their Consolidated Plan goals.

2. Council may choose to change the proposed funding amounts to be awarded to each organization.

6. ATTACHMENTS:

1. Resolution for FY 2026-27 Public Service Grants
2. Public Service Grants Proposed funding table 2026-2027-2
3. Draft Public Service Agreement for FY 2026-2027- USF- 05-26-26-
4. Draft Public Service Agreement for FY 2026-2027- COT- 05-26-26-
5. Draft Public Service Agreement for FY 2026-2027- HAVEN- 05-26-26-
6. Draft Public Service Agreement for FY 2026-2027- Project Sentinel- 05-26-26-

7. Draft Public Service Agreement for FY 2026-2027- We Care- 05-26-26-
8. Draft Public Service Agreement for FY 2026-2027- Family Promise- 05-26-26-

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING THE AGREEMENTS BETWEEN THE CITY OF TURLOCK AND EACH OF THE PUBLIC SERVICE AGENCIES FUNDED THROUGH THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FOR FISCAL YEAR 2026-2027 IN A TOTAL AMOUNT NOT TO EXCEED $115,000 FROM FUND 255 "CDBG-HOUSING", AND AUTHORIZING THE INTERIM CITY MANAGER OR DESIGNEE TO EXECUTE ALL RELATED AND NECESSARY DOCUMENTS.	**RESOLUTION NO. 2026-**

WHEREAS, the City of Turlock receives federal grant funds from the U.S Department of Housing and Urban Development (HUD) for affordable housing and related activities; and

WHEREAS, the City of Turlock is an entitlement City under CDBG and will be the recipient of CDBG funds; and

WHEREAS, the City of Turlock can award a maximum of up to 15% of its annual allocation and prior years program income to public services; and

WHEREAS, the City of Turlock addresses homelessness and non-housing priority needs through implementation of programs and partnerships with other governmental agencies and non-profit organizations; and

WHEREAS, the recommended programs must meet an objective in the 2025-2029 Consolidated Plan which are required to address community needs as identified in the Plan; and

WHEREAS, a total of six (6) programs were selected by the City Council appointed CDBG Selection Committee to be funded in the 2026-2027 fiscal year; and

WHEREAS, funding is recommended as follows:

- not to exceed $20,000 to United Samaritans Foundation for Emergency Food Box Program from Account 255-41-485.47215_009 "Public Service United Samaritans/Food Assist";
- not to exceed $20,000 to City of Turlock Public Works Recreation Division for Recreation for All Scholarship from Account 255-41-485.47215_003 "Public Service City of Turlock-Recreation";
- not to exceed $20,000 to Healthy Alternatives to Violent Environments

(HAVEN) for Housing Assistance from Account 255-41-485.47215_012 “Public Service Haven’s Women’s Center”;

- not to exceed $20,000 to Family Promise of Greater Modesto from Account 255-41-485.47215_023 “Public Service Family Promise Transitional Living”;
- not to exceed $15,000 to Project Sentinel from Account 255-41-485.47216 “Fair Housing (Project Sentinel)”;
- not to exceed $20,000 to We Care Program-Turlock for Emergency Shelter from Account 255-41-485.47215_010 “Public Service We Care Program-Turlock”;

WHEREAS, a total of $115,000 will be allocated to assist the selected organizations; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby adopt a resolution approving the agreements between the City of Turlock and each of the public service agencies funded through the Community Development Block Grant (CDBG) for fiscal year 2026-2027 in a total amount not to exceed $115,000 from fund 255 “CDBG-Housing”, and authorizing the Interim City Manager or designee to execute all related and necessary documents

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of April, 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
Community Development Block Grant (CDBG)
Proposed Funding for FY 2026-2027

#	Organization and Project Name	Funds Requested	*Proposed Funding
1	**United Samaritans Foundation** Emergency Food Box	$20,000	$20,000
2	**City of Turlock Public Works, Recreation Division** Recreation for All Scholarship	$20,000	$20,000
3	**Healthy Alternatives to Violent Environments (HAVEN)** Housing Assistance	$20,000	$20,000
	Fair Housing Services	**Funds Requested**	***Proposed Funding**
1	**Project Sentinel** Fair Housing	$15,000	$15,000
	Homeless Services	**Funds Requested**	***Proposed Funding**
1	**We Care Program – Turlock** We Care Emergency Shelter	$20,000	$20,000
2	**Family Promise of Greater Modesto** Transitional Housing	$20,000	$20,000
	Total	$115,000	$ 115,000

*This is the proposed funding estimate for fiscal year 2026-2027 based on the presentation scoring. The funding is subject to change and dependent on the finalization of the program budgeting process, HUD's allocation to the city, and the City Council approval process.

AGREEMENT
between
CITY OF TURLOCK
And
United Samaritans Foundation
for
Public Services through the Community Development Block Grant (CDBG) Program
CONTRACT NO. 2027-0004

THIS AGREEMENT is made this 26th day of May, 2026, by and between the **CITY OF TURLOCK**, a municipal corporation of the State of California, as the implementer of the COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, hereinafter referred to as "CITY" and **United Samaritans Foundation** hereinafter referred to as "ORGANIZATION."

W I T N E S S E T H:

WHEREAS, CITY has received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, as amended (HUD Act), Public Law 93-383; and

WHEREAS, the CITY wishes to engage the ORGANIZATION to assist the CITY in utilizing such funds; and

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. SCOPE OF SERVICE: The ORGANIZATION will be responsible for administering a CDBG 2026-2027 Emergency Food Box Distribution Public Service Program in a manner satisfactory to the CITY. The Public Service Program shall be provided in accordance with the standards required as a condition of providing these funds and in accordance with Exhibit A attached hereto and incorporated herein by reference. The ORGANIZATION shall provide such Services in accordance with 24 CFR § 570 *et seq* and all other applicable federal state or local laws, rules or regulations.

(a) National Objectives: All activities funded with CDBG funds must meet one of the CDBG program's National Objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet community development needs having a particular urgency, as defined in 24 CFR 570.208. The ORGANIZATION certifies that the activity carried out under this Agreement will meet the National Objective specified in Exhibit A.

(b) Levels of Accomplishment-Goals and Performance Measures: The ORGANIZATION agrees to provide levels of program services specified in Exhibit A.

(c) Staffing: The ORGANIZATION agrees to provide levels of staffing for the program as specified in Exhibit A.

(d) Performance Monitoring: The CITY will monitor the performance of the ORGANIZATION against goals and performance standards as stated in Exhibit A. Substandard performance as determined by the CITY will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the ORGANIZATION within a reasonable period of time after being notified by the CITY, contract suspension or termination procedures will be initiated.

2. COMPENSATION: ORGANIZATION shall be paid a total consideration of not to exceed Twenty Thousand and no/100 ths Dollars ($20,000), for full performance of the Public Services specified under this Agreement, in conformity with the approved program proposal and budget document which is attached to this Agreement as Exhibit A. The amount set forth in this section is not a guarantee of the compensation that ORGANIZATION will receive, but rather is merely a limit of potential CITY expenditures under this Agreement. ORGANIZATION will be paid for services actually performed in accordance with the requirements of this Section. The CITY may require a more detailed budget breakdown than the one provided in Exhibit A and the ORGANIZATION shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the CITY. Any amendments to the budget must be approved in writing by both the CITY and the ORGANIZATION. ORGANIZATION agrees that compensation shall be paid in the manner and at the times set forth below:

(a) Payment:

(1) Funds will be dispersed on a draw basis as costs are incurred and can be drawn monthly. Drawdowns for the payment of eligible expenses shall be made against the line item budgets specified in Exhibit A and in accordance with performance. Expenses for general administration shall also be paid against the line item budgets specified in Exhibit A and in accordance with performance.

(2) The request for a draw will be accompanied by documentation of the costs which would include such information as invoices and timecards. The request will also include data of the persons served through the program including, but not limited to, income, race/ethnicity, and statistics data required by HUD, and such other information as the CITY may request. First Draw can be requested after October 1, 2026. Final draw must be requested before June 15th, 2027

(3) Payments may be contingent upon certification of the ORGANIZATION'S financial management system in accordance with the standards specified in 2 CFR 200.

(4) ORGANIZATION shall notify CITY in writing of all authorized personnel who shall be empowered to file requests for payment pursuant to this Agreement.

(5) Not more often than monthly, CITY shall make payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. CITY shall pay undisputed invoices that comply with the above requirements within 30 days from the receipt of the invoice.

3. TERM OF AGREEMENT. The Services of ORGANIZATION are to commence on July 1, 2026, and end on June 30, 2027, unless the term of the agreement is otherwise terminated or extended, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of this Agreement. The point of contact for CITY shall be the City of Turlock, Housing Program Services Division, 156 South Broadway, Suite 140, Turlock, California, 95380.

4. GENERAL CONDITIONS. The ORGANIZATION agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban development regulations concerning Community Development Block Grants (CDBG) including subpart K of these regulations, except that (1) the ORGANIZATION does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the ORGANIZATION does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The ORGANIZATION also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided for under this contract. The ORGANIZATION further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

(a) ORGANIZATION agrees to submit quarterly program status reports to CITY, and other reports as may be required by CITY.

(b) ORGANIZATION agrees to maintain racial, ethnic, gender, head of household and family size data showing the extent to which these categories of persons have participated in, or benefited from, the project, and to provide such data in an activity report to CITY quarterly.

(c) ORGANIZATION agrees to keep all necessary books and records, including property, personnel and financial records, in connection with the operations and services performed under this Agreement, and shall document all transactions so that all expenditures may be properly audited.

(d) ORGANIZATION agrees that CITY or any authorized representative has access to and the right to examine all records, books, papers or documents related to the program/scope of services/project.

(e) ORGANIZATION agrees to provide to CITY at ORGANIZATION's cost, a certified audit performed by an accredited certified public accountant, of all funds received or utilized by ORGANIZATION, including the distribution of Community Development Block Grant Funds for fiscal year 2025-2026 to be delivered to CITY by October 1, 2025 or within 30 days of receipt of ORGANIZATION's audited financials, whichever is later.

(f) ORGANIZATION hereby warrants that it will establish and adopt safeguards to prohibit members, officers, and employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties. Further, no member, officer, or employee of ORGANIZATION who exercises any functions or responsibility with respect to the program during his or her tenure or for one year thereafter, shall have any interest, direct or indirect, in any Agreement or sub-agreement, or the proceeds thereof, either for themselves or those with whom they have family or business ties, for work to be performed in connection with the program assisted under this Agreement.

(g) The undersigned persons signing as officers on behalf of ORGANIZATION, a party to this Agreement, hereby severally warrants and represents that said persons have authority to enter into this Agreement on behalf of said ORGANIZATION and to bind the same to this Agreement, and, further that said ORGANIZATION has authority to enter into this Agreement and that there are no restrictions or prohibitions contained in any article of incorporation or bylaws against entering into this Agreement.

(h) CITY shall not be responsible or liable for any debts, actions, obligations, negligence, or liabilities committed or incurred by ORGANIZATION, its staff or clientele, and ORGANIZATION hereby agrees to defend, hold harmless and indemnify CITY from and against any and all liabilities for debts, obligations, and negligence. No payment, however, final or otherwise, shall operate to release ORGANIZATION from any obligations under this Agreement. Should either party be required to bring a legal action to enforce the provisions of this Agreement, the prevailing party shall be reimbursed for all court costs and all reasonable attorney's fees incurred in the prosecution or defense of said action.

(i) Both parties hereto in the performance of this Agreement will be acting in an independent capacity and not as agents, employees, partners or joint ventures with one another.

ORGANIZATION is not an employee of CITY and is not entitled to any of the rights, benefits, or privileges of CITY employees, including but not limited to medical, unemployment, or Workers' Compensation insurance.

5. OTHER PROVISIONS.

(a) During the performance of this Agreement, ORGANIZATION agrees as follows:

(1) ORGANIZATION shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, familial status, veterans status, or any other basis prohibited by applicable law. ORGANIZATION shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, age, handicap, sexual orientation, familial status, veterans status, ancestry, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

ORGANIZATION agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) ORGANIZATION will, in all solicitations or advertisements for employees placed by or on behalf of ORGANIZATION, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, veterans status, familial status, or any other basis prohibited by applicable law.

(b) EQUAL OPPORTUNITY IN PARTICIPATION. Under the terms of Section 109 of the Housing and Community Development Act of 1974, and in conformance with CITY

policy and all requirements imposed by or pursuant to the Regulations of the Department of Housing and Urban Development (24 CFR Part 570.602 issued pursuant to this section), ORGANIZATION shall not exclude any persons from participation in the program on the basis race, color, national origin, religion, or sex.

(c) Civil Rights

(1) Compliance. The ORGANIZATION agrees to comply with the civil rights laws of the State of California and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086 as such laws and orders may be amended, modified or repealed from time to time and such other executive orders as may be applicable.

(2) Nondiscrimination. The ORGANIZATION agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279 as such laws and orders may be amended, modified or repealed from time to time. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

(d) BUSINESS AND EMPLOYMENT OPPORTUNITIES FOR LOW/MODERATE INCOME RESIDENTS. ORGANIZATION will conform with the rules and regulations set forth under Section 3 of the Housing and Urban Development Act of 1968, (12 USC 1701u), as amended, and the HUD regulations issued pursuant thereto at 24 CFR Part 135, to the extent applicable. This act requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area.

(e) DRUG-FREE WORK PLACE. Organization will maintain a drug free work place and will comply with all applicable Federal, State and local laws pertaining to a drug-free work place.

(f) PROVISIONS REQUIRED BY LAW DEEMED INSERTED. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein, and the Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Agreement shall forthwith be physically amended to make such insertion or correction. To the extent that any such laws are amended or repealed, ORGANIZATION shall comply with such laws as amended or repealed.

6. CITY RECOGNITION. The ORGANIZATION shall insure recognition of the role of the CITY in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the ORGANIZATION will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

7. ADMINISTRATIVE REQUIREMENTS.

(a) Financial Management

(1) Accounting Standards. The ORGANIZATION agrees to comply with 2 CFR Part 200 and agrees to adhere to the accounting principles and procedures required therein, utilized adequate internal controls, and maintain necessary source documentation for all costs incurred.

(2) Cost Principles. The ORGANIZATION shall administer its program in conformance with 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars including OMB Circulars A-122, "Cost Principles for Non-Profit Organization," or A-21, "Cost Principles for Educational Institutions," or A-87, "Cost Principles for State, Local and Indian Tribal Governments," as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

(b) Documentation and Record Keeping.

(1) Records to be maintained. The ORGANIZATION shall maintain all records required by the Federal regulations specified in 24 CFR 570.506 that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

a. Records providing a full description of each activity undertaken;

b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;

c. Records required to determine the eligibility of activities;

d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;

e. Records documenting compliance with the fair housing and equal opportunity component of the CDBG program;

f. Financial records as required by 24 CFR 570.502, and 2 CFR Part 200;

g. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

(2) Retention. The ORGANIZATION shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the agreement for a period of four (4) years. The retention period begins on the date of the submission of the CITY'S annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

(3) Client Data. The ORGANIZATION shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of

service provided. Such information shall be made available to CITY monitors or their designees for review upon request.

(4) Disclosure. The ORGANIZATION understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the CITY'S or ORGANIZATION's responsibilities with respect to services provided under this contract, is prohibited by the State or Federal law unless written consent is obtained from such person receiving service and, in the case of minor, that of a responsible parent/guardian.

(5) Close-outs. The ORGANIZATION's obligation to the CITY shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the CITY), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the ORGANIZATION has control over CDBG funds, including program income.

(6) Audits and Inspections. All ORGANIZATION records with respect to any matters covered by this Agreement shall be made available to the CITY, HUD, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the ORGANIZATION within 30 days after receipt by the ORGANIZATION. Failure of the ORGANIZATION to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The ORGANIZATION hereby agrees to have an annual agency audit conducted in accordance with current CITY policy concerning ORGANIZATIONS audits and 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars including OMB circular A-133.

If, as a result of any audit, any improper expenditures are revealed by the ORGANIZATION, its officers, agents, servants, employees and /or subcontractors, of the funds granted hereunder, and such questioned costs are disallowed under the procedures of the party by whom or on whose behalf said audit is conducted, then the amount of such disallowed cost shall constitute liquidated damages for the breach of that portion of the Agreement audited. In case of such disallowed cost, ORGANIZATION agrees to repay the CITY said sum as liquidated damages for the ORGANIZATIONS failure to perform the duties, bear the liabilities and fulfill the obligations imposed upon it by this Agreement.

(c) Reporting and Payment Procedures

(1) Program Income. The ORGANIZATION shall report to the CITY any interest or other income earned as a direct result of the use of the CDBG funds for the program outlined within this Agreement. The ORGANIZATION shall report all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this Agreement. All program income derived from the project, if any, shall revert to the CITY for use in the Community Development Block Grant program.

(2) Payment Procedures. The CITY will pay to the ORGANIZATION

funds available under this Agreement based upon information submitted by the ORGANIZATION and consistent with the approved budget in Exhibit A. Payments will be made for eligible expenses actually incurred by the ORGANIZATION on a reimbursement basis. The CITY shall not provide any payments in advance of actual expenditures by the ORGANIZATION. Payments will be adjusted by the CITY in accordance with program income balances available in ORGANIZATION accounts. Payment requests shall include documentation to verify that the expenditure of funds is consistent with the project description as approved. Prior to reimbursing the ORGANIZATION, the CITY will verify the ORGANIZATION has provided the required draw. Funding is contingent upon the CITY receiving Community Development Block Grant funds from HUD.

(3) Progress Reports. The ORGANIZATION shall submit regular Progress Reports to the CITY in the form, content, and frequency as required by the CITY.

(d) Procurement

(1) Compliance. The ORGANIZATION shall comply with current CITY policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the CITY upon termination of this Agreement.

(2) Uniform Requirements. Unless specified otherwise within this agreement, the ORGANIZATION shall procure all materials, property, or services in accordance with the requirements of 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars.

(3) Travel. The ORGANIZATION shall obtain written approval from the CITY for any travel outside the metropolitan area with funds provided under this Agreement.

(e) Use and Reversion of Assets.

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 2 CFR Part 200, and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following;

(1) The ORGANIZATION shall transfer to the CITY any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

(2) In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the ORGANIZATION for activities under this Agreement shall be (a) transferred to the CITY for the CDBG program or (b) retained after compensating the CITY an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment.

8. INSURANCE: ORGANIZATION shall not commence work under this Agreement until ORGANIZATION has obtained CITY'S approval regarding all insurance requirements, forms,

endorsements, amounts, and carrier ratings, nor shall ORGANIZATION allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor shall have been so obtained and approved. ORGANIZATION 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 ORGANIZATION, 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) General Liability Insurance: ORGANIZATION 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 one million dollars ($1,000,000) per occurrence, two million dollars ($2,000,000) general 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. ORGANIZATION's general liability policies shall be primary and not seek contribution from the 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.

(b) Workers' Compensation Insurance: ORGANIZATION shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least one million dollars ($1,000,000). ORGANIZATION 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) Auto Insurance: ORGANIZATION shall provide auto liability coverage for owned, non-owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than one million dollars ($1,000,000) per accident. If ORGANIZATION owns no vehicles, this requirement may be met through a non-owned auto endorsement to the CGL policy.

(d) Professional Liability Insurance: When applicable, ORGANIZATION 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 this Agreement, in the minimum amount of one million dollars ($1,000,000) 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 ORGANIZATION agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

(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) ORGANIZATION 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 ORGANIZATION, 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 ORGANIZATION'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 ORGANIZATIONs Protective Liability policy providing both ongoing operations and completed operations coverage.

(2) For any claims related to the program, ORGANIZATION's insurance coverage shall be primary insurance as respects CITY and any insurance or self-insurance maintained by CITY shall be excess of ORGANIZATION'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 ORGANIZATION 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 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: ORGANIZATION shall furnish CITY with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this section. 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 ORGANIZATION'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, ORGANIZATION hereby agrees to waive subrogation which any insurer of ORGANIZATION may acquire from ORGANIZATION 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 ORGANIZATION, its agents, employees, independent contractors and subcontractors. ORGANIZATION agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation.

(j) Subcontractors: ORGANIZATION shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

9. INDEMNIFICATION:

Indemnity for Professional Liability: When the law establishes a professional standard of care for ORGANIZATION's Services, to the fullest extent permitted by law, ORGANIZATION shall indemnify, protect, 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 and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs but only to the extent the ORGANIZATION (and its Subcontractors) are responsible for such damages, liabilities and costs on a comparative basis of fault between the ORGANIZATION (and its Subcontractors) and the CITY in the performance of professional services under this Agreement. ORGANIZATION shall not be obligated to defend or indemnify CITY for the CITY's own negligence.

Indemnity for other than Professional Liability: Other than in the performance of professional services and to the full extent permitted by law, ORGANIZATION 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 ORGANIZATION or by any individual or agency for which ORGANIZATION is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of ORGANIZATION.

10. PERSONNEL & PARTICIPANT CONDITIONS

(a) Federal regulations

(1) Section 504. The ORGANIZATION agrees to comply with all Federal regulations issued pursuant to Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federal assisted program. The CITY shall provide the ORGANIZATION with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

(b) Affirmative Action

(1) Approved Plan. The ORGANIZATION agrees that it shall be committed to carry out pursuant to the CITY's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966 to the extent that such Executive Order remains effective. The CITY shall provide Affirmative Action guidelines to the ORGANIZATION to assist in the formulation of such program. The ORGANIZATION shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

(2) Women- and Minority-Owned Businesses (W/MBE). The ORGANIZATION will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-

one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The ORGANIZATION may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

(3) Access to Records. The ORGANIZATION shall furnish and cause each of its owned organizations or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the CITY, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

(4) Notifications. The ORGANIZATION will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the ORGANIZATION's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement. The ORGANIZATION will, in all solicitations or advertisements for employees placed by or on behalf of the ORGANIZATION, state that it is an Equal Opportunity or Affirmative Action Employer.

(6) Subcontract Provisions. The ORGANIZATION will include the provisions of Paragraphs 5.(c), Civil Rights, and 10.(b), Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own ORGANIZATIONS or subcontractors.

(c) Employment Restrictions

(1) Prohibited Activity. The ORGANIZATION is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities: inherently religious activities; lobbying; political patronage; and nepotism activities.

(2) Labor Standards. The ORGANIZATION agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq*.) and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The ORGANIZATION agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq*.) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The ORGANIZATION shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the CITY for review upon request.

The ORGANIZATION agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors unengaged under contracts in excess of $2,000 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with Federal requirements adopted by the CITY pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and

ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the ORGANIZATION of its obligation, if any, to require payment of the higher wage. The ORGANIZATION shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

(3) "Section 3" Clause.

a. Compliance. Compliance with the provisions of Section 3 of HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the CITY, the ORGANIZATION and any of the ORGANIZATION's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the CITY, the ORGANIZATION and any of the ORGANIZATION's subrecipients and subcontractors, their successors and assigns, to those sanction specified by the Agreement through which Federal assistance is provided. The ORGANIZATION certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The ORGANIZATION further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this agreement:

> "The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The ORGANIZATION further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participant in other HUD programs.

The ORGANIZATION certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notification. The ORGANIZATION agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's

representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts. The ORGANIZATION will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulation issued by the grantor agency. The ORGANIZATION will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

(d) Conduct

(1) Assignability. The ORGANIZATION shall not assign or transfer any interest in this Agreement without the prior written consent of the CITY thereto; provided, however, that claims for money due or to become due to the ORGANIZATION from the CITY under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the CITY.

(2) Subcontracts

a. Approvals. The ORGANIZATION shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the CITY prior to the execution of such agreement.

b. Monitoring. The ORGANIZATION will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content. The ORGANIZATION shall cause all of the provisions of this contract in its entirety to be included in and made part of any subcontract executed in the performance of this Agreement.

d. Selection Process. The ORGANIZATION shall undertake to ensure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the CITY along with documentation concerning the selection process.

(3) Hatch Act. The ORGANIZATION agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

(4) Conflict of Interest. The ORGANIZATION agrees to abide by the provisions of 2 CFR Part 200 and 570.611, which include (but are not limited to) the following:

a. The ORGANIZATION shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.

b. No employee, officer or agent of the ORGANIZATION shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the CITY, the ORGANIZATION, or any designated public agency.

(5) Lobbying.

The ORGANIZATION herby certifies that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

c. It will require that the language of paragraph (d) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:

d. Lobbying Certification. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

(6) Copyright. If this contract results in any copyrightable material or inventions, the CITY and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for government purposes.

(7) Religious Activities. The ORGANIZATION agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

11. ENVIRONMENTAL CONDITIONS

(a) Air and Water. The ORGANIZATION agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

(1) Clean Air act, 42 U.S.C., 7401, *et seq*.;

(2) Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, *et seq*., as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;

(3) Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

(b) Flood Disaster Protection. In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the ORGANIZATION shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

(c) Lead-Based Paint. The ORGANIZATION agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

(d) Historic Preservation. The ORGANIZATION agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state or local historic property list.

12. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not

be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

13. SPECIAL TERMS AND CONDITIONS.

(a) It is expressly understood and agreed that either party shall have the right to terminate this Agreement upon fifteen (15) days' written notice to the other party. However, ORGANIZATION may not terminate An Assignment of Proceeds and Grant of Lien without written consent of CITY. All reports or accounting provided for herein shall be rendered whether or not falling due within the Agreement period.

(b) Further, CITY reserves the right to immediately terminate this Agreement upon written notification to ORGANIZATION under the following conditions:

(1) Notification by HUD to the CITY that said project is ineligible because of project location, services provided, or any other reason cited by HUD.

(2) Notification by HUD to CITY that said project is deficient and that continued support of the project is not providing an adequate level of services to low/moderate income or minority people.

(3) Written notification from HUD to CITY that the program funds made available to CITY are being curtailed, withdrawn, or otherwise restricted.

(c) CITY also reserves the right to immediately terminate this Agreement or to reduce the Agreement compensation amount under the following conditions:

(1) Failure of ORGANIZATION to file required reports

(2) Failure of ORGANIZATION to meet project dates

(3) Expenditure of funds under this Agreement for ineligible activities, services or items

(4) Failure to comply with written notice from CITY of substandard performance in scope of services under the terms of this Agreement.

14. OBLIGATIONS OF ORGANIZATION: Throughout the term of this Agreement, ORGANIZATION shall possess, or secure all licenses, permits, qualifications and approvals legally required to conduct business. ORGANIZATION warrants that it has all of the necessary professional capabilities and experience, as well as all tools, instrumentalities, facilities and other resources necessary to provide the CITY with the services contemplated by this Agreement. ORGANIZATION further warrants that it will follow the best current, generally accepted and professional practices to make findings, render opinions, prepare factual presentations, and provide professional advice and recommendations regarding this project.

15. 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.

16. ASSIGNMENT: This agreement is binding upon CITY and ORGANIZATION and

their successors. Except as otherwise provided herein, neither CITY nor ORGANIZATION shall assign, sublet, or transfer interest in this Agreement or any part thereof without the prior written consent of the other.

17. 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:

for ORGANIZATION: United Samaritans Foundation
220 S Broadway
Turlock, CA 95380
Telephone: (209) 668-4853

for CITY: City of Turlock
ATTN: Housing Program Manager
Housing Program Services Division
156 South Broadway, Suite 140
Turlock, California 95380-5454
Telephone: (209) 668-5610

18. SECTION HEADINGS AND SUBHEADINGS

The section heading and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

19. WAIVER

The CITY's failure to act with respect to a breach by the ORGANIZATION does not waive its right to act with respect to subsequent or similar breaches. The failure of the CITY to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

20. ENTIRE AGREEMENT

The agreement constitutes the entire agreement between the CITY and the ORGANIZATION for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the CITY and the ORGANIZATION with respect to this Agreement.

21. CITY CONTRACT ADMINISTRATOR: The CITY'S contract administrator and contact person for this Agreement is:

Jennifer Figueroa
Housing Program Manager
Housing Program Services Division
156 S. Broadway, Suite 140
Turlock, California 95380-5456
Telephone: (209) 668-5610
E-mail: jfigueroa@turlock.ca.us

22. EXECUTION AND COUNTERPARTS: This Addendum 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 Addendum 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 Addendum or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate by and through their respective officer's thereunto duly authorized by a motion approved by the Turlock City Council on May 26th, 2026.

CITY OF TURLOCK, a municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date: _____

APPROVED AS TO FORM:

By: _____
Katie O. Lucchesi, City Attorney

Date:_____

ATTEST:

By: _____
Nichole Fiez, City Clerk

Date: _____

United Samaritans Foundation

By: _____

Title: _____

Print Name: _____

Date: _____

220 S Broadway
Turlock, CA 95380
Telephone: (209) 668-4853

Name of Organization: **UNITED SAMARITANS FOUNDATION**

Exhibit A

Project Name: **EMERGENCY FOOD BOX PROGRAM**

Other Funding Sources

Identify all sources of funding by organization or donor and amount of funds that are anticipated to be utilized for this program. These funding sources should correspond with your proposed budget (Exhibit B). Leveraging and matching funds are not required but are highly encouraged as CDBG funds are not intended to provide ongoing support.

Source of Funds (organization/agency name)	**Type of Funds:** (i.e., CDBG, HOME, ESG, HOPWA, Other Federal Funds, State/Local, Private, fees, contributions, special events, volunteers, Other...)	**Amount of Funds** (list amount received or anticipated, or value of In-kind commodities or services)	**Funding Status** (i.e., cash on hand, grant awarded, etc.) Committed, Pending, and Not yet requested.
City of Turlock Public Service Grant funds	Federal CDBG funds	$15,000.00	Committed
Kaiser Foundation	Private	$12,500.00	Committed
Rental	Other	$10,000.00	Committed
Fundraising	Special Events	$20,000.00	Pending
In-Kind Labor	Volunteers	$35,490.00	Committed
In-Kind Food	In-Kind	$30,000.00	Committed
Individual Donation	Donation	$64,215.92	Committed
Gemperle	Donation	$10,000.00	Committed
Stanislaus Community Foundation: Food For Families	Grant	$17,500.00	Committed
Total funding sources for this project should match detailed budget (Exhibit B)		**$ 214,705.92**	This total should equal your program budget total.

Name of Organization: UNITED SAMARITAN FOUNDATION
Project Name: EMERGENCY FOOD BOX

Exhibit B

Budget

Please fill out the form below noting the total amount of funding requested for each line item. The amounts indicated should equal the funding requested. The total amount in the "Other Funding" column should equal the total funding required to carry out the program as listed under "Other Funding Sources" Exhibit A. Specific details of Project Costs are required. You will be required to follow each line item amount detailed in this budget in your draw requests.

Do not add or change any line items listed

☐ Year round program or ☐ Seasonal program

Line Item	Turlock CDBG	Other Funding	Program Total
1. Personnel Costs:			
a. Salaries/Benefits/taxes (fringe) -List Positions below:	$5,000.00	$71,740.92	$76,740.92
			-
Subtotal	**$5000.00**	**$71,740.92**	**$76,740.92**
2. Non-Personnel Costs:			
a. Rent/Lease of Space (for program only):			
b. Janitorial: (Cleaning supplies, toilet paper, ...)			
c. Utilities: (gas, electric, water)		$9,785.00	$9,785.00
d. Telephone/Internet Services:			
e. Insurance-Specify types:		$18,889.00	$18,889.00
f. Supplies (office only):			
g. Postage/Shipping:			
h. Rental/Maintenance Equipment:			
i. Audit:		$10,454.00	$10,454.00
j. Automobile/Transportation/Mileage:			
k. Staff Training/Conferences:			
l. Subcontracts (be specific):_____			
m. Professional Fees: _____			
n. Other (be specific):_____			
o. Other (be specific):_____			
Subtotal	**$5,000.00**	**$39,128.00**	**$39,128.00**
3. Project costs (not already listed above):			
a. Project costs description: **Food**	$15,000.00	$74,189.00	$89,189.00
b. Project costs description: **Supplies (non-office)**: Example: Paper plates/cups, paper napkins, plastic utensils, plastic serving gloves, ...		$9,648.00	$9,648.00
c. Project costs description (be specific):			-
Subtotal	**$15,000.00**	**$83,837.00**	**$98,837.00**
Totals	**$20,000.00**	**$194,705.92**	**$214,705.92**

Name of Organization: **UNITED SAMARITANS FOUNDATION**

Exhibit C

Project Name: **EMERGENCY FOOD BOX**

Complete the following personnel table. List the positions for **all of the individuals that will be involved with the implementation of the project**, funded or not with Turlock CDBG funds. This would include but is not limited to program staff, volunteers, and contracted employees. The expenses should correspond with the Budget (Exhibit B).

	Position Title	Position Type (direct service, admin support, etc.)	Pay Rate (Hourly with Fringe)	Hours Per Month (for the program)	Months per fiscal year	Total Yearly Cost to Program
1	Grant Administrator	Indirect	$27.54	15	12	$4,957.20
2	Volunteer Coordinator	Indirect	$19.25	25	12	$5,775.00
3	Director of Operations	Direct	$27.54	30	12	$9,914.40
4	Warehouse Support	Direct	$18.41	96	12	$21,208.32
5	Volunteers	Direct	$16.90	120	12	$5,550.00
6	Office Data Support	Indirect	$18.50	25	12	$5,550.00
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
				Total:		**$71,740.92**

CITY OF TURLOCK INC. 1908

HOUSING PROGRAM SERVICES

156 S. BROADWAY, SUITE 140 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5610 | FAX 209-668-5668 | TDD 209-800-735-2929

Conflict of Interest Disclosure Screening Form
Large Approvals; Non-Profit Entities

4-14-24 Resubmitted as USF needed to be the applicant

Name of Applicant: ~~Linda Murphy-Julien~~ United Samaritans Foundation

Type of Application: Grant (CDBG) Subrecipient

I have the authority to certify these matters on behalf of the applicant and its officers. ☒ yes ☐ no
Please fill out completely and attach additional sheets if necessary.

Current or Former Employees of the City of Turlock. Are you or any of the applicant's officers current or former employees of the City of Turlock? ☐ yes ☒ no

If yes, for each individual please state dates of employment, job title(s), city department(s) worked for, and work supervisor(s).

_____

_____

Relatives. Are any of your officers related to any employees of the City of Turlock **or** to any elected or appointed officials (such as members of the City Council, Planning Commission, CDBG Community Grant Selection Committee, the Measure A Oversight Committee or the Loan Committee-see attached list-by answering question you are certifying that you reviewed the attached list)? ☐ yes ☒ no

If yes, for each individual please list name(s) of the relative(s) and the nature of the family relationship.

_____

_____

Economic Conflicts of Interest. Has your entity, you, or any of your officers been a source of income, investment, or gift to any employees of the City of Turlock **or** to any elected or appointed officials (such as members of the City Council, Planning Commission, CDBG Community Grant Selection Committee, the Measure

A Oversight Committee or the Loan Committee-see attached list-by answering question you are certifying that you reviewed the attached list)? ☐ yes ☒ no

If yes, for each individual please list name(s) of the employee(s) of the City of Turlock and/or any elected or appointed official(s). No other information is necessary at this time as staff will follow-up with you if additional information is needed.

Campaign Contribution Conflicts of Interest. Has the entity, you, any of your officers, or any of your representatives or agents made a political campaign contribution in the last twelve (12) months to anyone listed on the attached list? ☐ yes ☒ no

If yes, for each individual please list their name(s), title(s) and also the name of the recipient(s) of the campaign contribution(s) and the amount(s).

Please note that the Campaign Contribution Conflict of Interest state law (Cal. Gov. Code §84308) is wide-ranging and covers additional situations other than those addressed in the preceding question. You must review the attached information from the state Fair Political Practices Commission to see if your entity has additional types of conflicts of interest due to campaign contributions from any "party", "participant" or "agent" as those are defined in state law. After reading the attached information, do you have a campaign contribution conflict of interest? ☐ yes ☒ no If yes, please list below:

I declare under penalty of perjury under the laws of the State of California that the forgoing is true and correct.

Linda Murphy-Julien/Executive Director

Print Name & Officer Title

Linda Murphy-Julien

Signature

04/09/2026

Date

Attachments:

-List of Elected & Appointed Officials for City of Turlock ("Officers of the Agency")

-FPPC Advisory entitled "Parties, Participants, Agents, and Section 84308"

4/14/26 corrected to put USF as applicant.

CITY OF TURLOCK SELF-CERTIFICATION FORM FOR APPLICANTS - GRANTS, PERMITS, CONTRACTS and OTHER APPROVALS

Name of Applicant: ~~**LINDA MURPHY-JULIEN**~~ United Samaritans Foundation

Type of Application: **Community Development Block Grant (CDBG) Subrecipient Grant**

I am the applicant or have the authority to certify these matters on behalf of the applicant.
✓ Yes ___ No

If applicant is not a person(s), please list the applicant's entity type (e.g., corporation, LLC, limited partnership, general partnership, non-profit corporation, unincorporated association, government entity, etc.) _____

The applicant is current on all monies owed to the City of Turlock for utility bills, business licenses, and other matters.
✓ Yes ___ No

If "No", please list monies that are overdue and owed to the City: _____
(This is not necessarily disqualifying for your application. City staff will follow up with you if necessary.)

The applicant is current on state and federal income tax filings.
✓ Yes ___ No

If "No", please describe:
_____

The applicant has no tax liens (any type) filed against it.
✓ Yes ___ No ("Yes" means there are no tax liens, "No" means there are tax liens).

If "No", please describe type(s) and amount(s) of tax lien(s):
_____

If required by the Turlock Municipal Code, the applicant has a City of Turlock business license or will obtain one upon receipt of the approval.
✓ Yes ___ No

☐ (Answer only if box checked). The role of President/CEO of the applicant is held by a different person than the role of Treasurer/CFO.
✓ Yes ___ No

If "No", please explain:

_____

☐ (Answer only if box checked). Please provide documentation of how the applicant meets the objectives of the approval applied for:

_____

_____

The applicant understands that the applicant may be asked to update this information prior to or after receipt of the approval applied for.

✓ Yes ___ No

I declare under penalty of perjury under the laws of the State of California that my answers to the above questions are true and correct to the best of my actual knowledge.

Signature: _____

Print Name: **Linda Murphy-Julien**

Date: **04/09/2026**

AGREEMENT
between
CITY OF TURLOCK
And
City of Turlock- Municipal Services Department
for
Public Services through the Community Development Block Grant (CDBG) Program
CONTRACT NO. 2027-0006

THIS AGREEMENT is made this 26th day of May, 2026, by and between the **CITY OF TURLOCK**, a municipal corporation of the State of California, as the implementer of the COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, hereinafter referred to as "CITY" and **City of Turlock- Municipal Services Department** hereinafter referred to as "ORGANIZATION."

W I T N E S S E T H:

WHEREAS, CITY has received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, as amended (HUD Act), Public Law 93-383; and

WHEREAS, the CITY wishes to engage the ORGANIZATION to assist the CITY in utilizing such funds; and

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. SCOPE OF SERVICE: The ORGANIZATION will be responsible for administering a CDBG 2026-2027 Recreation for All Scholarship Public Service Program in a manner satisfactory to the CITY. The Public Service Program shall be provided in accordance with the standards required as a condition of providing these funds and in accordance with Exhibit A attached hereto and incorporated herein by reference. The ORGANIZATION shall provide such Services in accordance with 24 CFR § 570 *et seq* and all other applicable federal state or local laws, rules or regulations.

(a) National Objectives: All activities funded with CDBG funds must meet one of the CDBG program's National Objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet community development needs having a particular urgency, as defined in 24 CFR 570.208. The ORGANIZATION certifies that the activity carried out under this Agreement will meet the National Objective specified in Exhibit A.

(b) Levels of Accomplishment-Goals and Performance Measures: The

ORGANIZATION agrees to provide levels of program services specified in Exhibit A.

(c) Staffing: The ORGANIZATION agrees to provide levels of staffing for the program as specified in Exhibit A.

(d) Performance Monitoring: The CITY will monitor the performance of the ORGANIZATION against goals and performance standards as stated in Exhibit A. Substandard performance as determined by the CITY will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the ORGANIZATION within a reasonable period of time after being notified by the CITY, contract suspension or termination procedures will be initiated.

2. COMPENSATION: ORGANIZATION shall be paid a total consideration of not to exceed Twenty Thousand and no/100 ths Dollars ($20,000), for full performance of the Public Services specified under this Agreement, in conformity with the approved program proposal and budget document which is attached to this Agreement as Exhibit A. The amount set forth in this section is not a guarantee of the compensation that ORGANIZATION will receive, but rather is merely a limit of potential CITY expenditures under this Agreement. ORGANIZATION will be paid for services actually performed in accordance with the requirements of this Section. The CITY may require a more detailed budget breakdown than the one provided in Exhibit A and the ORGANIZATION shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the CITY. Any amendments to the budget must be approved in writing by both the CITY and the ORGANIZATION. ORGANIZATION agrees that compensation shall be paid in the manner and at the times set forth below:

(a) Payment:

(1) Funds will be dispersed on a draw basis as costs are incurred and can be drawn monthly. Drawdowns for the payment of eligible expenses shall be made against the line item budgets specified in Exhibit A and in accordance with performance. Expenses for general administration shall also be paid against the line item budgets specified in Exhibit A and in accordance with performance.

(2) The request for a draw will be accompanied by documentation of the costs which would include such information as invoices and timecards. The request will also include data of the persons served through the program including, but not limited to, income, race/ethnicity, and statistics data required by HUD, and such other information as the CITY may request. First Draw can be requested after October 1, 2026. Final draw must be requested before June 15th, 2027

(3) Payments may be contingent upon certification of the ORGANIZATION'S financial management system in accordance with the standards specified in 2 CFR 200.

(4) ORGANIZATION shall notify CITY in writing of all authorized personnel who shall be empowered to file requests for payment pursuant to this Agreement.

(5) Not more often than monthly, CITY shall make payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. CITY shall pay undisputed invoices that comply with the above requirements within 30 days from the receipt of the invoice.

3. TERM OF AGREEMENT. The Services of ORGANIZATION are to commence on July 1, 2026, and end on June 30, 2027, unless the term of the agreement is otherwise terminated or extended, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of this Agreement. The point of contact for CITY shall be the City of Turlock, Housing Program Services Division, 156 South Broadway, Suite 140, Turlock, California, 95380.

4. GENERAL CONDITIONS. The ORGANIZATION agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban development regulations concerning Community Development Block Grants (CDBG) including subpart K of these regulations, except that (1) the ORGANIZATION does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the ORGANIZATION does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The ORGANIZATION also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided for under this contract. The ORGANIZATION further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

(a) ORGANIZATION agrees to submit quarterly program status reports to CITY, and other reports as may be required by CITY.

(b) ORGANIZATION agrees to maintain racial, ethnic, gender, head of household and family size data showing the extent to which these categories of persons have participated in, or benefited from, the project, and to provide such data in an activity report to CITY quarterly.

(c) ORGANIZATION agrees to keep all necessary books and records, including property, personnel and financial records, in connection with the operations and services performed under this Agreement, and shall document all transactions so that all expenditures may be properly audited.

(d) ORGANIZATION agrees that CITY or any authorized representative has access to and the right to examine all records, books, papers or documents related to the program/scope of services/project.

(e) ORGANIZATION agrees to provide to CITY at ORGANIZATION's cost, a certified audit performed by an accredited certified public accountant, of all funds received or utilized by ORGANIZATION, including the distribution of Community Development Block Grant Funds for fiscal year 2025-2026 to be delivered to CITY by October 1, 2025 or within 30 days of receipt of ORGANIZATION's audited financials, whichever is later.

(f) ORGANIZATION hereby warrants that it will establish and adopt safeguards to prohibit members, officers, and employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties. Further, no member, officer, or employee of ORGANIZATION who exercises any functions or responsibility with respect to the program during his or her tenure or for one year thereafter, shall have any interest, direct or indirect, in any Agreement or sub-agreement, or the proceeds thereof, either for themselves or those with whom they have family or business ties, for work to be performed in connection with the program assisted under this Agreement.

(g) The undersigned persons signing as officers on behalf of ORGANIZATION, a party to this Agreement, hereby severally warrants and represents that said persons have authority to enter into this Agreement on behalf of said ORGANIZATION and to bind the same to this Agreement, and, further that said ORGANIZATION has authority to enter into this Agreement and that there are no restrictions or prohibitions contained in any article of incorporation or bylaws against entering into this Agreement.

(h) CITY shall not be responsible or liable for any debts, actions, obligations, negligence, or liabilities committed or incurred by ORGANIZATION, its staff or clientele, and ORGANIZATION hereby agrees to defend, hold harmless and indemnify CITY from and against any and all liabilities for debts, obligations, and negligence. No payment, however, final or otherwise, shall operate to release ORGANIZATION from any obligations under this Agreement. Should either party be required to bring a legal action to enforce the provisions of this Agreement, the prevailing party shall be reimbursed for all court costs and all reasonable attorney's fees incurred in the prosecution or defense of said action.

(i) Both parties hereto in the performance of this Agreement will be acting in an independent capacity and not as agents, employees, partners or joint ventures with one another.

ORGANIZATION is not an employee of CITY and is not entitled to any of the rights, benefits, or privileges of CITY employees, including but not limited to medical, unemployment, or Workers' Compensation insurance.

5. OTHER PROVISIONS.

(a) During the performance of this Agreement, ORGANIZATION agrees as follows:

(1) ORGANIZATION shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, familial status, veterans status, or any other basis prohibited by applicable law. ORGANIZATION shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, age, handicap, sexual orientation, familial status, veterans status, ancestry, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

ORGANIZATION agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) ORGANIZATION will, in all solicitations or advertisements for employees placed by or on behalf of ORGANIZATION, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, veterans status, familial status, or any other basis prohibited by applicable law.

(b) EQUAL OPPORTUNITY IN PARTICIPATION. Under the terms of Section

109 of the Housing and Community Development Act of 1974, and in conformance with CITY policy and all requirements imposed by or pursuant to the Regulations of the Department of Housing and Urban Development (24 CFR Part 570.602 issued pursuant to this section), ORGANIZATION shall not exclude any persons from participation in the program on the basis race, color, national origin, religion, or sex.

(c) Civil Rights

(1) Compliance. The ORGANIZATION agrees to comply with the civil rights laws of the State of California and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086 as such laws and orders may be amended, modified or repealed from time to time and such other executive orders as may be applicable.

(2) Nondiscrimination. The ORGANIZATION agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279 as such laws and orders may be amended, modified or repealed from time to time. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

(d) BUSINESS AND EMPLOYMENT OPPORTUNITIES FOR LOW/MODERATE INCOME RESIDENTS. ORGANIZATION will conform with the rules and regulations set forth under Section 3 of the Housing and Urban Development Act of 1968, (12 USC 1701u), as amended, and the HUD regulations issued pursuant thereto at 24 CFR Part 135, to the extent applicable. This act requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area.

(e) DRUG-FREE WORK PLACE. Organization will maintain a drug free work place and will comply with all applicable Federal, State and local laws pertaining to a drug-free work place.

(f) PROVISIONS REQUIRED BY LAW DEEMED INSERTED. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein, and the Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Agreement shall forthwith be physically amended to make such insertion or correction. To the extent that any such laws are amended or repealed, ORGANIZATION shall comply with such laws as amended or repealed.

6. CITY RECOGNITION. The ORGANIZATION shall insure recognition of the role of the CITY in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the ORGANIZATION will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

7. ADMINISTRATIVE REQUIREMENTS.

(a) Financial Management

(1) Accounting Standards. The ORGANIZATION agrees to comply with 2 CFR Part 200 and agrees to adhere to the accounting principles and procedures required therein, utilized adequate internal controls, and maintain necessary source documentation for all costs incurred.

(2) Cost Principles. The ORGANIZATION shall administer its program in conformance with 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars including OMB Circulars A-122, "Cost Principles for Non-Profit Organization," or A-21, "Cost Principles for Educational Institutions," or A-87, "Cost Principles for State, Local and Indian Tribal Governments," as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

(b) Documentation and Record Keeping.

(1) Records to be maintained. The ORGANIZATION shall maintain all records required by the Federal regulations specified in 24 CFR 570.506 that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

a. Records providing a full description of each activity undertaken;

b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;

c. Records required to determine the eligibility of activities;

d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;

e. Records documenting compliance with the fair housing and equal opportunity component of the CDBG program;

f. Financial records as required by 24 CFR 570.502, and 2 CFR Part 200;

g. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

(2) Retention. The ORGANIZATION shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the agreement for a period of four (4) years. The retention period begins on the date of the submission of the CITY'S annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

(3) Client Data. The ORGANIZATION shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited

to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to CITY monitors or their designees for review upon request.

(4) Disclosure. The ORGANIZATION understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the CITY'S or ORGANIZATION's responsibilities with respect to services provided under this contract, is prohibited by the State or Federal law unless written consent is obtained from such person receiving service and, in the case of minor, that of a responsible parent/guardian.

(5) Close-outs. The ORGANIZATION's obligation to the CITY shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the CITY), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the ORGANIZATION has control over CDBG funds, including program income.

(6) Audits and Inspections. All ORGANIZATION records with respect to any matters covered by this Agreement shall be made available to the CITY, HUD, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the ORGANIZATION within 30 days after receipt by the ORGANIZATION. Failure of the ORGANIZATION to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The ORGANIZATION hereby agrees to have an annual agency audit conducted in accordance with current CITY policy concerning ORGANIZATIONS audits and 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars including OMB circular A-133.

If, as a result of any audit, any improper expenditures are revealed by the ORGANIZATION, its officers, agents, servants, employees and /or subcontractors, of the funds granted hereunder, and such questioned costs are disallowed under the procedures of the party by whom or on whose behalf said audit is conducted, then the amount of such disallowed cost shall constitute liquidated damages for the breach of that portion of the Agreement audited. In case of such disallowed cost, ORGANIZATION agrees to repay the CITY said sum as liquidated damages for the ORGANIZATIONS failure to perform the duties, bear the liabilities and fulfill the obligations imposed upon it by this Agreement.

(c) Reporting and Payment Procedures

(1) Program Income. The ORGANIZATION shall report to the CITY any interest or other income earned as a direct result of the use of the CDBG funds for the program outlined within this Agreement. The ORGANIZATION shall report all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this Agreement. All program income derived from the project, if any, shall revert to the CITY for use in the Community Development Block Grant program.

(2) Payment Procedures. The CITY will pay to the ORGANIZATION funds available under this Agreement based upon information submitted by the ORGANIZATION and consistent with the approved budget in Exhibit A. Payments will be made for eligible expenses actually incurred by the ORGANIZATION on a reimbursement basis. The CITY shall not provide any payments in advance of actual expenditures by the ORGANIZATION. Payments will be adjusted by the CITY in accordance with program income balances available in ORGANIZATION accounts. Payment requests shall include documentation to verify that the expenditure of funds is consistent with the project description as approved. Prior to reimbursing the ORGANIZATION, the CITY will verify the ORGANIZATION has provided the required draw. Funding is contingent upon the CITY receiving Community Development Block Grant funds from HUD.

(3) Progress Reports. The ORGANIZATION shall submit regular Progress Reports to the CITY in the form, content, and frequency as required by the CITY.

(d) Procurement

(1) Compliance. The ORGANIZATION shall comply with current CITY policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the CITY upon termination of this Agreement.

(2) Uniform Requirements. Unless specified otherwise within this agreement, the ORGANIZATION shall procure all materials, property, or services in accordance with the requirements of 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars.

(3) Travel. The ORGANIZATION shall obtain written approval from the CITY for any travel outside the metropolitan area with funds provided under this Agreement.

(e) Use and Reversion of Assets.

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 2 CFR Part 200, and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following;

(1) The ORGANIZATION shall transfer to the CITY any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

(2) In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the ORGANIZATION for activities under this Agreement shall be (a) transferred to the CITY for the CDBG program or (b) retained after compensating the CITY an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment.

8. INSURANCE: ORGANIZATION shall not commence work under this Agreement until

ORGANIZATION has obtained CITY'S approval regarding all insurance requirements, forms, endorsements, amounts, and carrier ratings, nor shall ORGANIZATION allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor shall have been so obtained and approved. ORGANIZATION 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 ORGANIZATION, 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) General Liability Insurance: ORGANIZATION 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 one million dollars ($1,000,000) per occurrence, two million dollars ($2,000,000) general 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. ORGANIZATION's general liability policies shall be primary and not seek contribution from the 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.

(b) Workers' Compensation Insurance: ORGANIZATION shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least one million dollars ($1,000,000). ORGANIZATION 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) Auto Insurance: ORGANIZATION shall provide auto liability coverage for owned, non-owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than one million dollars ($1,000,000) per accident. If ORGANIZATION owns no vehicles, this requirement may be met through a non-owned auto endorsement to the CGL policy.

(d) Professional Liability Insurance: When applicable, ORGANIZATION 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 this Agreement, in the minimum amount of one million dollars ($1,000,000) 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 ORGANIZATION agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

(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) ORGANIZATION 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 ORGANIZATION, 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 ORGANIZATION'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 ORGANIZATIONs Protective Liability policy providing both ongoing operations and completed operations coverage.

(2) For any claims related to the program, ORGANIZATION's insurance coverage shall be primary insurance as respects CITY and any insurance or self-insurance maintained by CITY shall be excess of ORGANIZATION'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 ORGANIZATION 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 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: ORGANIZATION shall furnish CITY with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this section. 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 ORGANIZATION'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, ORGANIZATION hereby agrees to waive subrogation which any insurer of ORGANIZATION may acquire from ORGANIZATION 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 ORGANIZATION, its agents, employees, independent contractors and subcontractors. ORGANIZATION agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation.

(j) Subcontractors: ORGANIZATION shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

9. INDEMNIFICATION:

Indemnity for Professional Liability: When the law establishes a professional standard of care for ORGANIZATION's Services, to the fullest extent permitted by law, ORGANIZATION shall indemnify, protect, 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 and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs but only to the extent the ORGANIZATION (and its Subcontractors) are responsible for such damages, liabilities and costs on a comparative basis of fault between the ORGANIZATION (and its Subcontractors) and the CITY in the performance of professional services under this Agreement. ORGANIZATION shall not be obligated to defend or indemnify CITY for the CITY's own negligence.

Indemnity for other than Professional Liability: Other than in the performance of professional services and to the full extent permitted by law, ORGANIZATION 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 ORGANIZATION or by any individual or agency for which ORGANIZATION is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of ORGANIZATION.

10. PERSONNEL & PARTICIPANT CONDITIONS

(a) Federal regulations

(1) Section 504. The ORGANIZATION agrees to comply with all Federal regulations issued pursuant to Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federal assisted program. The CITY shall provide the ORGANIZATION with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

(b) Affirmative Action

(1) Approved Plan. The ORGANIZATION agrees that it shall be committed to carry out pursuant to the CITY's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966 to the extent that such Executive Order remains effective. The CITY shall provide Affirmative Action guidelines to the ORGANIZATION to assist in the formulation of such program. The ORGANIZATION shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

(2) Women- and Minority-Owned Businesses (W/MBE). The ORGANIZATION will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a

business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The ORGANIZATION may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

(3) Access to Records. The ORGANIZATION shall furnish and cause each of its owned organizations or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the CITY, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

(4) Notifications. The ORGANIZATION will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the ORGANIZATION's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement. The ORGANIZATION will, in all solicitations or advertisements for employees placed by or on behalf of the ORGANIZATION, state that it is an Equal Opportunity or Affirmative Action Employer.

(6) Subcontract Provisions. The ORGANIZATION will include the provisions of Paragraphs 5.(c), Civil Rights, and 10.(b), Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own ORGANIZATIONS or subcontractors.

(c) Employment Restrictions

(1) Prohibited Activity. The ORGANIZATION is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities: inherently religious activities; lobbying; political patronage; and nepotism activities.

(2) Labor Standards. The ORGANIZATION agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq*.) and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The ORGANIZATION agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq*.) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The ORGANIZATION shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the CITY for review upon request.

The ORGANIZATION agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors unengaged under contracts in excess of $2,000 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with Federal requirements adopted by the

CITY pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the ORGANIZATION of its obligation, if any, to require payment of the higher wage. The ORGANIZATION shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

(3) "Section 3" Clause.

a. Compliance. Compliance with the provisions of Section 3 of HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the CITY, the ORGANIZATION and any of the ORGANIZATION's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the CITY, the ORGANIZATION and any of the ORGANIZATION's subrecipients and subcontractors, their successors and assigns, to those sanction specified by the Agreement through which Federal assistance is provided. The ORGANIZATION certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The ORGANIZATION further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this agreement:

> "The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The ORGANIZATION further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participant in other HUD programs.

The ORGANIZATION certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notification. The ORGANIZATION agrees to send to each

labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts. The ORGANIZATION will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulation issued by the grantor agency. The ORGANIZATION will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

(d) Conduct

(1) Assignability. The ORGANIZATION shall not assign or transfer any interest in this Agreement without the prior written consent of the CITY thereto; provided, however, that claims for money due or to become due to the ORGANIZATION from the CITY under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the CITY.

(2) Subcontracts

a. Approvals. The ORGANIZATION shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the CITY prior to the execution of such agreement.

b. Monitoring. The ORGANIZATION will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content. The ORGANIZATION shall cause all of the provisions of this contract in its entirety to be included in and made part of any subcontract executed in the performance of this Agreement.

d. Selection Process. The ORGANIZATION shall undertake to ensure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the CITY along with documentation concerning the selection process.

(3) Hatch Act. The ORGANIZATION agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

(4) Conflict of Interest. The ORGANIZATION agrees to abide by the provisions of 2 CFR Part 200 and 570.611, which include (but are not limited to) the following:

a. The ORGANIZATION shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents

engaged in the award and administration of contracts supported by Federal funds.

b. No employee, officer or agent of the ORGANIZATION shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the CITY, the ORGANIZATION, or any designated public agency.

(5) Lobbying.

The ORGANIZATION herby certifies that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

c. It will require that the language of paragraph (d) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:

d. Lobbying Certification. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

(6) Copyright. If this contract results in any copyrightable material or inventions, the CITY and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work

or materials for government purposes.

(7) Religious Activities. The ORGANIZATION agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

11. ENVIRONMENTAL CONDITIONS

(a) Air and Water. The ORGANIZATION agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

(1) Clean Air act, 42 U.S.C., 7401, *et seq*.;

(2) Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, *et seq*., as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;

(3) Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

(b) Flood Disaster Protection. In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the ORGANIZATION shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

(c) Lead-Based Paint. The ORGANIZATION agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

(d) Historic Preservation. The ORGANIZATION agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state or local historic property list.

12. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

13. SPECIAL TERMS AND CONDITIONS.

(a) It is expressly understood and agreed that either party shall have the right to terminate this Agreement upon fifteen (15) days' written notice to the other party. However, ORGANIZATION may not terminate An Assignment of Proceeds and Grant of Lien without written consent of CITY. All reports or accounting provided for herein shall be rendered whether or not falling due within the Agreement period.

(b) Further, CITY reserves the right to immediately terminate this Agreement upon written notification to ORGANIZATION under the following conditions:

(1) Notification by HUD to the CITY that said project is ineligible because of project location, services provided, or any other reason cited by HUD.

(2) Notification by HUD to CITY that said project is deficient and that continued support of the project is not providing an adequate level of services to low/moderate income or minority people.

(3) Written notification from HUD to CITY that the program funds made available to CITY are being curtailed, withdrawn, or otherwise restricted.

(c) CITY also reserves the right to immediately terminate this Agreement or to reduce the Agreement compensation amount under the following conditions:

(1) Failure of ORGANIZATION to file required reports

(2) Failure of ORGANIZATION to meet project dates

(3) Expenditure of funds under this Agreement for ineligible activities, services or items

(4) Failure to comply with written notice from CITY of substandard performance in scope of services under the terms of this Agreement.

14. OBLIGATIONS OF ORGANIZATION: Throughout the term of this Agreement, ORGANIZATION shall possess, or secure all licenses, permits, qualifications and approvals legally required to conduct business. ORGANIZATION warrants that it has all of the necessary professional capabilities and experience, as well as all tools, instrumentalities, facilities and other resources necessary to provide the CITY with the services contemplated by this Agreement. ORGANIZATION further warrants that it will follow the best current, generally accepted and professional practices to make findings, render opinions, prepare factual presentations, and provide professional advice and recommendations regarding this project.

15. 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.

16. ASSIGNMENT: This agreement is binding upon CITY and ORGANIZATION and their successors. Except as otherwise provided herein, neither CITY nor ORGANIZATION shall assign, sublet, or transfer interest in this Agreement or any part thereof without the prior written consent of the other.

17. 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:

for ORGANIZATION: City of Turlock, Municipal Services, Recreation Division
144 S Broadway
Turlock, CA 95380
Telephone: (209) 668-5594

for CITY: City of Turlock
ATTN: Housing Program Manager
Housing Program Services Division
156 South Broadway, Suite 140
Turlock, California 95380-5454
Telephone: (209) 668-5610

18. SECTION HEADINGS AND SUBHEADINGS

The section heading and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

19. WAIVER

The CITY's failure to act with respect to a breach by the ORGANIZATION does not waive its right to act with respect to subsequent or similar breaches. The failure of the CITY to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

20. ENTIRE AGREEMENT

The agreement constitutes the entire agreement between the CITY and the ORGANIZATION for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the CITY and the ORGANIZATION with respect to this Agreement.

21. CITY CONTRACT ADMINISTRATOR: The CITY'S contract administrator and contact person for this Agreement is:

Jennifer Figueroa
Housing Program Manager
Housing Program Services Division
156 S. Broadway, Suite 140
Turlock, California 95380-5456

Telephone: (209) 668-5610
E-mail: jfigueroa@turlock.ca.us

22. EXECUTION AND COUNTERPARTS: This Addendum 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 Addendum 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 Addendum or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate by and through their respective officer's thereunto duly authorized by a motion approved by the Turlock City Council on May 26th, 2026.

CITY OF TURLOCK, a municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date: _____

APPROVED AS TO FORM:

By: _____
Katie O. Lucchesi, City Attorney

Date:_____

ATTEST:

By: _____
Nichole Fiez, City Clerk

Date: _____

City of Turlock- Municipal Services Department

By: _____

Title: _____

Print Name: _____

Date: _____

144 S Broadway
Turlock, CA 95380
Telephone: (209) 668-5594

Name of Organization: **City of Turlock**
Project Name: **Recreation for All Scholarship**

Exhibit A

Other Funding Sources

Identify all sources of funding by organization or donor and amount of funds that are anticipated to be utilized for this program. These funding sources should correspond with your proposed budget (Exhibit B). Leveraging and matching funds are not required but are highly encouraged as CDBG funds are not intended to provide ongoing support.

Source of Funds (organization/agency name)	**Type of Funds:** (i.e., CDBG, HOME, ESG, HOPWA, Other Federal Funds, State/Local, Private, fees, contributions, special events, volunteers, Other...)	**Amount of Funds** (list amount received or anticipated, or value of In-kind commodities or services)	**Funding Status** (i.e., cash on hand, grant awarded, etc.) Committed, Pending, and Not yet requested.
City of Turlock Public Service Grant funds	Federal CDBG funds	$20,000.00	Pending
City of Turlock	General Fund	11,904.56	
Total funding sources for this project should match detailed budget (Exhibit B)		$31,904.56	This total should equal your program budget total.

Name of Organization: **City of Turlock**

Exhibit B

Project Name: **Recreation for All Scholarship**

Budget

Please fill out the form below noting the total amount of funding requested for each line item. The amounts indicated should equal the funding requested. The total amount in the "Other Funding" column should equal the total funding required to carry out the program as listed under "Other Funding Sources" Exhibit A. Specific details of Project Costs are required. You will be required to follow each line item amount detailed in this budget in your draw requests.

Do not add or change any line items listed

☒ Year round program or ☐ Seasonal program

Line Item	Turlock CDBG	Other Funding	Program Total
1. Personnel Costs:			
a. Salaries/Benefits/taxes (fringe) -List Positions below:			-
Supervisor		$ 2503.80	$ 2503.80
Staff Services Assistant		$ 2185.20	$ 2185.20
Superintendent		$ 4435.56	$ 4435.56
Staff Services Analyst		$ 2430.00	$ 2430.00
Subtotal	-	-	-
2. Non-Personnel Costs:			
a. Rent/Lease of Space (for program only):			-
b. Janitorial: (Cleaning supplies, toilet paper, ...)		100.00	100.00
c. Utilities: (gas, electric, water)		100.00	100.00
d. Telephone/Internet Services:			-
e. Insurance-Specify types:		100.00	100.00
f. Supplies (office only):		50.00	50.00
g. Postage/Shipping:			-
h. Rental/Maintenance Equipment:			-
i. Audit:			-
j. Automobile/Transportation/Mileage:			-
k. Staff Training/Conferences:			-
l. Subcontracts (be specific): _____			-
m. Professional Fees: _____			-
n. Other (be specific): _____			-
o. Other (be specific): _____			-
Subtotal	-	**350.00**	**350.00**
3. Project costs (not already listed above):			
a. Project costs description: **Food**			-
b. Project costs description: **Supplies (non-office)**: Example: Paper plates/cups, paper napkins, plastic utensils, plastic serving gloves, ...			-
c. Project costs description (be specific): Scholarship program of up to $1000 per eligible recipient, additional community donations to enhance the scholarships available.	$20,000.00		$20,000.00
Subtotal	**$20,000.00**		**$20,000.00**
Totals	**$20,000.00**	**$11,904.56**	**$31,904.56**

Name of Organization: **City of Turlock**

Project Name: **Recreation for All Scholarship**

Exhibit C

Complete the following personnel table. List the positions for **all of the individuals that will be involved with the implementation of the project**, funded or not with Turlock CDBG funds. This would include but is not limited to program staff, volunteers, and contracted employees. The expenses should correspond with the Budget (Exhibit B).

	Position Title	**Position Type** (direct service, admin support, etc.)	**Pay Rate** (Hourly with Fringe)	**Hours Per Month** (for the program)	**Months per fiscal year**	**Total Yearly Cost to Program**
1	Supervisor	Direct Service	$69.55	3	12	$2,503.80
2	Superintendent	Admin Support	$123.21	3	12	$4,435.56
3	Staff Services Asst.	Direct Service	$60.70	3	12	$2,185.20
4	Staff Services Analyst	Direct Service	$67.50	3	12	$2,430.00
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
				Total:		**$11,554.56**

HOUSING PROGRAM SERVICES

156 S. BROADWAY, SUITE 140 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5610 | FAX 209-668-5668 | TDD 209-800-735-2929

Conflict of Interest Disclosure
Screening Form
Large Approvals; Non-Profit Entities

Name of Applicant: City of Turlock, Municipal Services Department, Recreation Division
Christopher Fisher, Director

Type of Application: CDBG - Recreation For All Scholarship

I have the authority to certify these matters on behalf of the applicant and its officers. ☐ yes ☐ no
Please fill out completely and attach additional sheets if necessary.

Current or Former Employees of the City of Turlock. Are you or any of the applicant's officers current or former employees of the City of Turlock? ☐ yes ☐ no

If yes, for each individual please state dates of employment, job title(s), city department(s) worked for, and work supervisor(s).

Per the City Attorney's Office, this is not applicable since the applicant is a City Department.

See Section 5.2 of the City Council Policy.

Relatives. Are any of your officers related to any employees of the City of Turlock **or** to any elected or appointed officials (such as members of the City Council, Planning Commission, CDBG Community Grant Selection Committee, the Measure A Oversight Committee or the Loan Committee-see attached list-by answering question you are certifying that you reviewed the attached list)? ☐ yes ☐ no

If yes, for each individual please list name(s) of the relative(s) and the nature of the family relationship.

See above.

Economic Conflicts of Interest. Has your entity, you, or any of your officers been a source of income, investment, or gift to any employees of the City of Turlock **or** to any elected or appointed officials (such as members of the City Council, Planning Commission, CDBG Community Grant Selection Committee, the Measure

A Oversight Committee or the Loan Committee-see attached list-by answering question you are certifying that you reviewed the attached list)? ☐ yes ☐ no

If yes, for each individual please list name(s) of the employee(s) of the City of Turlock and/or any elected or appointed official(s). No other information is necessary at this time as staff will follow-up with you if additional information is needed.

See above.

Campaign Contribution Conflicts of Interest. Has the entity, you, any of your officers, or any of your representatives or agents made a political campaign contribution in the last twelve (12) months to anyone listed on the attached list? ☐ yes ☐ no

If yes, for each individual please list their name(s), title(s) and also the name of the recipient(s) of the campaign contribution(s) and the amount(s).

Per the City Attorney's Office, this applies only to the Municipal Services Director and the Assistant Municipal Services Director.

Please note that the Campaign Contribution Conflict of Interest state law (Cal. Gov. Code §84308) is wide-ranging and covers additional situations other than those addressed in the preceding question. You must review the attached information from the state Fair Political Practices Commission to see if your entity has additional types of conflicts of interest due to campaign contributions from any "party", "participant" or "agent" as those are defined in state law. After reading the attached information, do you have a campaign contribution conflict of interest? ☐ yes ☐ no If yes, please list below:

I declare under penalty of perjury under the laws of the State of California that the forgoing is true and correct.

Christopher Fisher, Municipal Services Director
Print Name & Officer Title

Christopher Fisher
Signature

04/13/2026
Date

Attachments:
-List of Elected & Appointed Officials for City of Turlock ("Officers of the Agency")
-FPPC Advisory entitled "Parties, Participants, Agents, and Section 84308"

CITY OF TURLOCK SELF-CERTIFICATION FORM FOR APPLICANTS -
GRANTS, PERMITS, CONTRACTS and OTHER APPROVALS

Name of Applicant: City of Turlock, Municipal Services Department, Recreaion Division
Christopher Fisher
Type of Application: CDBG - Recreation For All Scholarship

I am the applicant or have the authority to certify these matters on behalf of the applicant.
___Yes ___No

If applicant is not a person(s), please list the applicant's entity type (e.g., corporation, LLC, limited partnership, general partnership, non-profit corporation, unincorporated association, government entity, etc.) Government Entity

The applicant is current on all monies owed to the City of Turlock for utility bills, business licenses, and other matters.
___Yes ___No

If "No", please list monies that are overdue and owed to the City: N/A per City Attorney's Office
(This is not necessarily disqualifying for your application. City staff will follow up with you if necessary.)

The applicant is current on state and federal income tax filings.
___Yes ___No

If "No", please describe:
N/A per City Attorney's Office

The applicant has no tax liens (any type) filed against it.
___Yes ___No ("Yes" means there are no tax liens, "No" means there are tax liens).

If "No", please describe type(s) and amount(s) of tax lien(s):
N/A per City Attorney's Office

If required by the Turlock Municipal Code, the applicant has a City of Turlock business license or will obtain one upon receipt of the approval.
___Yes ___No N/A per City Attorney's Office

☐ (Answer only if box checked). The role of President/CEO of the applicant is held by a different person than the role of Treasurer/CFO.
___Yes ___No

If “No”, please explain:

_____

☐ (Answer only if box checked). Please provide documentation of how the applicant meets the objectives of the approval applied for:

The Recreation For All Scholarship Program, funded by the Community Development Block Grant (CDBG), offers up to $1,000 per fiscal year to eligible youth and seniors for participation in City of Turlock Recreation programs. Scholarships may cover up to 100% of registration or program fees, with one household application accepted per fiscal year.

The applicant understands that applicant may be asked to update this information prior to or after receipt of the approval applied for.

___Yes ___No

I declare under penalty of perjury under the laws of the State of California that my answers to the above questions are true and correct to the best of my actual knowledge.

Christopher Fisher

_____

Signature:

Christopher Fisher, Municipal Services Director

Print Name:

04/13/2026

Date:

AGREEMENT
between
CITY OF TURLOCK
And
Healthy Alternatives to Violent Environments
for
Public Services through the Community Development Block Grant (CDBG) Program
CONTRACT NO. 2027-0002

THIS AGREEMENT is made this 26th day of May, 2026, by and between the **CITY OF TURLOCK**, a municipal corporation of the State of California, as the implementer of the COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, hereinafter referred to as "CITY" and **Healthy Alternatives to Violent Enviornments** hereinafter referred to as "ORGANIZATION."

W I T N E S S E T H:

WHEREAS, CITY has received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, as amended (HUD Act), Public Law 93-383; and

WHEREAS, the CITY wishes to engage the ORGANIZATION to assist the CITY in utilizing such funds; and

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. SCOPE OF SERVICE: The ORGANIZATION will be responsible for administering a CDBG 2026-2027 Housing Assistance- Housing Related Services Public Service Program in a manner satisfactory to the CITY. The Public Service Program shall be provided in accordance with the standards required as a condition of providing these funds and in accordance with Exhibit A attached hereto and incorporated herein by reference. The ORGANIZATION shall provide such Services in accordance with 24 CFR § 570 *et seq* and all other applicable federal state or local laws, rules or regulations.

(a) National Objectives: All activities funded with CDBG funds must meet one of the CDBG program's National Objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet community development needs having a particular urgency, as defined in 24 CFR 570.208. The ORGANIZATION certifies that the activity carried out under this Agreement will meet the National Objective specified in Exhibit A.

(b) Levels of Accomplishment-Goals and Performance Measures: The

ORGANIZATION agrees to provide levels of program services specified in Exhibit A.

(c) Staffing: The ORGANIZATION agrees to provide levels of staffing for the program as specified in Exhibit A.

(d) Performance Monitoring: The CITY will monitor the performance of the ORGANIZATION against goals and performance standards as stated in Exhibit A. Substandard performance as determined by the CITY will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the ORGANIZATION within a reasonable period of time after being notified by the CITY, contract suspension or termination procedures will be initiated.

2. COMPENSATION: ORGANIZATION shall be paid a total consideration of not to exceed Twenty Thousand and no/100 ths Dollars ($20,000), for full performance of the Public Services specified under this Agreement, in conformity with the approved program proposal and budget document which is attached to this Agreement as Exhibit A. The amount set forth in this section is not a guarantee of the compensation that ORGANIZATION will receive, but rather is merely a limit of potential CITY expenditures under this Agreement. ORGANIZATION will be paid for services actually performed in accordance with the requirements of this Section. The CITY may require a more detailed budget breakdown than the one provided in Exhibit A and the ORGANIZATION shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the CITY. Any amendments to the budget must be approved in writing by both the CITY and the ORGANIZATION. ORGANIZATION agrees that compensation shall be paid in the manner and at the times set forth below:

(a) Payment:

(1) Funds will be dispersed on a draw basis as costs are incurred and can be drawn monthly. Drawdowns for the payment of eligible expenses shall be made against the line item budgets specified in Exhibit A and in accordance with performance. Expenses for general administration shall also be paid against the line item budgets specified in Exhibit A and in accordance with performance.

(2) The request for a draw will be accompanied by documentation of the costs which would include such information as invoices and timecards. The request will also include data of the persons served through the program including, but not limited to, income, race/ethnicity, and statistics data required by HUD, and such other information as the CITY may request. First Draw can be requested after October 1, 2026. Final draw must be requested before June 15th, 2027

(3) Payments may be contingent upon certification of the ORGANIZATION'S financial management system in accordance with the standards specified in 2 CFR 200.

(4) ORGANIZATION shall notify CITY in writing of all authorized personnel who shall be empowered to file requests for payment pursuant to this Agreement.

(5) Not more often than monthly, CITY shall make payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. CITY shall pay undisputed invoices that comply with the above requirements within 30 days from the receipt of the invoice.

3. TERM OF AGREEMENT. The Services of ORGANIZATION are to commence on July 1, 2026, and end on June 30, 2027, unless the term of the agreement is otherwise terminated or extended, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of this Agreement. The point of contact for CITY shall be the City of Turlock, Housing Program Services Division, 156 South Broadway, Suite 140, Turlock, California, 95380.

4. GENERAL CONDITIONS. The ORGANIZATION agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban development regulations concerning Community Development Block Grants (CDBG) including subpart K of these regulations, except that (1) the ORGANIZATION does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the ORGANIZATION does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The ORGANIZATION also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided for under this contract. The ORGANIZATION further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

(a) ORGANIZATION agrees to submit quarterly program status reports to CITY, and other reports as may be required by CITY.

(b) ORGANIZATION agrees to maintain racial, ethnic, gender, head of household and family size data showing the extent to which these categories of persons have participated in, or benefited from, the project, and to provide such data in an activity report to CITY quarterly.

(c) ORGANIZATION agrees to keep all necessary books and records, including property, personnel and financial records, in connection with the operations and services performed under this Agreement, and shall document all transactions so that all expenditures may be properly audited.

(d) ORGANIZATION agrees that CITY or any authorized representative has access to and the right to examine all records, books, papers or documents related to the program/scope of services/project.

(e) ORGANIZATION agrees to provide to CITY at ORGANIZATION's cost, a certified audit performed by an accredited certified public accountant, of all funds received or utilized by ORGANIZATION, including the distribution of Community Development Block Grant Funds for fiscal year 2025-2026 to be delivered to CITY by October 1, 2025 or within 30 days of receipt of ORGANIZATION's audited financials, whichever is later.

(f) ORGANIZATION hereby warrants that it will establish and adopt safeguards to prohibit members, officers, and employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties. Further, no member, officer, or employee of ORGANIZATION who exercises any functions or responsibility with respect to the program during his or her tenure or for one year thereafter, shall have any interest, direct or indirect, in any Agreement or sub-agreement, or the proceeds thereof, either for themselves or those with whom they have family or business ties, for work to be performed in connection with the program assisted under this Agreement.

(g) The undersigned persons signing as officers on behalf of ORGANIZATION, a party to this Agreement, hereby severally warrants and represents that said persons have authority to enter into this Agreement on behalf of said ORGANIZATION and to bind the same to this Agreement, and, further that said ORGANIZATION has authority to enter into this Agreement and that there are no restrictions or prohibitions contained in any article of incorporation or bylaws against entering into this Agreement.

(h) CITY shall not be responsible or liable for any debts, actions, obligations, negligence, or liabilities committed or incurred by ORGANIZATION, its staff or clientele, and ORGANIZATION hereby agrees to defend, hold harmless and indemnify CITY from and against any and all liabilities for debts, obligations, and negligence. No payment, however, final or otherwise, shall operate to release ORGANIZATION from any obligations under this Agreement. Should either party be required to bring a legal action to enforce the provisions of this Agreement, the prevailing party shall be reimbursed for all court costs and all reasonable attorney's fees incurred in the prosecution or defense of said action.

(i) Both parties hereto in the performance of this Agreement will be acting in an independent capacity and not as agents, employees, partners or joint ventures with one another.

ORGANIZATION is not an employee of CITY and is not entitled to any of the rights, benefits, or privileges of CITY employees, including but not limited to medical, unemployment, or Workers' Compensation insurance.

5. OTHER PROVISIONS.

(a) During the performance of this Agreement, ORGANIZATION agrees as follows:

(1) ORGANIZATION shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, familial status, veterans status, or any other basis prohibited by applicable law. ORGANIZATION shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, age, handicap, sexual orientation, familial status, veterans status, ancestry, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

ORGANIZATION agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) ORGANIZATION will, in all solicitations or advertisements for employees placed by or on behalf of ORGANIZATION, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, veterans status, familial status, or any other basis prohibited by applicable law.

(b) EQUAL OPPORTUNITY IN PARTICIPATION. Under the terms of Section

109 of the Housing and Community Development Act of 1974, and in conformance with CITY policy and all requirements imposed by or pursuant to the Regulations of the Department of Housing and Urban Development (24 CFR Part 570.602 issued pursuant to this section), ORGANIZATION shall not exclude any persons from participation in the program on the basis race, color, national origin, religion, or sex.

(c) Civil Rights

(1) Compliance. The ORGANIZATION agrees to comply with the civil rights laws of the State of California and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086 as such laws and orders may be amended, modified or repealed from time to time and such other executive orders as may be applicable.

(2) Nondiscrimination. The ORGANIZATION agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279 as such laws and orders may be amended, modified or repealed from time to time. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

(d) BUSINESS AND EMPLOYMENT OPPORTUNITIES FOR LOW/MODERATE INCOME RESIDENTS. ORGANIZATION will conform with the rules and regulations set forth under Section 3 of the Housing and Urban Development Act of 1968, (12 USC 1701u), as amended, and the HUD regulations issued pursuant thereto at 24 CFR Part 135, to the extent applicable. This act requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area.

(e) DRUG-FREE WORK PLACE. Organization will maintain a drug free work place and will comply with all applicable Federal, State and local laws pertaining to a drug-free work place.

(f) PROVISIONS REQUIRED BY LAW DEEMED INSERTED. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein, and the Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Agreement shall forthwith be physically amended to make such insertion or correction. To the extent that any such laws are amended or repealed, ORGANIZATION shall comply with such laws as amended or repealed.

6. CITY RECOGNITION. The ORGANIZATION shall insure recognition of the role of the CITY in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the ORGANIZATION will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

7. ADMINISTRATIVE REQUIREMENTS.

(a) Financial Management

(1) Accounting Standards. The ORGANIZATION agrees to comply with 2 CFR Part 200 and agrees to adhere to the accounting principles and procedures required therein, utilized adequate internal controls, and maintain necessary source documentation for all costs incurred.

(2) Cost Principles. The ORGANIZATION shall administer its program in conformance with 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars including OMB Circulars A-122, "Cost Principles for Non-Profit Organization," or A-21, "Cost Principles for Educational Institutions," or A-87, "Cost Principles for State, Local and Indian Tribal Governments," as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

(b) Documentation and Record Keeping.

(1) Records to be maintained. The ORGANIZATION shall maintain all records required by the Federal regulations specified in 24 CFR 570.506 that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

a. Records providing a full description of each activity undertaken;

b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;

c. Records required to determine the eligibility of activities;

d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;

e. Records documenting compliance with the fair housing and equal opportunity component of the CDBG program;

f. Financial records as required by 24 CFR 570.502, and 2 CFR Part 200;

g. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

(2) Retention. The ORGANIZATION shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the agreement for a period of four (4) years. The retention period begins on the date of the submission of the CITY'S annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

(3) Client Data. The ORGANIZATION shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited

to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to CITY monitors or their designees for review upon request.

(4) Disclosure. The ORGANIZATION understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the CITY'S or ORGANIZATION's responsibilities with respect to services provided under this contract, is prohibited by the State or Federal law unless written consent is obtained from such person receiving service and, in the case of minor, that of a responsible parent/guardian.

(5) Close-outs. The ORGANIZATION's obligation to the CITY shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the CITY), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the ORGANIZATION has control over CDBG funds, including program income.

(6) Audits and Inspections. All ORGANIZATION records with respect to any matters covered by this Agreement shall be made available to the CITY, HUD, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the ORGANIZATION within 30 days after receipt by the ORGANIZATION. Failure of the ORGANIZATION to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The ORGANIZATION hereby agrees to have an annual agency audit conducted in accordance with current CITY policy concerning ORGANIZATIONS audits and 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars including OMB circular A-133.

If, as a result of any audit, any improper expenditures are revealed by the ORGANIZATION, its officers, agents, servants, employees and /or subcontractors, of the funds granted hereunder, and such questioned costs are disallowed under the procedures of the party by whom or on whose behalf said audit is conducted, then the amount of such disallowed cost shall constitute liquidated damages for the breach of that portion of the Agreement audited. In case of such disallowed cost, ORGANIZATION agrees to repay the CITY said sum as liquidated damages for the ORGANIZATIONS failure to perform the duties, bear the liabilities and fulfill the obligations imposed upon it by this Agreement.

(c) Reporting and Payment Procedures

(1) Program Income. The ORGANIZATION shall report to the CITY any interest or other income earned as a direct result of the use of the CDBG funds for the program outlined within this Agreement. The ORGANIZATION shall report all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this Agreement. All program income derived from the project, if any, shall revert to the CITY for use in the Community Development Block Grant program.

(2) Payment Procedures. The CITY will pay to the ORGANIZATION funds available under this Agreement based upon information submitted by the ORGANIZATION and consistent with the approved budget in Exhibit A. Payments will be made for eligible expenses actually incurred by the ORGANIZATION on a reimbursement basis. The CITY shall not provide any payments in advance of actual expenditures by the ORGANIZATION. Payments will be adjusted by the CITY in accordance with program income balances available in ORGANIZATION accounts. Payment requests shall include documentation to verify that the expenditure of funds is consistent with the project description as approved. Prior to reimbursing the ORGANIZATION, the CITY will verify the ORGANIZATION has provided the required draw. Funding is contingent upon the CITY receiving Community Development Block Grant funds from HUD.

(3) Progress Reports. The ORGANIZATION shall submit regular Progress Reports to the CITY in the form, content, and frequency as required by the CITY.

(d) Procurement

(1) Compliance. The ORGANIZATION shall comply with current CITY policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the CITY upon termination of this Agreement.

(2) Uniform Requirements. Unless specified otherwise within this agreement, the ORGANIZATION shall procure all materials, property, or services in accordance with the requirements of 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars.

(3) Travel. The ORGANIZATION shall obtain written approval from the CITY for any travel outside the metropolitan area with funds provided under this Agreement.

(e) Use and Reversion of Assets.

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 2 CFR Part 200, and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following;

(1) The ORGANIZATION shall transfer to the CITY any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

(2) In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the ORGANIZATION for activities under this Agreement shall be (a) transferred to the CITY for the CDBG program or (b) retained after compensating the CITY an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment.

8. INSURANCE: ORGANIZATION shall not commence work under this Agreement until

ORGANIZATION has obtained CITY'S approval regarding all insurance requirements, forms, endorsements, amounts, and carrier ratings, nor shall ORGANIZATION allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor shall have been so obtained and approved. ORGANIZATION 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 ORGANIZATION, 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) General Liability Insurance: ORGANIZATION 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 one million dollars ($1,000,000) per occurrence, two million dollars ($2,000,000) general 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. ORGANIZATION's general liability policies shall be primary and not seek contribution from the 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.

(b) Workers' Compensation Insurance: ORGANIZATION shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least one million dollars ($1,000,000). ORGANIZATION 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) Auto Insurance: ORGANIZATION shall provide auto liability coverage for owned, non-owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than one million dollars ($1,000,000) per accident. If ORGANIZATION owns no vehicles, this requirement may be met through a non-owned auto endorsement to the CGL policy.

(d) Professional Liability Insurance: When applicable, ORGANIZATION 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 this Agreement, in the minimum amount of one million dollars ($1,000,000) 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 ORGANIZATION agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

(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) ORGANIZATION 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 ORGANIZATION, 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 ORGANIZATION'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 ORGANIZATIONs Protective Liability policy providing both ongoing operations and completed operations coverage.

(2) For any claims related to the program, ORGANIZATION's insurance coverage shall be primary insurance as respects CITY and any insurance or self-insurance maintained by CITY shall be excess of ORGANIZATION'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 ORGANIZATION 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 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: ORGANIZATION shall furnish CITY with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this section. 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 ORGANIZATION'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, ORGANIZATION hereby agrees to waive subrogation which any insurer of ORGANIZATION may acquire from ORGANIZATION 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 ORGANIZATION, its agents, employees, independent contractors and subcontractors. ORGANIZATION agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation.

(j) Subcontractors: ORGANIZATION shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

9. INDEMNIFICATION:

Indemnity for Professional Liability: When the law establishes a professional standard of care for ORGANIZATION's Services, to the fullest extent permitted by law, ORGANIZATION shall indemnify, protect, 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 and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs but only to the extent the ORGANIZATION (and its Subcontractors) are responsible for such damages, liabilities and costs on a comparative basis of fault between the ORGANIZATION (and its Subcontractors) and the CITY in the performance of professional services under this Agreement. ORGANIZATION shall not be obligated to defend or indemnify CITY for the CITY's own negligence.

Indemnity for other than Professional Liability: Other than in the performance of professional services and to the full extent permitted by law, ORGANIZATION 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 ORGANIZATION or by any individual or agency for which ORGANIZATION is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of ORGANIZATION.

10. PERSONNEL & PARTICIPANT CONDITIONS

(a) Federal regulations

(1) Section 504. The ORGANIZATION agrees to comply with all Federal regulations issued pursuant to Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federal assisted program. The CITY shall provide the ORGANIZATION with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

(b) Affirmative Action

(1) Approved Plan. The ORGANIZATION agrees that it shall be committed to carry out pursuant to the CITY's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966 to the extent that such Executive Order remains effective. The CITY shall provide Affirmative Action guidelines to the ORGANIZATION to assist in the formulation of such program. The ORGANIZATION shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

(2) Women- and Minority-Owned Businesses (W/MBE). The ORGANIZATION will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a

business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The ORGANIZATION may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

(3) Access to Records. The ORGANIZATION shall furnish and cause each of its owned organizations or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the CITY, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

(4) Notifications. The ORGANIZATION will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the ORGANIZATION's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement. The ORGANIZATION will, in all solicitations or advertisements for employees placed by or on behalf of the ORGANIZATION, state that it is an Equal Opportunity or Affirmative Action Employer.

(6) Subcontract Provisions. The ORGANIZATION will include the provisions of Paragraphs 5.(c), Civil Rights, and 10.(b), Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own ORGANIZATIONS or subcontractors.

(c) Employment Restrictions

(1) Prohibited Activity. The ORGANIZATION is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities: inherently religious activities; lobbying; political patronage; and nepotism activities.

(2) Labor Standards. The ORGANIZATION agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq*.) and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The ORGANIZATION agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq*.) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The ORGANIZATION shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the CITY for review upon request.

The ORGANIZATION agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors unengaged under contracts in excess of $2,000 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with Federal requirements adopted by the

CITY pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the ORGANIZATION of its obligation, if any, to require payment of the higher wage. The ORGANIZATION shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

(3) "Section 3" Clause.

a. Compliance. Compliance with the provisions of Section 3 of HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the CITY, the ORGANIZATION and any of the ORGANIZATION's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the CITY, the ORGANIZATION and any of the ORGANIZATION's subrecipients and subcontractors, their successors and assigns, to those sanction specified by the Agreement through which Federal assistance is provided. The ORGANIZATION certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The ORGANIZATION further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this agreement:

> "The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The ORGANIZATION further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participant in other HUD programs.

The ORGANIZATION certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notification. The ORGANIZATION agrees to send to each

labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts. The ORGANIZATION will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulation issued by the grantor agency. The ORGANIZATION will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

(d) Conduct

(1) Assignability. The ORGANIZATION shall not assign or transfer any interest in this Agreement without the prior written consent of the CITY thereto; provided, however, that claims for money due or to become due to the ORGANIZATION from the CITY under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the CITY.

(2) Subcontracts

a. Approvals. The ORGANIZATION shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the CITY prior to the execution of such agreement.

b. Monitoring. The ORGANIZATION will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content. The ORGANIZATION shall cause all of the provisions of this contract in its entirety to be included in and made part of any subcontract executed in the performance of this Agreement.

d. Selection Process. The ORGANIZATION shall undertake to ensure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the CITY along with documentation concerning the selection process.

(3) Hatch Act. The ORGANIZATION agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

(4) Conflict of Interest. The ORGANIZATION agrees to abide by the provisions of 2 CFR Part 200 and 570.611, which include (but are not limited to) the following:

a. The ORGANIZATION shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents

engaged in the award and administration of contracts supported by Federal funds.

b. No employee, officer or agent of the ORGANIZATION shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the CITY, the ORGANIZATION, or any designated public agency.

(5) Lobbying.

The ORGANIZATION herby certifies that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

c. It will require that the language of paragraph (d) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:

d. Lobbying Certification. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

(6) Copyright. If this contract results in any copyrightable material or inventions, the CITY and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work

or materials for government purposes.

(7) Religious Activities. The ORGANIZATION agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

11. ENVIRONMENTAL CONDITIONS

(a) Air and Water. The ORGANIZATION agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

(1) Clean Air act, 42 U.S.C., 7401, *et seq*.;

(2) Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, *et seq*., as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;

(3) Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

(b) Flood Disaster Protection. In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the ORGANIZATION shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

(c) Lead-Based Paint. The ORGANIZATION agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

(d) Historic Preservation. The ORGANIZATION agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state or local historic property list.

12. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

13. SPECIAL TERMS AND CONDITIONS.

(a) It is expressly understood and agreed that either party shall have the right to terminate this Agreement upon fifteen (15) days' written notice to the other party. However, ORGANIZATION may not terminate An Assignment of Proceeds and Grant of Lien without written consent of CITY. All reports or accounting provided for herein shall be rendered whether or not falling due within the Agreement period.

(b) Further, CITY reserves the right to immediately terminate this Agreement upon written notification to ORGANIZATION under the following conditions:

(1) Notification by HUD to the CITY that said project is ineligible because of project location, services provided, or any other reason cited by HUD.

(2) Notification by HUD to CITY that said project is deficient and that continued support of the project is not providing an adequate level of services to low/moderate income or minority people.

(3) Written notification from HUD to CITY that the program funds made available to CITY are being curtailed, withdrawn, or otherwise restricted.

(c) CITY also reserves the right to immediately terminate this Agreement or to reduce the Agreement compensation amount under the following conditions:

(1) Failure of ORGANIZATION to file required reports

(2) Failure of ORGANIZATION to meet project dates

(3) Expenditure of funds under this Agreement for ineligible activities, services or items

(4) Failure to comply with written notice from CITY of substandard performance in scope of services under the terms of this Agreement.

14. OBLIGATIONS OF ORGANIZATION: Throughout the term of this Agreement, ORGANIZATION shall possess, or secure all licenses, permits, qualifications and approvals legally required to conduct business. ORGANIZATION warrants that it has all of the necessary professional capabilities and experience, as well as all tools, instrumentalities, facilities and other resources necessary to provide the CITY with the services contemplated by this Agreement. ORGANIZATION further warrants that it will follow the best current, generally accepted and professional practices to make findings, render opinions, prepare factual presentations, and provide professional advice and recommendations regarding this project.

15. 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.

16. ASSIGNMENT: This agreement is binding upon CITY and ORGANIZATION and their successors. Except as otherwise provided herein, neither CITY nor ORGANIZATION shall assign, sublet, or transfer interest in this Agreement or any part thereof without the prior written consent of the other.

17. 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:

for ORGANIZATION: Healthy Alternatives to Violent Environments
618 13th Street
Modesto, CA 95354
Telephone: (209) 524-4331

for CITY: City of Turlock
ATTN: Housing Program Manager
Housing Program Services Division
156 South Broadway, Suite 140
Turlock, California 95380-5454
Telephone: (209) 668-5610

18. SECTION HEADINGS AND SUBHEADINGS

The section heading and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

19. WAIVER

The CITY's failure to act with respect to a breach by the ORGANIZATION does not waive its right to act with respect to subsequent or similar breaches. The failure of the CITY to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

20. ENTIRE AGREEMENT

The agreement constitutes the entire agreement between the CITY and the ORGANIZATION for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the CITY and the ORGANIZATION with respect to this Agreement.

21. CITY CONTRACT ADMINISTRATOR: The CITY'S contract administrator and contact person for this Agreement is:

Jennifer Figueroa
Housing Program Manager
Housing Program Services Division
156 S. Broadway, Suite 140
Turlock, California 95380-5456

Telephone: (209) 668-5610
E-mail: jfigueroa@turlock.ca.us

22. EXECUTION AND COUNTERPARTS: This Addendum 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 Addendum 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 Addendum or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate by and through their respective officer's thereunto duly authorized by a motion approved by the Turlock City Council on May 26th, 2026.

CITY OF TURLOCK, a municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date: _____

APPROVED AS TO FORM:

By: _____
Katie O. Lucchesi, City Attorney

Date:_____

ATTEST:

By: _____
Nichole Fiez, City Clerk

Date: _____

Healthy Alternatives to Violent Environments

By: _____

Title: _____

Print Name: _____

Date: _____

618 13th Street
Modesto, CA 95354
Telephone: (209) 524-4331

Name of Organization: Healthy Alternatives to Violent Environments

Project Name: Housing Assistance

Exhibit A

Other Funding Sources

Identify all sources of funding by organization or donor and amount of funds that are anticipated to be utilized for this program. These funding sources should correspond with your proposed budget (Exhibit B). Leveraging and matching funds are not required but are highly encouraged as CDBG funds are not intended to provide ongoing support.

Source of Funds (organization/agency name)	**Type of Funds:** (i.e., CDBG, HOME, ESG, HOPWA, Other Federal Funds, State/Local, Private, fees, contributions, special events, volunteers, Other…)	**Amount of Funds** (list amount received or anticipated or value of in-kind commodaties or services)	**Funding Status** (i.e., cash on hand, grant awarded, etc.) Committed, Pending, and Not yet requested
City of Turlock Public Service Grant funds	Federal CDBG funds	$ 20,000.00	Pending
Kaiser Permanente Housing	Foundation	$ 95,000.00	Grant Awarded
HHAP	County	$ 91,559.00	Grant Awarded
Total funding sources for this project should match detailed budget (Exhibit B)		$ 206,559.00	This total should equal your program budget total.

Name of Organization: Healthy Alternatives to Violent Environments

Exhibit B

Project Name: Housing Assistance

Budget

Please fill out the form below noting the total amount of funding requested for each line item. The amounts indicated should equal the funding requested. The total amount in the "Other Funding" column should equal the total funding required to carry out the program as listed under "Other Funding Sources" Exhibit A. Specific details of Project Costs are required. You will be required to follow each line item amount detailed in this budget in your draw requests.

Do not add or change any line items listed

Check one: _X__ Year round program or ____ Seasonal program

Line Item	Turlock CDBG	Other Funding	Program Total
1. Personnel Costs:			
a. Salaries/Benefits/taxes (fringe) -List Positions below:			-
Turlock Program Manager, Director of Human Trafficking & Housing, Housing Advocate	12,597.80	161,810.20	174,408.00
b. Benefits and taxes (Fringe)	3,764.80	35,970.41	39,735.21
Subtotal	**20,000.00**	**197,780.61**	**217,780.61**
2. Non-Personnel Costs:			
a. Rent/Lease of Space (for program only):			-
b. Janitorial: (Cleaning supplies, toilet paper, ...)			-
c. Utilities: (gas, electric, water)			-
d. Telephone/Internet Services:			-
e. Insurance-Specify types:			-
f. Supplies (office only):			-
g. Postage/Shipping:			-
h. Rental/Maintenance Equipment:			-
i. Audit:			-
j. Automobile/Transportation/Mileage:			-
k. Staff Training/Conferences:			-
l. Subcontracts (be specific):			-
m. Professional Fees:			-
n. Other (be specific):			-
o. Other (be specific):			-
Subtotal	**-**	**-**	**-**
3. Project costs (not already listed above):			
a. Project costs description: **Food**			-
b. Project costs description: **Supplies (non-office)**: Example: Paper plates/cups, paper napkins, plastic utensils, plastic servig gloves, ...			-
c. Project costs description (be specific): Rental Assistance, Utility Assistance, Program Expenses			-
Subtotal	**-**	**-**	**-**
Totals	**20,000.00**	**197,780.61**	**217,780.61**

Name of Organization: _____

Project Name: _____

Exhibit C

Personnel Information

Complete the following personnel table. List the positions for all of the individuals that will be involved with the implementation of the project, funded or not with Turlock CDBG funds. This would include but is not limited to program staff, volunteers, and contracted employees. The expenses should correspond with the Budget (Exhibit B).

	Position Title	Position Type (direct service, admin support, etc.)	Pay Rate (Hourly with Fringe)	Hours Per Month (for the program)	Months per fiscal year	Total Yearly Cost to Program
1	Turlock Program Manager	Direct service	$29.46	35.62	12	$12,597.80
2	Director of Human Trafficking & Housing	Admin support	$36.20	8.66	12	$3,764.80
3						$0.00
4						$0.00
5						$0.00
6						$0.00
7						$0.00
8						$0.00
9						$0.00
10						$0.00
11						$0.00
12						$0.00
13						$0.00
14						$0.00
15						$0.00
16						$0.00
17						$0.00
18						$0.00
19						$0.00
20						$0.00
						$0.00
				Totals:		**$16,362.60**

HOUSING PROGRAM SERVICES

156 S. BROADWAY, SUITE 140 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5610 | FAX 209-668-5668 | TDD 209-800-735-2929

Conflict of Interest Disclosure
Screening Form
Large Approvals; Non-Profit Entities

Name of Applicant: Healthy Alternatives to Violent Environments (HAVEN)

Type of Application: FY 26/27 CDBG Area Benefit

I have the authority to certify these matters on behalf of the applicant and its officers. ☑ yes ☐ no
Please fill out completely and attach additional sheets if necessary.

Current or Former Employees of the City of Turlock. Are you or any of the applicant's officers current or former employees of the City of Turlock? ☐ yes ☑ no

If yes, for each individual please state dates of employment, job title(s), city department(s) worked for, and work supervisor(s).

N/A

Relatives. Are any of your officers related to any employees of the City of Turlock **or** to any elected or appointed officials (such as members of the City Council, Planning Commission, CDBG Community Grant Selection Committee, the Measure A Oversight Committee or the Loan Committee-see attached list-by answering question you are certifying that you reviewed the attached list)? ☐ yes ☑ no

If yes, for each individual please list name(s) of the relative(s) and the nature of the family relationship.

N/A

Economic Conflicts of Interest. Has your entity, you, or any of your officers been a source of income, investment, or gift to any employees of the City of Turlock **or** to any elected or appointed officials (such as members of the City Council, Planning Commission, CDBG Community Grant Selection Committee, the Measure

A Oversight Committee or the Loan Committee-see attached list-by answering question you are certifying that you reviewed the attached list)? ☐ yes ☑ no

If yes, for each individual please list name(s) of the employee(s) of the City of Turlock and/or any elected or appointed official(s). No other information is necessary at this time as staff will follow-up with you if additional information is needed.

N/A

Campaign Contribution Conflicts of Interest. Has the entity, you, any of your officers, or any of your representatives or agents made a political campaign contribution in the last twelve (12) months to anyone listed on the attached list? ☐ yes ☑ no

If yes, for each individual please list their name(s), title(s) and also the name of the recipient(s) of the campaign contribution(s) and the amount(s).

N/A

Please note that the Campaign Contribution Conflict of Interest state law (Cal. Gov. Code §84308) is wide-ranging and covers additional situations other than those addressed in the preceding question. You must review the attached information from the state Fair Political Practices Commission to see if your entity has additional types of conflicts of interest due to campaign contributions from any "party", "participant" or "agent" as those are defined in state law. After reading the attached information, do you have a campaign contribution conflict of interest? ☐ yes ☑ no If yes, please list below:

N/A

I declare under penalty of perjury under the laws of the State of California that the forgoing is true and correct.

Brandy Spencer, Director of Youth & Community Services

Print Name & Officer Title

Brandy Spencer

Signature

04/10/2026

Date

Attachments:

-List of Elected & Appointed Officials for City of Turlock ("Officers of the Agency")

-FPPC Advisory entitled "Parties, Participants, Agents, and Section 84308"

CITY OF TURLOCK SELF-CERTIFICATION FORM FOR APPLICANTS - GRANTS, PERMITS, CONTRACTS and OTHER APPROVALS

Name of Applicant: HAVEN

Type of Application: FY 26/27 CDBG Area Benefit

I am the applicant or have the authority to certify these matters on behalf of the applicant.
X Yes ___No

If applicant is not a person(s), please list the applicant's entity type (e.g., corporation, LLC, limited partnership, general partnership, non-profit corporation, unincorporated association, government entity, etc.) Non-profit domestic violence/rape crisis center

The applicant is current on all monies owed to the City of Turlock for utility bills, business licenses, and other matters.
X Yes ___No

If "No", please list monies that are overdue and owed to the City: _____
(This is not necessarily disqualifying for your application. City staff will follow up with you if necessary.)

The applicant is current on state and federal income tax filings.
X Yes ___No

If "No", please describe:

_____

The applicant has no tax liens (any type) filed against it.
X Yes ___No ("Yes" means there are no tax liens, "No" means there are tax liens).

If "No", please describe type(s) and amount(s) of tax lien(s):

_____

If required by the Turlock Municipal Code, the applicant has a City of Turlock business license or will obtain one upon receipt of the approval.
X Yes ___No

☐ (Answer only if box checked). The role of President/CEO of the applicant is held by a different person than the role of Treasurer/CFO.
___Yes ___No

If "No", please explain:

_____

☐ (Answer only if box checked). Please provide documentation of how the applicant meets the objectives of the approval applied for:

_____

_____

The applicant understands that applicant may be asked to update this information prior to or after receipt of the approval applied for.

X Yes ___No

I declare under penalty of perjury under the laws of the State of California that my answers to the above questions are true and correct to the best of my actual knowledge.

_____

Signature:

Brandy Spencer, Director of Youth + Community Services

Print Name:

4/10/2026

Date:

AGREEMENT
between
CITY OF TURLOCK
And
Project Sentinel
for
Public Services through the Community Development Block Grant (CDBG) Program
CONTRACT NO. 2027-0003

THIS AGREEMENT is made this 26th day of May, 2026, by and between the **CITY OF TURLOCK**, a municipal corporation of the State of California, as the implementer of the COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, hereinafter referred to as "CITY" and **Project Sentinel** hereinafter referred to as "ORGANIZATION."

W I T N E S S E T H:

WHEREAS, CITY has received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, as amended (HUD Act), Public Law 93-383; and

WHEREAS, the CITY wishes to engage the ORGANIZATION to assist the CITY in utilizing such funds; and

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. SCOPE OF SERVICE: The ORGANIZATION will be responsible for administering a CDBG 2026-2027 Project Sentinel Fair Housing Resources Public Service Program in a manner satisfactory to the CITY. The Public Service Program shall be provided in accordance with the standards required as a condition of providing these funds and in accordance with Exhibit A attached hereto and incorporated herein by reference. The ORGANIZATION shall provide such Services in accordance with 24 CFR § 570 *et seq* and all other applicable federal state or local laws, rules or regulations.

(a) National Objectives: All activities funded with CDBG funds must meet one of the CDBG program's National Objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet community development needs having a particular urgency, as defined in 24 CFR 570.208. The ORGANIZATION certifies that the activity carried out under this Agreement will meet the National Objective specified in Exhibit A.

(b) Levels of Accomplishment-Goals and Performance Measures: The ORGANIZATION agrees to provide levels of program services specified in Exhibit A.

(c) Staffing: The ORGANIZATION agrees to provide levels of staffing for the program as specified in Exhibit A.

(d) Performance Monitoring: The CITY will monitor the performance of the ORGANIZATION against goals and performance standards as stated in Exhibit A. Substandard performance as determined by the CITY will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the ORGANIZATION within a reasonable period of time after being notified by the CITY, contract suspension or termination procedures will be initiated.

2. COMPENSATION: ORGANIZATION shall be paid a total consideration of not to exceed Fifteen Thousand and no/100 ths Dollars ($15,000), for full performance of the Public Services specified under this Agreement, in conformity with the approved program proposal and budget document which is attached to this Agreement as Exhibit A. The amount set forth in this section is not a guarantee of the compensation that ORGANIZATION will receive, but rather is merely a limit of potential CITY expenditures under this Agreement. ORGANIZATION will be paid for services actually performed in accordance with the requirements of this Section. The CITY may require a more detailed budget breakdown than the one provided in Exhibit A and the ORGANIZATION shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the CITY. Any amendments to the budget must be approved in writing by both the CITY and the ORGANIZATION. ORGANIZATION agrees that compensation shall be paid in the manner and at the times set forth below:

(a) Payment:

(1) Funds will be dispersed on a draw basis as costs are incurred and can be drawn monthly. Drawdowns for the payment of eligible expenses shall be made against the line item budgets specified in Exhibit A and in accordance with performance. Expenses for general administration shall also be paid against the line item budgets specified in Exhibit A and in accordance with performance.

(2) The request for a draw will be accompanied by documentation of the costs which would include such information as invoices and timecards. The request will also include data of the persons served through the program including, but not limited to, income, race/ethnicity, and statistics data required by HUD, and such other information as the CITY may request. First Draw can be requested after October 1, 2026. Final draw must be requested before June 15th, 2027

(3) Payments may be contingent upon certification of the ORGANIZATION'S financial management system in accordance with the standards specified in 2 CFR 200.

(4) ORGANIZATION shall notify CITY in writing of all authorized personnel who shall be empowered to file requests for payment pursuant to this Agreement.

(5) Not more often than monthly, CITY shall make payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. CITY shall pay undisputed invoices that comply with the above requirements within 30 days from the receipt of the invoice.

3. TERM OF AGREEMENT. The Services of ORGANIZATION are to commence on July 1, 2026, and end on June 30, 2027, unless the term of the agreement is otherwise terminated or extended, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of this Agreement. The point of contact for CITY shall be the City of Turlock, Housing Program Services Division, 156 South Broadway, Suite 140, Turlock, California, 95380.

4. GENERAL CONDITIONS. The ORGANIZATION agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban development regulations concerning Community Development Block Grants (CDBG) including subpart K of these regulations, except that (1) the ORGANIZATION does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the ORGANIZATION does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The ORGANIZATION also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided for under this contract. The ORGANIZATION further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

(a) ORGANIZATION agrees to submit quarterly program status reports to CITY, and other reports as may be required by CITY.

(b) ORGANIZATION agrees to maintain racial, ethnic, gender, head of household and family size data showing the extent to which these categories of persons have participated in, or benefited from, the project, and to provide such data in an activity report to CITY quarterly.

(c) ORGANIZATION agrees to keep all necessary books and records, including property, personnel and financial records, in connection with the operations and services performed under this Agreement, and shall document all transactions so that all expenditures may be properly audited.

(d) ORGANIZATION agrees that CITY or any authorized representative has access to and the right to examine all records, books, papers or documents related to the program/scope of services/project.

(e) ORGANIZATION agrees to provide to CITY at ORGANIZATION's cost, a certified audit performed by an accredited certified public accountant, of all funds received or utilized by ORGANIZATION, including the distribution of Community Development Block Grant Funds for fiscal year 2025-2026 to be delivered to CITY by October 1, 2025 or within 30 days of receipt of ORGANIZATION's audited financials, whichever is later.

(f) ORGANIZATION hereby warrants that it will establish and adopt safeguards to prohibit members, officers, and employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties. Further, no member, officer, or employee of ORGANIZATION who exercises any functions or responsibility with respect to the program during his or her tenure or for one year thereafter, shall have any interest, direct or indirect, in any Agreement or sub-agreement, or the proceeds thereof, either for themselves or those with whom they have family or business ties, for work to be performed in connection with the program assisted under this Agreement.

(g) The undersigned persons signing as officers on behalf of ORGANIZATION, a party to this Agreement, hereby severally warrants and represents that said persons have authority to enter into this Agreement on behalf of said ORGANIZATION and to bind the same to this Agreement, and, further that said ORGANIZATION has authority to enter into this Agreement and that there are no restrictions or prohibitions contained in any article of incorporation or bylaws against entering into this Agreement.

(h) CITY shall not be responsible or liable for any debts, actions, obligations, negligence, or liabilities committed or incurred by ORGANIZATION, its staff or clientele, and ORGANIZATION hereby agrees to defend, hold harmless and indemnify CITY from and against any and all liabilities for debts, obligations, and negligence. No payment, however, final or otherwise, shall operate to release ORGANIZATION from any obligations under this Agreement. Should either party be required to bring a legal action to enforce the provisions of this Agreement, the prevailing party shall be reimbursed for all court costs and all reasonable attorney's fees incurred in the prosecution or defense of said action.

(i) Both parties hereto in the performance of this Agreement will be acting in an independent capacity and not as agents, employees, partners or joint ventures with one another.

ORGANIZATION is not an employee of CITY and is not entitled to any of the rights, benefits, or privileges of CITY employees, including but not limited to medical, unemployment, or Workers' Compensation insurance.

5. OTHER PROVISIONS.

(a) During the performance of this Agreement, ORGANIZATION agrees as follows:

(1) ORGANIZATION shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, familial status, veterans status, or any other basis prohibited by applicable law. ORGANIZATION shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, age, handicap, sexual orientation, familial status, veterans status, ancestry, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

ORGANIZATION agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) ORGANIZATION will, in all solicitations or advertisements for employees placed by or on behalf of ORGANIZATION, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, veterans status, familial status, or any other basis prohibited by applicable law.

(b) EQUAL OPPORTUNITY IN PARTICIPATION. Under the terms of Section 109 of the Housing and Community Development Act of 1974, and in conformance with CITY

policy and all requirements imposed by or pursuant to the Regulations of the Department of Housing and Urban Development (24 CFR Part 570.602 issued pursuant to this section), ORGANIZATION shall not exclude any persons from participation in the program on the basis race, color, national origin, religion, or sex.

(c) Civil Rights

(1) Compliance. The ORGANIZATION agrees to comply with the civil rights laws of the State of California and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086 as such laws and orders may be amended, modified or repealed from time to time and such other executive orders as may be applicable.

(2) Nondiscrimination. The ORGANIZATION agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279 as such laws and orders may be amended, modified or repealed from time to time. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

(d) BUSINESS AND EMPLOYMENT OPPORTUNITIES FOR LOW/MODERATE INCOME RESIDENTS. ORGANIZATION will conform with the rules and regulations set forth under Section 3 of the Housing and Urban Development Act of 1968, (12 USC 1701u), as amended, and the HUD regulations issued pursuant thereto at 24 CFR Part 135, to the extent applicable. This act requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area.

(e) DRUG-FREE WORK PLACE. Organization will maintain a drug free work place and will comply with all applicable Federal, State and local laws pertaining to a drug-free work place.

(f) PROVISIONS REQUIRED BY LAW DEEMED INSERTED. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein, and the Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Agreement shall forthwith be physically amended to make such insertion or correction. To the extent that any such laws are amended or repealed, ORGANIZATION shall comply with such laws as amended or repealed.

6. CITY RECOGNITION. The ORGANIZATION shall insure recognition of the role of the CITY in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the ORGANIZATION will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

7. ADMINISTRATIVE REQUIREMENTS.

(a) Financial Management

(1) Accounting Standards. The ORGANIZATION agrees to comply with 2 CFR Part 200 and agrees to adhere to the accounting principles and procedures required therein, utilized adequate internal controls, and maintain necessary source documentation for all costs incurred.

(2) Cost Principles. The ORGANIZATION shall administer its program in conformance with 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars including OMB Circulars A-122, "Cost Principles for Non-Profit Organization," or A-21, "Cost Principles for Educational Institutions," or A-87, "Cost Principles for State, Local and Indian Tribal Governments," as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

(b) Documentation and Record Keeping.

(1) Records to be maintained. The ORGANIZATION shall maintain all records required by the Federal regulations specified in 24 CFR 570.506 that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

a. Records providing a full description of each activity undertaken;

b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;

c. Records required to determine the eligibility of activities;

d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;

e. Records documenting compliance with the fair housing and equal opportunity component of the CDBG program;

f. Financial records as required by 24 CFR 570.502, and 2 CFR Part 200;

g. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

(2) Retention. The ORGANIZATION shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the agreement for a period of four (4) years. The retention period begins on the date of the submission of the CITY'S annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

(3) Client Data. The ORGANIZATION shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of

service provided. Such information shall be made available to CITY monitors or their designees for review upon request.

(4) Disclosure. The ORGANIZATION understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the CITY'S or ORGANIZATION's responsibilities with respect to services provided under this contract, is prohibited by the State or Federal law unless written consent is obtained from such person receiving service and, in the case of minor, that of a responsible parent/guardian.

(5) Close-outs. The ORGANIZATION's obligation to the CITY shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the CITY), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the ORGANIZATION has control over CDBG funds, including program income.

(6) Audits and Inspections. All ORGANIZATION records with respect to any matters covered by this Agreement shall be made available to the CITY, HUD, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the ORGANIZATION within 30 days after receipt by the ORGANIZATION. Failure of the ORGANIZATION to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The ORGANIZATION hereby agrees to have an annual agency audit conducted in accordance with current CITY policy concerning ORGANIZATIONS audits and 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars including OMB circular A-133.

If, as a result of any audit, any improper expenditures are revealed by the ORGANIZATION, its officers, agents, servants, employees and /or subcontractors, of the funds granted hereunder, and such questioned costs are disallowed under the procedures of the party by whom or on whose behalf said audit is conducted, then the amount of such disallowed cost shall constitute liquidated damages for the breach of that portion of the Agreement audited. In case of such disallowed cost, ORGANIZATION agrees to repay the CITY said sum as liquidated damages for the ORGANIZATIONS failure to perform the duties, bear the liabilities and fulfill the obligations imposed upon it by this Agreement.

(c) Reporting and Payment Procedures

(1) Program Income. The ORGANIZATION shall report to the CITY any interest or other income earned as a direct result of the use of the CDBG funds for the program outlined within this Agreement. The ORGANIZATION shall report all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this Agreement. All program income derived from the project, if any, shall revert to the CITY for use in the Community Development Block Grant program.

(2) Payment Procedures. The CITY will pay to the ORGANIZATION

funds available under this Agreement based upon information submitted by the ORGANIZATION and consistent with the approved budget in Exhibit A. Payments will be made for eligible expenses actually incurred by the ORGANIZATION on a reimbursement basis. The CITY shall not provide any payments in advance of actual expenditures by the ORGANIZATION. Payments will be adjusted by the CITY in accordance with program income balances available in ORGANIZATION accounts. Payment requests shall include documentation to verify that the expenditure of funds is consistent with the project description as approved. Prior to reimbursing the ORGANIZATION, the CITY will verify the ORGANIZATION has provided the required draw. Funding is contingent upon the CITY receiving Community Development Block Grant funds from HUD.

(3) Progress Reports. The ORGANIZATION shall submit regular Progress Reports to the CITY in the form, content, and frequency as required by the CITY.

(d) Procurement

(1) Compliance. The ORGANIZATION shall comply with current CITY policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the CITY upon termination of this Agreement.

(2) Uniform Requirements. Unless specified otherwise within this agreement, the ORGANIZATION shall procure all materials, property, or services in accordance with the requirements of 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars.

(3) Travel. The ORGANIZATION shall obtain written approval from the CITY for any travel outside the metropolitan area with funds provided under this Agreement.

(e) Use and Reversion of Assets.

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 2 CFR Part 200, and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following;

(1) The ORGANIZATION shall transfer to the CITY any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

(2) In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the ORGANIZATION for activities under this Agreement shall be (a) transferred to the CITY for the CDBG program or (b) retained after compensating the CITY an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment.

8. INSURANCE: ORGANIZATION shall not commence work under this Agreement until ORGANIZATION has obtained CITY'S approval regarding all insurance requirements, forms,

endorsements, amounts, and carrier ratings, nor shall ORGANIZATION allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor shall have been so obtained and approved. ORGANIZATION 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 ORGANIZATION, 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) General Liability Insurance: ORGANIZATION 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 one million dollars ($1,000,000) per occurrence, two million dollars ($2,000,000) general 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. ORGANIZATION's general liability policies shall be primary and not seek contribution from the 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.

(b) Workers' Compensation Insurance: ORGANIZATION shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least one million dollars ($1,000,000). ORGANIZATION 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) Auto Insurance: ORGANIZATION shall provide auto liability coverage for owned, non-owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than one million dollars ($1,000,000) per accident. If ORGANIZATION owns no vehicles, this requirement may be met through a non-owned auto endorsement to the CGL policy.

(d) Professional Liability Insurance: When applicable, ORGANIZATION 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 this Agreement, in the minimum amount of one million dollars ($1,000,000) 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 ORGANIZATION agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

(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) ORGANIZATION 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 ORGANIZATION, 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 ORGANIZATION'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 ORGANIZATIONs Protective Liability policy providing both ongoing operations and completed operations coverage.

(2) For any claims related to the program, ORGANIZATION's insurance coverage shall be primary insurance as respects CITY and any insurance or self-insurance maintained by CITY shall be excess of ORGANIZATION'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 ORGANIZATION 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 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: ORGANIZATION shall furnish CITY with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this section. 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 ORGANIZATION'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, ORGANIZATION hereby agrees to waive subrogation which any insurer of ORGANIZATION may acquire from ORGANIZATION 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 ORGANIZATION, its agents, employees, independent contractors and subcontractors. ORGANIZATION agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation.

(j) Subcontractors: ORGANIZATION shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

9. INDEMNIFICATION:

Indemnity for Professional Liability: When the law establishes a professional standard of care for ORGANIZATION's Services, to the fullest extent permitted by law, ORGANIZATION shall indemnify, protect, 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 and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs but only to the extent the ORGANIZATION (and its Subcontractors) are responsible for such damages, liabilities and costs on a comparative basis of fault between the ORGANIZATION (and its Subcontractors) and the CITY in the performance of professional services under this Agreement. ORGANIZATION shall not be obligated to defend or indemnify CITY for the CITY's own negligence.

Indemnity for other than Professional Liability: Other than in the performance of professional services and to the full extent permitted by law, ORGANIZATION 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 ORGANIZATION or by any individual or agency for which ORGANIZATION is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of ORGANIZATION.

10. PERSONNEL & PARTICIPANT CONDITIONS

(a) Federal regulations

(1) Section 504. The ORGANIZATION agrees to comply with all Federal regulations issued pursuant to Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federal assisted program. The CITY shall provide the ORGANIZATION with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

(b) Affirmative Action

(1) Approved Plan. The ORGANIZATION agrees that it shall be committed to carry out pursuant to the CITY's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966 to the extent that such Executive Order remains effective. The CITY shall provide Affirmative Action guidelines to the ORGANIZATION to assist in the formulation of such program. The ORGANIZATION shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

(2) Women- and Minority-Owned Businesses (W/MBE). The ORGANIZATION will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-

one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The ORGANIZATION may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

(3) Access to Records. The ORGANIZATION shall furnish and cause each of its owned organizations or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the CITY, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

(4) Notifications. The ORGANIZATION will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the ORGANIZATION's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement. The ORGANIZATION will, in all solicitations or advertisements for employees placed by or on behalf of the ORGANIZATION, state that it is an Equal Opportunity or Affirmative Action Employer.

(6) Subcontract Provisions. The ORGANIZATION will include the provisions of Paragraphs 5.(c), Civil Rights, and 10.(b), Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own ORGANIZATIONS or subcontractors.

(c) Employment Restrictions

(1) Prohibited Activity. The ORGANIZATION is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities: inherently religious activities; lobbying; political patronage; and nepotism activities.

(2) Labor Standards. The ORGANIZATION agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq*.) and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The ORGANIZATION agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq*.) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The ORGANIZATION shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the CITY for review upon request.

The ORGANIZATION agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors unengaged under contracts in excess of $2,000 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with Federal requirements adopted by the CITY pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and

ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the ORGANIZATION of its obligation, if any, to require payment of the higher wage. The ORGANIZATION shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

(3) "Section 3" Clause.

a. Compliance. Compliance with the provisions of Section 3 of HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the CITY, the ORGANIZATION and any of the ORGANIZATION's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the CITY, the ORGANIZATION and any of the ORGANIZATION's subrecipients and subcontractors, their successors and assigns, to those sanction specified by the Agreement through which Federal assistance is provided. The ORGANIZATION certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The ORGANIZATION further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this agreement:

> "The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The ORGANIZATION further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participant in other HUD programs.

The ORGANIZATION certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notification. The ORGANIZATION agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's

representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts. The ORGANIZATION will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulation issued by the grantor agency. The ORGANIZATION will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

(d) Conduct

(1) Assignability. The ORGANIZATION shall not assign or transfer any interest in this Agreement without the prior written consent of the CITY thereto; provided, however, that claims for money due or to become due to the ORGANIZATION from the CITY under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the CITY.

(2) Subcontracts

a. Approvals. The ORGANIZATION shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the CITY prior to the execution of such agreement.

b. Monitoring. The ORGANIZATION will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content. The ORGANIZATION shall cause all of the provisions of this contract in its entirety to be included in and made part of any subcontract executed in the performance of this Agreement.

d. Selection Process. The ORGANIZATION shall undertake to ensure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the CITY along with documentation concerning the selection process.

(3) Hatch Act. The ORGANIZATION agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

(4) Conflict of Interest. The ORGANIZATION agrees to abide by the provisions of 2 CFR Part 200 and 570.611, which include (but are not limited to) the following:

a. The ORGANIZATION shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.

b. No employee, officer or agent of the ORGANIZATION shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the CITY, the ORGANIZATION, or any designated public agency.

(5) Lobbying.

The ORGANIZATION herby certifies that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

c. It will require that the language of paragraph (d) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:

d. Lobbying Certification. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

(6) Copyright. If this contract results in any copyrightable material or inventions, the CITY and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for government purposes.

(7) Religious Activities. The ORGANIZATION agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

11. ENVIRONMENTAL CONDITIONS

(a) Air and Water. The ORGANIZATION agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

(1) Clean Air act, 42 U.S.C., 7401, *et seq*.;

(2) Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, *et seq*., as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;

(3) Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

(b) Flood Disaster Protection. In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the ORGANIZATION shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

(c) Lead-Based Paint. The ORGANIZATION agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

(d) Historic Preservation. The ORGANIZATION agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state or local historic property list.

12. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not

be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

13. SPECIAL TERMS AND CONDITIONS.

(a) It is expressly understood and agreed that either party shall have the right to terminate this Agreement upon fifteen (15) days' written notice to the other party. However, ORGANIZATION may not terminate An Assignment of Proceeds and Grant of Lien without written consent of CITY. All reports or accounting provided for herein shall be rendered whether or not falling due within the Agreement period.

(b) Further, CITY reserves the right to immediately terminate this Agreement upon written notification to ORGANIZATION under the following conditions:

(1) Notification by HUD to the CITY that said project is ineligible because of project location, services provided, or any other reason cited by HUD.

(2) Notification by HUD to CITY that said project is deficient and that continued support of the project is not providing an adequate level of services to low/moderate income or minority people.

(3) Written notification from HUD to CITY that the program funds made available to CITY are being curtailed, withdrawn, or otherwise restricted.

(c) CITY also reserves the right to immediately terminate this Agreement or to reduce the Agreement compensation amount under the following conditions:

(1) Failure of ORGANIZATION to file required reports

(2) Failure of ORGANIZATION to meet project dates

(3) Expenditure of funds under this Agreement for ineligible activities, services or items

(4) Failure to comply with written notice from CITY of substandard performance in scope of services under the terms of this Agreement.

14. OBLIGATIONS OF ORGANIZATION: Throughout the term of this Agreement, ORGANIZATION shall possess, or secure all licenses, permits, qualifications and approvals legally required to conduct business. ORGANIZATION warrants that it has all of the necessary professional capabilities and experience, as well as all tools, instrumentalities, facilities and other resources necessary to provide the CITY with the services contemplated by this Agreement. ORGANIZATION further warrants that it will follow the best current, generally accepted and professional practices to make findings, render opinions, prepare factual presentations, and provide professional advice and recommendations regarding this project.

15. 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.

16. ASSIGNMENT: This agreement is binding upon CITY and ORGANIZATION and

their successors. Except as otherwise provided herein, neither CITY nor ORGANIZATION shall assign, sublet, or transfer interest in this Agreement or any part thereof without the prior written consent of the other.

17. 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:

for ORGANIZATION: Project Sentinel
1490 El Camino Real
Santa Clara, CA 95050
Telephone: (408) 720-9888

for CITY: City of Turlock
ATTN: Housing Program Manager
Housing Program Services Division
156 South Broadway, Suite 140
Turlock, California 95380-5454
Telephone: (209) 668-5610

18. SECTION HEADINGS AND SUBHEADINGS

The section heading and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

19. WAIVER

The CITY's failure to act with respect to a breach by the ORGANIZATION does not waive its right to act with respect to subsequent or similar breaches. The failure of the CITY to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

20. ENTIRE AGREEMENT

The agreement constitutes the entire agreement between the CITY and the ORGANIZATION for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the CITY and the ORGANIZATION with respect to this Agreement.

21. CITY CONTRACT ADMINISTRATOR: The CITY'S contract administrator and contact person for this Agreement is:

Jennifer Figueroa
Housing Program Manager
Housing Program Services Division
156 S. Broadway, Suite 140
Turlock, California 95380-5456
Telephone: (209) 668-5610
E-mail: jfigueroa@turlock.ca.us

22. EXECUTION AND COUNTERPARTS: This Addendum 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 Addendum 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 Addendum or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate by and through their respective officer's thereunto duly authorized by a motion approved by the Turlock City Council on May 26th, 2026.

CITY OF TURLOCK, a municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date: _____

APPROVED AS TO FORM:

By: _____
Katie O. Lucchesi, City Attorney

Date:_____

ATTEST:

By: _____
Nichole Fiez, City Clerk

Date: _____

Project Sentinel

By: _____

Title: _____

Print Name: _____

Date: _____

1490 El Camino Real
Santa Clara, CA 95050
Telephone: (408) 720-9888

Name of Organization: Project Sentinel

Project Name: Project Sentinel Fair Housing

Exhibit A

Other Funding Sources

Identify all sources of funding by organization or donor and amount of funds that are anticipated to be utilized for this program. These funding sources should correspond with your proposed budget (Exhibit B). Leveraging and matching funds are not required but are highly encouraged as CDBG funds are not intended to provide ongoing support.

Source of Funds (organization/agency name)	**Type of Funds:** (i.e., CDBG, HOME, ESG, HOPWA, Other Federal Funds, State/Local, Private, fees, contributions, special events, volunteers, Other...)	**Amount of Funds** (list amount received or anticipated or value of in-kind commodaties or services)	**Funding Status** (i.e., cash on hand, grant awarded, etc.) Committed, Pending, and Not yet requested
City of Turlock Public Service Grant funds	Federal CDBG funds	$15,000	Pending
HUD FHIP	HUD Federal	$2,390.96	Confirmed
Total funding sources for this project should match detailed budget (Exhibit B)		$ 17,390.96	This total should equal your program budget total.

Name of Organization: Project Sentinel

Project Name: Project Sentinel Fair Housing

Exhibit B

Budget

Please fill out the form below noting the total amount of funding requested for each line item. The amounts indicated should equal the funding requested. The total amount in the "Other Funding" column should equal the total funding required to carry out the program as listed under "Other Funding Sources" Exhibit A. Specific details of Project Costs are required. You will be required to follow each line item amount detailed in this budget in your draw requests.

Do not add or change any line items listed

Check one: _X__ Year round program or ____ Seasonal program

Line Item	Turlock CDBG	Other Funding	Program Total
1. Personnel Costs:			
a. Salaries/Benefits/taxes (fringe) -List Positions below:	12,014.76	1,922.36	13,937.12
FH Director, FH Managing Attorney, FH Coordinator and FH Outreach Coordinators			-
b. Benefits and taxes (Fringe)			-
Subtotal	**12,014.76**	**1,922.36**	**13,937.12**
2. Non-Personnel Costs:			
a. Rent/Lease of Space (for program only):	137.74	13.00	150.74
b. Janitorial: (Cleaning supplies, toilet paper, ...)			-
c. Utilities: (gas, electric, water)			-
d. Telephone/Internet Services:			-
e. Insurance-Specify types:			-
f. Supplies (office only):			-
g. Postage/Shipping:			-
h. Rental/Maintenance Equipment:			-
i. Audit:			-
j. Automobile/Transportation/Mileage:			-
k. Staff Training/Conferences:			-
l. Subcontracts (be specific):_____			-
m. Professional Fees: _____			-
n. Other (be specific):_____			-
o. Other (be specific):_____			-
Subtotal	**137.74**	**13.00**	**150.74**
3. Project costs (not already listed above):			
a. Project costs description: **Food**			-
b. Project costs description: **Supplies (non-office)**: Example: Paper plates/cups, paper napkins, plastic utensils, plastic servig gloves, ...			-
c. Project costs description (be specific): Indirect 23.7%	2,847.50	455.60	3,303.10
Subtotal	**2,847.50**	**455.60**	**3,303.10**
Totals	**15,000.00**	**2,390.96**	**17,390.96**

Name of Organization: **Project Sentinel**

Project Name: **Project Sentinel Fair Housing**

Exhibit C

Personnel Information

Complete the following personnel table. List the positions for all of the individuals that will be involved with the implementation of the project, funded or not with Turlock CDBG funds. This would include but is not limited to program staff, volunteers, and contracted employees. The expenses should correspond with the Budget (Exhibit B).

	Position Title	Position Type (direct service, admin support, etc.)	Pay Rate (Hourly with Fringe)	Hours Per Month (for the program)	Months per fiscal year	Total Yearly Cost to Program
1	Fair Housing Director	Direct Service, Overall Supervision	$57.99	2	12	$1,391.76
2	Fair Housing Coordinator (IP)	Direct Service	$38.70	12.5	12	$5,805.00
3	Fair Housing Managing Attorney	Direct Service, Overall Supervision	$54.30	4	12	$2,606.40
4	Fair Housing Outreach Coordinators (LD and DRT)	Direct Service	$36.86	5	12	$2,211.60
5						$0.00
6						$0.00
7						$0.00
8						$0.00
9						$0.00
10						$0.00
11						$0.00
12						$0.00
13						$0.00
14						$0.00
15						$0.00
16						$0.00
17						$0.00
18						$0.00
19						$0.00
20						$0.00
						$0.00
				Totals:		**$12,014.76**

HOUSING PROGRAM SERVICES

156 S. BROADWAY, SUITE 140 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5610 | FAX 209-668-5668 | TDD 209-800-735-2929

Conflict of Interest Disclosure
Screening Form
Large Approvals; Non-Profit Entities

Name of Applicant: Project Sentinel

Type of Application: Grant Application

I have the authority to certify these matters on behalf of the applicant and its officers. ☑ yes ☐ no
Please fill out completely and attach additional sheets if necessary.

Current or Former Employees of the City of Turlock. Are you or any of the applicant's officers current or former employees of the City of Turlock? ☐ yes ☑ no

If yes, for each individual please state dates of employment, job title(s), city department(s) worked for, and work supervisor(s).

_____

_____

Relatives. Are any of your officers related to any employees of the City of Turlock **or** to any elected or appointed officials (such as members of the City Council, Planning Commission, CDBG Community Grant Selection Committee, the Measure A Oversight Committee or the Loan Committee-see attached list-by answering question you are certifying that you reviewed the attached list)? ☐ yes ☑ no

If yes, for each individual please list name(s) of the relative(s) and the nature of the family relationship.

_____

_____

Economic Conflicts of Interest. Has your entity, you, or any of your officers been a source of income, investment, or gift to any employees of the City of Turlock **or** to any elected or appointed officials (such as members of the City Council, Planning Commission, CDBG Community Grant Selection Committee, the Measure

A Oversight Committee or the Loan Committee-see attached list-by answering question you are certifying that you reviewed the attached list)? ☐ yes ☑ no

If yes, for each individual please list name(s) of the employee(s) of the City of Turlock and/or any elected or appointed official(s). No other information is necessary at this time as staff will follow-up with you if additional information is needed.

_____

_____

Campaign Contribution Conflicts of Interest. Has the entity, you, any of your officers, or any of your representatives or agents made a political campaign contribution in the last twelve (12) months to anyone listed on the attached list? ☐ yes ☑ no

If yes, for each individual please list their name(s), title(s) and also the name of the recipient(s) of the campaign contribution(s) and the amount(s).

_____

_____

Please note that the Campaign Contribution Conflict of Interest state law (Cal. Gov. Code §84308) is wide-ranging and covers additional situations other than those addressed in the preceding question. You must review the attached information from the state Fair Political Practices Commission to see if your entity has additional types of conflicts of interest due to campaign contributions from any "party", "participant" or "agent" as those are defined in state law. After reading the attached information, do you have a campaign contribution conflict of interest? ☐ yes ☑ no If yes, please list below:

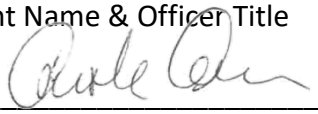
_____

_____

I declare under penalty of perjury under the laws of the State of California that the forgoing is true and correct.

Carole Conn, Executive Director

Print Name & Officer Title



Signature

4/13/26

Date

Attachments:

-List of Elected & Appointed Officials for City of Turlock ("Officers of the Agency")

-FPPC Advisory entitled "Parties, Participants, Agents, and Section 84308"

CITY OF TURLOCK SELF-CERTIFICATION FORM FOR APPLICANTS -
GRANTS, PERMITS, CONTRACTS and OTHER APPROVALS

Name of Applicant: Project Sentinel

Type of Application: Grant Application

I am the applicant or have the authority to certify these matters on behalf of the applicant.
✓ Yes ___No

If applicant is not a person(s), please list the applicant's entity type (e.g., corporation, LLC, limited partnership, general partnership, non-profit corporation, unincorporated association, government entity, etc.) Non-Profit Corporation

The applicant is current on all monies owed to the City of Turlock for utility bills, business licenses, and other matters.
✓ Yes ___No

If "No", please list monies that are overdue and owed to the City: _____
(This is not necessarily disqualifying for your application. City staff will follow up with you if necessary.)

The applicant is current on state and federal income tax filings.
✓ Yes ___No

If "No", please describe:
_____

The applicant has no tax liens (any type) filed against it.
✓ Yes ___No ("Yes" means there are no tax liens, "No" means there are tax liens).

If "No", please describe type(s) and amount(s) of tax lien(s):
_____

If required by the Turlock Municipal Code, the applicant has a City of Turlock business license or will obtain one upon receipt of the approval.
✓ Yes ___No

☐ (Answer only if box checked). The role of President/CEO of the applicant is held by a different person than the role of Treasurer/CFO.
___Yes ___No

If "No", please explain:

_____

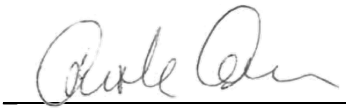
☐ (Answer only if box checked). Please provide documentation of how the applicant meets the objectives of the approval applied for:

_____
_____

The applicant understands that applicant may be asked to update this information prior to or after receipt of the approval applied for.

✓ Yes ___No

I declare under penalty of perjury under the laws of the State of California that my answers to the above questions are true and correct to the best of my actual knowledge.



Signature:

Carole Conn

Print Name:

4/13/26

Date:

AGREEMENT
between
CITY OF TURLOCK
And
We Care Program - Turlock
for
Public Services through the Community Development Block Grant (CDBG) Program
CONTRACT NO. 2027-0005

THIS AGREEMENT is made this 26th day of May, 2026, by and between the **CITY OF TURLOCK**, a municipal corporation of the State of California, as the implementer of the COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, hereinafter referred to as "CITY" and **We Care Program - Turlock** hereinafter referred to as "ORGANIZATION."

W I T N E S S E T H:

WHEREAS, CITY has received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, as amended (HUD Act), Public Law 93-383; and

WHEREAS, the CITY wishes to engage the ORGANIZATION to assist the CITY in utilizing such funds; and

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. SCOPE OF SERVICE: The ORGANIZATION will be responsible for administering a CDBG 2026-2027 We Care Emergency Shelter Public Service Program in a manner satisfactory to the CITY. The Public Service Program shall be provided in accordance with the standards required as a condition of providing these funds and in accordance with Exhibit A attached hereto and incorporated herein by reference. The ORGANIZATION shall provide such Services in accordance with 24 CFR § 570 *et seq* and all other applicable federal state or local laws, rules or regulations.

(a) National Objectives: All activities funded with CDBG funds must meet one of the CDBG program's National Objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet community development needs having a particular urgency, as defined in 24 CFR 570.208. The ORGANIZATION certifies that the activity carried out under this Agreement will meet the National Objective specified in Exhibit A.

(b) Levels of Accomplishment-Goals and Performance Measures: The ORGANIZATION agrees to provide levels of program services specified in Exhibit A.

(c) Staffing: The ORGANIZATION agrees to provide levels of staffing for the program as specified in Exhibit A.

(d) Performance Monitoring: The CITY will monitor the performance of the ORGANIZATION against goals and performance standards as stated in Exhibit A. Substandard performance as determined by the CITY will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the ORGANIZATION within a reasonable period of time after being notified by the CITY, contract suspension or termination procedures will be initiated.

2. COMPENSATION: ORGANIZATION shall be paid a total consideration of not to exceed Twenty Thousand and no/100 ths Dollars ($20,000), for full performance of the Public Services specified under this Agreement, in conformity with the approved program proposal and budget document which is attached to this Agreement as Exhibit A. The amount set forth in this section is not a guarantee of the compensation that ORGANIZATION will receive, but rather is merely a limit of potential CITY expenditures under this Agreement. ORGANIZATION will be paid for services actually performed in accordance with the requirements of this Section. The CITY may require a more detailed budget breakdown than the one provided in Exhibit A and the ORGANIZATION shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the CITY. Any amendments to the budget must be approved in writing by both the CITY and the ORGANIZATION. ORGANIZATION agrees that compensation shall be paid in the manner and at the times set forth below:

(a) Payment:

(1) Funds will be dispersed on a draw basis as costs are incurred and can be drawn monthly. Drawdowns for the payment of eligible expenses shall be made against the line item budgets specified in Exhibit A and in accordance with performance. Expenses for general administration shall also be paid against the line item budgets specified in Exhibit A and in accordance with performance.

(2) The request for a draw will be accompanied by documentation of the costs which would include such information as invoices and timecards. The request will also include data of the persons served through the program including, but not limited to, income, race/ethnicity, and statistics data required by HUD, and such other information as the CITY may request. First Draw can be requested after October 1, 2026. Final draw must be requested before June 15th, 2027

(3) Payments may be contingent upon certification of the ORGANIZATION'S financial management system in accordance with the standards specified in 2 CFR 200.

(4) ORGANIZATION shall notify CITY in writing of all authorized personnel who shall be empowered to file requests for payment pursuant to this Agreement.

(5) Not more often than monthly, CITY shall make payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. CITY shall pay undisputed invoices that comply with the above requirements within 30 days from the receipt of the invoice.

3. TERM OF AGREEMENT. The Services of ORGANIZATION are to commence on July 1, 2026, and end on June 30, 2027, unless the term of the agreement is otherwise terminated or extended, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of this Agreement. The point of contact for CITY shall be the City of Turlock, Housing Program Services Division, 156 South Broadway, Suite 140, Turlock, California, 95380.

4. GENERAL CONDITIONS. The ORGANIZATION agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban development regulations concerning Community Development Block Grants (CDBG) including subpart K of these regulations, except that (1) the ORGANIZATION does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the ORGANIZATION does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The ORGANIZATION also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided for under this contract. The ORGANIZATION further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

(a) ORGANIZATION agrees to submit quarterly program status reports to CITY, and other reports as may be required by CITY.

(b) ORGANIZATION agrees to maintain racial, ethnic, gender, head of household and family size data showing the extent to which these categories of persons have participated in, or benefited from, the project, and to provide such data in an activity report to CITY quarterly.

(c) ORGANIZATION agrees to keep all necessary books and records, including property, personnel and financial records, in connection with the operations and services performed under this Agreement, and shall document all transactions so that all expenditures may be properly audited.

(d) ORGANIZATION agrees that CITY or any authorized representative has access to and the right to examine all records, books, papers or documents related to the program/scope of services/project.

(e) ORGANIZATION agrees to provide to CITY at ORGANIZATION's cost, a certified audit performed by an accredited certified public accountant, of all funds received or utilized by ORGANIZATION, including the distribution of Community Development Block Grant Funds for fiscal year 2025-2026 to be delivered to CITY by October 1, 2025 or within 30 days of receipt of ORGANIZATION's audited financials, whichever is later.

(f) ORGANIZATION hereby warrants that it will establish and adopt safeguards to prohibit members, officers, and employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties. Further, no member, officer, or employee of ORGANIZATION who exercises any functions or responsibility with respect to the program during his or her tenure or for one year thereafter, shall have any interest, direct or indirect, in any Agreement or sub-agreement, or the proceeds thereof, either for themselves or those with whom they have family or business ties, for work to be performed in connection with the program assisted under this Agreement.

(g) The undersigned persons signing as officers on behalf of ORGANIZATION, a party to this Agreement, hereby severally warrants and represents that said persons have authority to enter into this Agreement on behalf of said ORGANIZATION and to bind the same to this Agreement, and, further that said ORGANIZATION has authority to enter into this Agreement and that there are no restrictions or prohibitions contained in any article of incorporation or bylaws against entering into this Agreement.

(h) CITY shall not be responsible or liable for any debts, actions, obligations, negligence, or liabilities committed or incurred by ORGANIZATION, its staff or clientele, and ORGANIZATION hereby agrees to defend, hold harmless and indemnify CITY from and against any and all liabilities for debts, obligations, and negligence. No payment, however, final or otherwise, shall operate to release ORGANIZATION from any obligations under this Agreement. Should either party be required to bring a legal action to enforce the provisions of this Agreement, the prevailing party shall be reimbursed for all court costs and all reasonable attorney's fees incurred in the prosecution or defense of said action.

(i) Both parties hereto in the performance of this Agreement will be acting in an independent capacity and not as agents, employees, partners or joint ventures with one another.

ORGANIZATION is not an employee of CITY and is not entitled to any of the rights, benefits, or privileges of CITY employees, including but not limited to medical, unemployment, or Workers' Compensation insurance.

5. OTHER PROVISIONS.

(a) During the performance of this Agreement, ORGANIZATION agrees as follows:

(1) ORGANIZATION shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, familial status, veterans status, or any other basis prohibited by applicable law. ORGANIZATION shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, age, handicap, sexual orientation, familial status, veterans status, ancestry, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

ORGANIZATION agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) ORGANIZATION will, in all solicitations or advertisements for employees placed by or on behalf of ORGANIZATION, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, veterans status, familial status, or any other basis prohibited by applicable law.

(b) EQUAL OPPORTUNITY IN PARTICIPATION. Under the terms of Section 109 of the Housing and Community Development Act of 1974, and in conformance with CITY

policy and all requirements imposed by or pursuant to the Regulations of the Department of Housing and Urban Development (24 CFR Part 570.602 issued pursuant to this section), ORGANIZATION shall not exclude any persons from participation in the program on the basis race, color, national origin, religion, or sex.

(c) Civil Rights

(1) Compliance. The ORGANIZATION agrees to comply with the civil rights laws of the State of California and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086 as such laws and orders may be amended, modified or repealed from time to time and such other executive orders as may be applicable.

(2) Nondiscrimination. The ORGANIZATION agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279 as such laws and orders may be amended, modified or repealed from time to time. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

(d) BUSINESS AND EMPLOYMENT OPPORTUNITIES FOR LOW/MODERATE INCOME RESIDENTS. ORGANIZATION will conform with the rules and regulations set forth under Section 3 of the Housing and Urban Development Act of 1968, (12 USC 1701u), as amended, and the HUD regulations issued pursuant thereto at 24 CFR Part 135, to the extent applicable. This act requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area.

(e) DRUG-FREE WORK PLACE. Organization will maintain a drug free work place and will comply with all applicable Federal, State and local laws pertaining to a drug-free work place.

(f) PROVISIONS REQUIRED BY LAW DEEMED INSERTED. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein, and the Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Agreement shall forthwith be physically amended to make such insertion or correction. To the extent that any such laws are amended or repealed, ORGANIZATION shall comply with such laws as amended or repealed.

6. CITY RECOGNITION. The ORGANIZATION shall insure recognition of the role of the CITY in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the ORGANIZATION will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

7. ADMINISTRATIVE REQUIREMENTS.

(a) Financial Management

(1) Accounting Standards. The ORGANIZATION agrees to comply with 2 CFR Part 200 and agrees to adhere to the accounting principles and procedures required therein, utilized adequate internal controls, and maintain necessary source documentation for all costs incurred.

(2) Cost Principles. The ORGANIZATION shall administer its program in conformance with 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars including OMB Circulars A-122, "Cost Principles for Non-Profit Organization," or A-21, "Cost Principles for Educational Institutions," or A-87, "Cost Principles for State, Local and Indian Tribal Governments," as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

(b) Documentation and Record Keeping.

(1) Records to be maintained. The ORGANIZATION shall maintain all records required by the Federal regulations specified in 24 CFR 570.506 that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

a. Records providing a full description of each activity undertaken;

b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;

c. Records required to determine the eligibility of activities;

d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;

e. Records documenting compliance with the fair housing and equal opportunity component of the CDBG program;

f. Financial records as required by 24 CFR 570.502, and 2 CFR Part 200;

g. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

(2) Retention. The ORGANIZATION shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the agreement for a period of four (4) years. The retention period begins on the date of the submission of the CITY'S annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

(3) Client Data. The ORGANIZATION shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of

service provided. Such information shall be made available to CITY monitors or their designees for review upon request.

(4) Disclosure. The ORGANIZATION understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the CITY'S or ORGANIZATION's responsibilities with respect to services provided under this contract, is prohibited by the State or Federal law unless written consent is obtained from such person receiving service and, in the case of minor, that of a responsible parent/guardian.

(5) Close-outs. The ORGANIZATION's obligation to the CITY shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the CITY), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the ORGANIZATION has control over CDBG funds, including program income.

(6) Audits and Inspections. All ORGANIZATION records with respect to any matters covered by this Agreement shall be made available to the CITY, HUD, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the ORGANIZATION within 30 days after receipt by the ORGANIZATION. Failure of the ORGANIZATION to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The ORGANIZATION hereby agrees to have an annual agency audit conducted in accordance with current CITY policy concerning ORGANIZATIONS audits and 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars including OMB circular A-133.

If, as a result of any audit, any improper expenditures are revealed by the ORGANIZATION, its officers, agents, servants, employees and /or subcontractors, of the funds granted hereunder, and such questioned costs are disallowed under the procedures of the party by whom or on whose behalf said audit is conducted, then the amount of such disallowed cost shall constitute liquidated damages for the breach of that portion of the Agreement audited. In case of such disallowed cost, ORGANIZATION agrees to repay the CITY said sum as liquidated damages for the ORGANIZATIONS failure to perform the duties, bear the liabilities and fulfill the obligations imposed upon it by this Agreement.

(c) Reporting and Payment Procedures

(1) Program Income. The ORGANIZATION shall report to the CITY any interest or other income earned as a direct result of the use of the CDBG funds for the program outlined within this Agreement. The ORGANIZATION shall report all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this Agreement. All program income derived from the project, if any, shall revert to the CITY for use in the Community Development Block Grant program.

(2) Payment Procedures. The CITY will pay to the ORGANIZATION

funds available under this Agreement based upon information submitted by the ORGANIZATION and consistent with the approved budget in Exhibit A. Payments will be made for eligible expenses actually incurred by the ORGANIZATION on a reimbursement basis. The CITY shall not provide any payments in advance of actual expenditures by the ORGANIZATION. Payments will be adjusted by the CITY in accordance with program income balances available in ORGANIZATION accounts. Payment requests shall include documentation to verify that the expenditure of funds is consistent with the project description as approved. Prior to reimbursing the ORGANIZATION, the CITY will verify the ORGANIZATION has provided the required draw. Funding is contingent upon the CITY receiving Community Development Block Grant funds from HUD.

(3) Progress Reports. The ORGANIZATION shall submit regular Progress Reports to the CITY in the form, content, and frequency as required by the CITY.

(d) Procurement

(1) Compliance. The ORGANIZATION shall comply with current CITY policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the CITY upon termination of this Agreement.

(2) Uniform Requirements. Unless specified otherwise within this agreement, the ORGANIZATION shall procure all materials, property, or services in accordance with the requirements of 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars.

(3) Travel. The ORGANIZATION shall obtain written approval from the CITY for any travel outside the metropolitan area with funds provided under this Agreement.

(e) Use and Reversion of Assets.

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 2 CFR Part 200, and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following;

(1) The ORGANIZATION shall transfer to the CITY any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

(2) In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the ORGANIZATION for activities under this Agreement shall be (a) transferred to the CITY for the CDBG program or (b) retained after compensating the CITY an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment.

8. INSURANCE: ORGANIZATION shall not commence work under this Agreement until ORGANIZATION has obtained CITY'S approval regarding all insurance requirements, forms,

endorsements, amounts, and carrier ratings, nor shall ORGANIZATION allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor shall have been so obtained and approved. ORGANIZATION 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 ORGANIZATION, 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) General Liability Insurance: ORGANIZATION 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 one million dollars ($1,000,000) per occurrence, two million dollars ($2,000,000) general 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. ORGANIZATION's general liability policies shall be primary and not seek contribution from the 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.

(b) Workers' Compensation Insurance: ORGANIZATION shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least one million dollars ($1,000,000). ORGANIZATION 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) Auto Insurance: ORGANIZATION shall provide auto liability coverage for owned, non-owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than one million dollars ($1,000,000) per accident. If ORGANIZATION owns no vehicles, this requirement may be met through a non-owned auto endorsement to the CGL policy.

(d) Professional Liability Insurance: When applicable, ORGANIZATION 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 this Agreement, in the minimum amount of one million dollars ($1,000,000) 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 ORGANIZATION agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

(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) ORGANIZATION 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 ORGANIZATION, 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 ORGANIZATION'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 ORGANIZATIONs Protective Liability policy providing both ongoing operations and completed operations coverage.

(2) For any claims related to the program, ORGANIZATION's insurance coverage shall be primary insurance as respects CITY and any insurance or self-insurance maintained by CITY shall be excess of ORGANIZATION'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 ORGANIZATION 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 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: ORGANIZATION shall furnish CITY with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this section. 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 ORGANIZATION'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, ORGANIZATION hereby agrees to waive subrogation which any insurer of ORGANIZATION may acquire from ORGANIZATION 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 ORGANIZATION, its agents, employees, independent contractors and subcontractors. ORGANIZATION agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation.

(j) Subcontractors: ORGANIZATION shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

9. INDEMNIFICATION:

Indemnity for Professional Liability: When the law establishes a professional standard of care for ORGANIZATION's Services, to the fullest extent permitted by law, ORGANIZATION shall indemnify, protect, 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 and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs but only to the extent the ORGANIZATION (and its Subcontractors) are responsible for such damages, liabilities and costs on a comparative basis of fault between the ORGANIZATION (and its Subcontractors) and the CITY in the performance of professional services under this Agreement. ORGANIZATION shall not be obligated to defend or indemnify CITY for the CITY's own negligence.

Indemnity for other than Professional Liability: Other than in the performance of professional services and to the full extent permitted by law, ORGANIZATION 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 ORGANIZATION or by any individual or agency for which ORGANIZATION is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of ORGANIZATION.

10. PERSONNEL & PARTICIPANT CONDITIONS

(a) Federal regulations

(1) Section 504. The ORGANIZATION agrees to comply with all Federal regulations issued pursuant to Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federal assisted program. The CITY shall provide the ORGANIZATION with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

(b) Affirmative Action

(1) Approved Plan. The ORGANIZATION agrees that it shall be committed to carry out pursuant to the CITY's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966 to the extent that such Executive Order remains effective. The CITY shall provide Affirmative Action guidelines to the ORGANIZATION to assist in the formulation of such program. The ORGANIZATION shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

(2) Women- and Minority-Owned Businesses (W/MBE). The ORGANIZATION will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-

one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The ORGANIZATION may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

(3) Access to Records. The ORGANIZATION shall furnish and cause each of its owned organizations or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the CITY, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

(4) Notifications. The ORGANIZATION will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the ORGANIZATION's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement. The ORGANIZATION will, in all solicitations or advertisements for employees placed by or on behalf of the ORGANIZATION, state that it is an Equal Opportunity or Affirmative Action Employer.

(6) Subcontract Provisions. The ORGANIZATION will include the provisions of Paragraphs 5.(c), Civil Rights, and 10.(b), Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own ORGANIZATIONS or subcontractors.

(c) Employment Restrictions

(1) Prohibited Activity. The ORGANIZATION is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities: inherently religious activities; lobbying; political patronage; and nepotism activities.

(2) Labor Standards. The ORGANIZATION agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq*.) and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The ORGANIZATION agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq*.) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The ORGANIZATION shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the CITY for review upon request.

The ORGANIZATION agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors unengaged under contracts in excess of $2,000 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with Federal requirements adopted by the CITY pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and

ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the ORGANIZATION of its obligation, if any, to require payment of the higher wage. The ORGANIZATION shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

(3) "Section 3" Clause.

a. Compliance. Compliance with the provisions of Section 3 of HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the CITY, the ORGANIZATION and any of the ORGANIZATION's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the CITY, the ORGANIZATION and any of the ORGANIZATION's subrecipients and subcontractors, their successors and assigns, to those sanction specified by the Agreement through which Federal assistance is provided. The ORGANIZATION certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The ORGANIZATION further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this agreement:

> "The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The ORGANIZATION further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participant in other HUD programs.

The ORGANIZATION certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notification. The ORGANIZATION agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's

representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts. The ORGANIZATION will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulation issued by the grantor agency. The ORGANIZATION will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

(d) Conduct

(1) Assignability. The ORGANIZATION shall not assign or transfer any interest in this Agreement without the prior written consent of the CITY thereto; provided, however, that claims for money due or to become due to the ORGANIZATION from the CITY under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the CITY.

(2) Subcontracts

a. Approvals. The ORGANIZATION shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the CITY prior to the execution of such agreement.

b. Monitoring. The ORGANIZATION will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content. The ORGANIZATION shall cause all of the provisions of this contract in its entirety to be included in and made part of any subcontract executed in the performance of this Agreement.

d. Selection Process. The ORGANIZATION shall undertake to ensure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the CITY along with documentation concerning the selection process.

(3) Hatch Act. The ORGANIZATION agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

(4) Conflict of Interest. The ORGANIZATION agrees to abide by the provisions of 2 CFR Part 200 and 570.611, which include (but are not limited to) the following:

a. The ORGANIZATION shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.

b. No employee, officer or agent of the ORGANIZATION shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the CITY, the ORGANIZATION, or any designated public agency.

(5) Lobbying.

The ORGANIZATION herby certifies that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

c. It will require that the language of paragraph (d) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:

d. Lobbying Certification. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

(6) Copyright. If this contract results in any copyrightable material or inventions, the CITY and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for government purposes.

(7) Religious Activities. The ORGANIZATION agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

11. ENVIRONMENTAL CONDITIONS

(a) Air and Water. The ORGANIZATION agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

(1) Clean Air act, 42 U.S.C., 7401, *et seq*.;

(2) Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, *et seq*., as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;

(3) Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

(b) Flood Disaster Protection. In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the ORGANIZATION shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

(c) Lead-Based Paint. The ORGANIZATION agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

(d) Historic Preservation. The ORGANIZATION agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state or local historic property list.

12. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not

be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

13. SPECIAL TERMS AND CONDITIONS.

(a) It is expressly understood and agreed that either party shall have the right to terminate this Agreement upon fifteen (15) days' written notice to the other party. However, ORGANIZATION may not terminate An Assignment of Proceeds and Grant of Lien without written consent of CITY. All reports or accounting provided for herein shall be rendered whether or not falling due within the Agreement period.

(b) Further, CITY reserves the right to immediately terminate this Agreement upon written notification to ORGANIZATION under the following conditions:

(1) Notification by HUD to the CITY that said project is ineligible because of project location, services provided, or any other reason cited by HUD.

(2) Notification by HUD to CITY that said project is deficient and that continued support of the project is not providing an adequate level of services to low/moderate income or minority people.

(3) Written notification from HUD to CITY that the program funds made available to CITY are being curtailed, withdrawn, or otherwise restricted.

(c) CITY also reserves the right to immediately terminate this Agreement or to reduce the Agreement compensation amount under the following conditions:

(1) Failure of ORGANIZATION to file required reports

(2) Failure of ORGANIZATION to meet project dates

(3) Expenditure of funds under this Agreement for ineligible activities, services or items

(4) Failure to comply with written notice from CITY of substandard performance in scope of services under the terms of this Agreement.

14. OBLIGATIONS OF ORGANIZATION: Throughout the term of this Agreement, ORGANIZATION shall possess, or secure all licenses, permits, qualifications and approvals legally required to conduct business. ORGANIZATION warrants that it has all of the necessary professional capabilities and experience, as well as all tools, instrumentalities, facilities and other resources necessary to provide the CITY with the services contemplated by this Agreement. ORGANIZATION further warrants that it will follow the best current, generally accepted and professional practices to make findings, render opinions, prepare factual presentations, and provide professional advice and recommendations regarding this project.

15. 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.

16. ASSIGNMENT: This agreement is binding upon CITY and ORGANIZATION and

their successors. Except as otherwise provided herein, neither CITY nor ORGANIZATION shall assign, sublet, or transfer interest in this Agreement or any part thereof without the prior written consent of the other.

17. 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:

for ORGANIZATION: We Care Program - Turlock
221 S Broadway
Turlock, CA 95380
Telephone: (209) 606-9281

for CITY: City of Turlock
ATTN: Housing Program Manager
Housing Program Services Division
156 South Broadway, Suite 140
Turlock, California 95380-5454
Telephone: (209) 668-5610

18. SECTION HEADINGS AND SUBHEADINGS

The section heading and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

19. WAIVER

The CITY's failure to act with respect to a breach by the ORGANIZATION does not waive its right to act with respect to subsequent or similar breaches. The failure of the CITY to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

20. ENTIRE AGREEMENT

The agreement constitutes the entire agreement between the CITY and the ORGANIZATION for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the CITY and the ORGANIZATION with respect to this Agreement.

21. CITY CONTRACT ADMINISTRATOR: The CITY'S contract administrator and contact person for this Agreement is:

Jennifer Figueroa
Housing Program Manager
Housing Program Services Division
156 S. Broadway, Suite 140
Turlock, California 95380-5456
Telephone: (209) 668-5610
E-mail: jfigueroa@turlock.ca.us

22. EXECUTION AND COUNTERPARTS: This Addendum 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 Addendum 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 Addendum or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate by and through their respective officer's thereunto duly authorized by a motion approved by the Turlock City Council on May 26th, 2026.

CITY OF TURLOCK, a municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date: _____

APPROVED AS TO FORM:

By: _____
Katie O. Lucchesi, City Attorney

Date:_____

ATTEST:

By: _____
Nichole Fiez, City Clerk

Date: _____

We Care Program - Turlock

By: _____

Title: _____

Print Name: _____

Date: _____

221 S Broadway
Turlock, CA 95380
Telephone: (209) 606-9281

Name of Organization: We Care Program - Turlock

Project Name: Emergency Shelter

Exhibit A

Other Funding Sources

Identify all sources of funding by organization or donor and amount of funds that are anticipated to be utilized for this program. These funding sources should correspond with your proposed budget (Exhibit B). Leveraging and matching funds are not required but are highly encouraged as CDBG funds are not intended to provide ongoing support.

Source of Funds (organization/agency name)	**Type of Funds:** (i.e., CDBG, HOME, ESG, HOPWA, Other Federal Funds, State/Local, Private, fees, contributions, special events, volunteers, Other...)	**Amount of Funds** (list amount received or anticipated or value of in-kind commodaties or services)	**Funding Status** (i.e., cash on hand, grant awarded, etc.) Committed, Pending, and Not yet requested
City of Turlock Public Service Grant funds	Federal CDBG funds	$20,000.00	Pending
PLHA	County PLHA	$ 200,000.00	Pending
ESG	County ESG	$ 20,000.00	Pending
CDBG	County CDBG	$ 65,000.00	Pending
Community Grants	Private	$ 75,000.00	Pending
Contributions	Private	$ 34,715.98	Not yet requested
Total funding sources for this project should match detailed budget (Exhibit B)		$ 414,715.98	This total should equal your program budget total.

Name of Organization: We Care Program - Turlock

Exhibit B

Project Name: We Care Shelter

Budget

Please fill out the form below noting the total amount of funding requested for each line item. The amounts indicated should equal the funding requested. The total amount in the "Other Funding" column should equal the total funding required to carry out the program as listed under "Other Funding Sources" Exhibit A. Specific details of Project Costs are required. You will be required to follow each line item amount detailed in this budget in your draw requests.

Do not add or change any line items listed

Check one: ___ Year round program or __X__ Seasonal program

Line Item	Turlock CDBG	Other Funding	Program Total
1. Personnel Costs:			
a. Salaries/Benefits/taxes (fringe) -List Positions below:	-	240,715.98	240,715.98
			-
b. Benefits and taxes (Fringe)			-
Subtotal	**-**	**240,715.98**	**240,715.98**
2. Non-Personnel Costs:			
a. Rent/Lease of Space (for program only):	20,000.00	40,000.00	60,000.00
b. Janitorial: (Cleaning supplies, toilet paper, ...)		10,000.00	10,000.00
c. Utilities: (gas, electric, water)		36,000.00	36,000.00
d. Telephone/Internet Services:		2,000.00	2,000.00
e. Insurance-Specify types:		4,500.00	4,500.00
f. Supplies (office only):		2,000.00	2,000.00
g. Postage/Shipping:			-
h. Rental/Maintenance Equipment:			-
i. Audit:		4,000.00	4,000.00
j. Automobile/Transportation/Mileage:		-	-
k. Staff Training/Conferences:		500.00	500.00
l. Subcontracts (be specific):_____			-
m. Professional Fees: Wahl, Willemse&Wilson, Hawks CPA		10,000.00	10,000.00
n. Other (be specific): Security		30,000.00	30,000.00
o. Other (be specific):_____			-
Subtotal	**20,000.00**	**139,000.00**	**159,000.00**
3. Project costs (not already listed above):			
a. Project costs description: **Food**		5,000.00	5,000.00
b. Project costs description: **Supplies (non-office)**: Example: Paper plates/cups, paper napkins, plastic utensils, plastic servig gloves, ...		10,000.00	10,000.00
c. Project costs description (be specific):			-
Subtotal	**-**	**15,000.00**	**15,000.00**
Totals	**20,000.00**	**394,715.98**	**414,715.98**

Name of Organization: **We Care Program - Turlock**

Project Name: **We Care Shelter**

Exhibit C

Personnel Information

Complete the following personnel table. List the positions for all of the individuals that will be involved with the implementation of the project, funded or not with Turlock CDBG funds. This would include but is not limited to program staff, volunteers, and contracted employees. The expenses should correspond with the Budget (Exhibit B).

	Position Title	Position Type (direct service, admin support, etc.)	Pay Rate (Hourly with Fringe)	Hours Per Month (for the program)	Months per fiscal year	Total Yearly Cost to Program
1	Shelter Coordinator	Direct Service	$20.00	130	11.5	$29,900.00
2	Shelter HMIS	Direct Service	$18.00	43	11.5	$8,901.00
3	Shelter Lead	Direct Service	$16.75	173	11.5	$33,324.13
4	Shelter Attendant	Direct Service	$16.50	86	11.5	$16,318.50
5	Shelter Attendant	Direct Service	$16.50	130	11.5	$24,667.50
6	Shelter Attendant	Direct Service	$16.50	173	11.5	$32,826.75
7	Shelter Attendant	Direct Service	$16.50	157	11.5	$29,790.75
8	Shelter Attendant	Direct Service	$16.50	145	11.5	$27,513.75
9	Shelter Attendant	Direct Service	$16.50	80	11.5	$15,180.00
10	Executive Director	Admin Services	$33.65	40	12	$16,152.00
11	Grant Admin./Bookkeeper	Admin Services	$25.59	20	12	$6,141.60
12						$0.00
13						$0.00
14						$0.00
15						$0.00
16						$0.00
17						$0.00
18						$0.00
19						$0.00
20						$0.00
						$0.00
				Totals:		**$240,715.98**

CITY OF TURLOCK INC. 1908

HOUSING PROGRAM SERVICES

156 S. BROADWAY, SUITE 140 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5610 | FAX 209-668-5668 | TDD 209-800-735-2929

Conflict of Interest Disclosure
Screening Form
Large Approvals; Non-Profit Entities

Name of Applicant: We Care Program - Turlock

Type of Application: CDBG

I have the authority to certify these matters on behalf of the applicant and its officers. ☒ yes ☐ no
Please fill out completely and attach additional sheets if necessary.

Current or Former Employees of the City of Turlock. Are you or any of the applicant's officers current or former employees of the City of Turlock? ☐ yes ☒ no

If yes, for each individual please state dates of employment, job title(s), city department(s) worked for, and work supervisor(s).

N/A

Relatives. Are any of your officers related to any employees of the City of Turlock **or** to any elected or appointed officials (such as members of the City Council, Planning Commission, CDBG Community Grant Selection Committee, the Measure A Oversight Committee or the Loan Committee-see attached list-by answering question you are certifying that you reviewed the attached list)? ☐ yes ☒ no

If yes, for each individual please list name(s) of the relative(s) and the nature of the family relationship.

N/A

Economic Conflicts of Interest. Has your entity, you, or any of your officers been a source of income, investment, or gift to any employees of the City of Turlock **or** to any elected or appointed officials (such as members of the City Council, Planning Commission, CDBG Community Grant Selection Committee, the Measure

A Oversight Committee or the Loan Committee-see attached list-by answering question you are certifying that you reviewed the attached list)? ☐ yes ☒ no

If yes, for each individual please list name(s) of the employee(s) of the City of Turlock and/or any elected or appointed official(s). No other information is necessary at this time as staff will follow-up with you if additional information is needed.

N/A

Campaign Contribution Conflicts of Interest. Has the entity, you, any of your officers, or any of your representatives or agents made a political campaign contribution in the last twelve (12) months to anyone listed on the attached list? ☐ yes ☒ no

If yes, for each individual please list their name(s), title(s) and also the name of the recipient(s) of the campaign contribution(s) and the amount(s).

N/A

Please note that the Campaign Contribution Conflict of Interest state law (Cal. Gov. Code §84308) is wide-ranging and covers additional situations other than those addressed in the preceding question. You must review the attached information from the state Fair Political Practices Commission to see if your entity has additional types of conflicts of interest due to campaign contributions from any "party", "participant" or "agent" as those are defined in state law. After reading the attached information, do you have a campaign contribution conflict of interest? ☐ yes ☒ no If yes, please list below:

N/A

I declare under penalty of perjury under the laws of the State of California that the forgoing is true and correct.

Corey Mai, Executive Director
Print Name & Officer Title

Corey Mai
Signature

4/09/26
Date

Attachments:
-List of Elected & Appointed Officials for City of Turlock ("Officers of the Agency")
-FPPC Advisory entitled "Parties, Participants, Agents, and Section 84308"

CITY OF TURLOCK SELF-CERTIFICATION FORM FOR APPLICANTS - GRANTS, PERMITS, CONTRACTS and OTHER APPROVALS

Name of Applicant: We Care Program - Turlock

Type of Application: CDBG

I am the applicant or have the authority to certify these matters on behalf of the applicant.

X Yes ___No

If applicant is not a person(s), please list the applicant's entity type (e.g., corporation, LLC, limited partnership, general partnership, non-profit corporation, unincorporated association, government entity, etc.) non-profit

The applicant is current on all monies owed to the City of Turlock for utility bills, business licenses, and other matters.

X Yes ___No

If "No", please list monies that are overdue and owed to the City: _____
(This is not necessarily disqualifying for your application. City staff will follow up with you if necessary.)

The applicant is current on state and federal income tax filings.

X Yes ___No

If "No", please describe:

N/A

The applicant has no tax liens (any type) filed against it.

X Yes ___No ("Yes" means there are no tax liens, "No" means there are tax liens).

If "No", please describe type(s) and amount(s) of tax lien(s):

N/A

If required by the Turlock Municipal Code, the applicant has a City of Turlock business license or will obtain one upon receipt of the approval.

X Yes ___No

☐ (Answer only if box checked). The role of President/CEO of the applicant is held by a different person than the role of Treasurer/CFO.

___Yes ___No

If "No", please explain:
N/A

☐ (Answer only if box checked). Please provide documentation of how the applicant meets the objectives of the approval applied for:

The applicant understands that applicant may be asked to update this information prior to or after receipt of the approval applied for.
X Yes ___No

I declare under penalty of perjury under the laws of the State of California that my answers to the above questions are true and correct to the best of my actual knowledge.

Corey Mai
Signature:

Corey Mai
Print Name:

4/09/26
Date:

AGREEMENT
between
CITY OF TURLOCK
And
Greater Modesto Interfaith Hospitality Network Inc. DBA Family Promise of Greater Modesto
for
Public Services through the Community Development Block Grant (CDBG) Program
CONTRACT NO. 2027-0001

THIS AGREEMENT is made this 26th day of May, 2026, by and between the **CITY OF TURLOCK**, a municipal corporation of the State of California, as the implementer of the COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, hereinafter referred to as "CITY" and **Greater Modesto Interfaith Hospitality Network Inc. DBA Family Promise of Greater Modesto** hereinafter referred to as "ORGANIZATION."

W I T N E S S E T H:

WHEREAS, CITY has received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, as amended (HUD Act), Public Law 93-383; and

WHEREAS, the CITY wishes to engage the ORGANIZATION to assist the CITY in utilizing such funds; and

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. SCOPE OF SERVICE: The ORGANIZATION will be responsible for administering a CDBG 2026-2027 Family Promise Transitional Housing-Case Management Services Public Service Program in a manner satisfactory to the CITY. The Public Service Program shall be provided in accordance with the standards required as a condition of providing these funds and in accordance with Exhibit A attached hereto and incorporated herein by reference. The ORGANIZATION shall provide such Services in accordance with 24 CFR § 570 *et seq* and all other applicable federal state or local laws, rules or regulations.

(a) National Objectives: All activities funded with CDBG funds must meet one of the CDBG program's National Objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet community development needs having a particular urgency, as defined in 24 CFR 570.208. The ORGANIZATION certifies that the activity carried out under this Agreement will meet the National Objective specified in Exhibit A.

(b) Levels of Accomplishment-Goals and Performance Measures: The ORGANIZATION agrees to provide levels of program services specified in Exhibit A.

(c) Staffing: The ORGANIZATION agrees to provide levels of staffing for the program as specified in Exhibit A.

(d) Performance Monitoring: The CITY will monitor the performance of the ORGANIZATION against goals and performance standards as stated in Exhibit A. Substandard performance as determined by the CITY will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the ORGANIZATION within a reasonable period of time after being notified by the CITY, contract suspension or termination procedures will be initiated.

2. COMPENSATION: ORGANIZATION shall be paid a total consideration of not to exceed Twenty Thousand and no/100 ths Dollars ($20,000), for full performance of the Public Services specified under this Agreement, in conformity with the approved program proposal and budget document which is attached to this Agreement as Exhibit A. The amount set forth in this section is not a guarantee of the compensation that ORGANIZATION will receive, but rather is merely a limit of potential CITY expenditures under this Agreement. ORGANIZATION will be paid for services actually performed in accordance with the requirements of this Section. The CITY may require a more detailed budget breakdown than the one provided in Exhibit A and the ORGANIZATION shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the CITY. Any amendments to the budget must be approved in writing by both the CITY and the ORGANIZATION. ORGANIZATION agrees that compensation shall be paid in the manner and at the times set forth below:

(a) Payment:

(1) Funds will be dispersed on a draw basis as costs are incurred and can be drawn monthly. Drawdowns for the payment of eligible expenses shall be made against the line item budgets specified in Exhibit A and in accordance with performance. Expenses for general administration shall also be paid against the line item budgets specified in Exhibit A and in accordance with performance.

(2) The request for a draw will be accompanied by documentation of the costs which would include such information as invoices and timecards. The request will also include data of the persons served through the program including, but not limited to, income, race/ethnicity, and statistics data required by HUD, and such other information as the CITY may request. First Draw can be requested after October 1, 2026. Final draw must be requested before June 15th, 2027

(3) Payments may be contingent upon certification of the ORGANIZATION'S financial management system in accordance with the standards specified in 2 CFR 200.

(4) ORGANIZATION shall notify CITY in writing of all authorized personnel who shall be empowered to file requests for payment pursuant to this Agreement.

(5) Not more often than monthly, CITY shall make payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. CITY shall pay undisputed invoices that comply with the above requirements

within 30 days from the receipt of the invoice.

3. TERM OF AGREEMENT. The Services of ORGANIZATION are to commence on July 1, 2026, and end on June 30, 2027, unless the term of the agreement is otherwise terminated or extended, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of this Agreement. The point of contact for CITY shall be the City of Turlock, Housing Program Services Division, 156 South Broadway, Suite 140, Turlock, California, 95380.

4. GENERAL CONDITIONS. The ORGANIZATION agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban development regulations concerning Community Development Block Grants (CDBG) including subpart K of these regulations, except that (1) the ORGANIZATION does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the ORGANIZATION does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The ORGANIZATION also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided for under this contract. The ORGANIZATION further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

(a) ORGANIZATION agrees to submit quarterly program status reports to CITY, and other reports as may be required by CITY.

(b) ORGANIZATION agrees to maintain racial, ethnic, gender, head of household and family size data showing the extent to which these categories of persons have participated in, or benefited from, the project, and to provide such data in an activity report to CITY quarterly.

(c) ORGANIZATION agrees to keep all necessary books and records, including property, personnel and financial records, in connection with the operations and services performed under this Agreement, and shall document all transactions so that all expenditures may be properly audited.

(d) ORGANIZATION agrees that CITY or any authorized representative has access to and the right to examine all records, books, papers or documents related to the program/scope of services/project.

(e) ORGANIZATION agrees to provide to CITY at ORGANIZATION's cost, a certified audit performed by an accredited certified public accountant, of all funds received or utilized by ORGANIZATION, including the distribution of Community Development Block Grant Funds for fiscal year 2025-2026 to be delivered to CITY by October 1, 2025 or within 30 days of receipt of ORGANIZATION's audited financials, whichever is later.

(f) ORGANIZATION hereby warrants that it will establish and adopt safeguards to prohibit members, officers, and employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties. Further, no member, officer, or employee of ORGANIZATION who exercises any functions or responsibility with respect to the program during his or her tenure or for one year thereafter, shall have any interest, direct or indirect, in any Agreement or sub-agreement, or the proceeds thereof, either for themselves or those with whom they have family or business ties, for work to be performed in

connection with the program assisted under this Agreement.

(g) The undersigned persons signing as officers on behalf of ORGANIZATION, a party to this Agreement, hereby severally warrants and represents that said persons have authority to enter into this Agreement on behalf of said ORGANIZATION and to bind the same to this Agreement, and, further that said ORGANIZATION has authority to enter into this Agreement and that there are no restrictions or prohibitions contained in any article of incorporation or bylaws against entering into this Agreement.

(h) CITY shall not be responsible or liable for any debts, actions, obligations, negligence, or liabilities committed or incurred by ORGANIZATION, its staff or clientele, and ORGANIZATION hereby agrees to defend, hold harmless and indemnify CITY from and against any and all liabilities for debts, obligations, and negligence. No payment, however, final or otherwise, shall operate to release ORGANIZATION from any obligations under this Agreement. Should either party be required to bring a legal action to enforce the provisions of this Agreement, the prevailing party shall be reimbursed for all court costs and all reasonable attorney's fees incurred in the prosecution or defense of said action.

(i) Both parties hereto in the performance of this Agreement will be acting in an independent capacity and not as agents, employees, partners or joint ventures with one another.

ORGANIZATION is not an employee of CITY and is not entitled to any of the rights, benefits, or privileges of CITY employees, including but not limited to medical, unemployment, or Workers' Compensation insurance.

5. OTHER PROVISIONS.

(a) During the performance of this Agreement, ORGANIZATION agrees as follows:

(1) ORGANIZATION shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, familial status, veterans status, or any other basis prohibited by applicable law. ORGANIZATION shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, age, handicap, sexual orientation, familial status, veterans status, ancestry, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

ORGANIZATION agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) ORGANIZATION will, in all solicitations or advertisements for employees placed by or on behalf of ORGANIZATION, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, veterans status, familial status, or any other basis prohibited by applicable law.

(b) EQUAL OPPORTUNITY IN PARTICIPATION. Under the terms of Section 109 of the Housing and Community Development Act of 1974, and in conformance with CITY policy and all requirements imposed by or pursuant to the Regulations of the Department of Housing and Urban Development (24 CFR Part 570.602 issued pursuant to this section), ORGANIZATION shall not exclude any persons from participation in the program on the basis race, color, national origin, religion, or sex.

(c) Civil Rights

(1) Compliance. The ORGANIZATION agrees to comply with the civil rights laws of the State of California and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086 as such laws and orders may be amended, modified or repealed from time to time and such other executive orders as may be applicable.

(2) Nondiscrimination. The ORGANIZATION agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279 as such laws and orders may be amended, modified or repealed from time to time. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

(d) BUSINESS AND EMPLOYMENT OPPORTUNITIES FOR LOW/MODERATE INCOME RESIDENTS. ORGANIZATION will conform with the rules and regulations set forth under Section 3 of the Housing and Urban Development Act of 1968, (12 USC 1701u), as amended, and the HUD regulations issued pursuant thereto at 24 CFR Part 135, to the extent applicable. This act requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area.

(e) DRUG-FREE WORK PLACE. Organization will maintain a drug free work place and will comply with all applicable Federal, State and local laws pertaining to a drug-free work place.

(f) PROVISIONS REQUIRED BY LAW DEEMED INSERTED. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein, and the Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Agreement shall forthwith be physically amended to make such insertion or correction. To the extent that any such laws are amended or repealed, ORGANIZATION shall comply with such laws as amended or repealed.

6. CITY RECOGNITION. The ORGANIZATION shall insure recognition of the role of the CITY in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the ORGANIZATION will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

7. ADMINISTRATIVE REQUIREMENTS.

(a) Financial Management

(1) Accounting Standards. The ORGANIZATION agrees to comply with 2 CFR Part 200 and agrees to adhere to the accounting principles and procedures required therein, utilized adequate internal controls, and maintain necessary source documentation for all costs incurred.

(2) Cost Principles. The ORGANIZATION shall administer its program in conformance with 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars including OMB Circulars A-122, "Cost Principles for Non-Profit Organization," or A-21, "Cost Principles for Educational Institutions," or A-87, "Cost Principles for State, Local and Indian Tribal Governments," as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

(b) Documentation and Record Keeping.

(1) Records to be maintained. The ORGANIZATION shall maintain all records required by the Federal regulations specified in 24 CFR 570.506 that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

a. Records providing a full description of each activity undertaken;

b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;

c. Records required to determine the eligibility of activities;

d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;

e. Records documenting compliance with the fair housing and equal opportunity component of the CDBG program;

f. Financial records as required by 24 CFR 570.502, and 2 CFR Part 200;

g. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

(2) Retention. The ORGANIZATION shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the agreement for a period of four (4) years. The retention period begins on the date of the submission of the CITY'S annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

(3) Client Data. The ORGANIZATION shall maintain client data

demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to CITY monitors or their designees for review upon request.

(4) Disclosure. The ORGANIZATION understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the CITY'S or ORGANIZATION's responsibilities with respect to services provided under this contract, is prohibited by the State or Federal law unless written consent is obtained from such person receiving service and, in the case of minor, that of a responsible parent/guardian.

(5) Close-outs. The ORGANIZATION's obligation to the CITY shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the CITY), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the ORGANIZATION has control over CDBG funds, including program income.

(6) Audits and Inspections. All ORGANIZATION records with respect to any matters covered by this Agreement shall be made available to the CITY, HUD, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the ORGANIZATION within 30 days after receipt by the ORGANIZATION. Failure of the ORGANIZATION to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The ORGANIZATION hereby agrees to have an annual agency audit conducted in accordance with current CITY policy concerning ORGANIZATIONS audits and 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars including OMB circular A-133.

If, as a result of any audit, any improper expenditures are revealed by the ORGANIZATION, its officers, agents, servants, employees and /or subcontractors, of the funds granted hereunder, and such questioned costs are disallowed under the procedures of the party by whom or on whose behalf said audit is conducted, then the amount of such disallowed cost shall constitute liquidated damages for the breach of that portion of the Agreement audited. In case of such disallowed cost, ORGANIZATION agrees to repay the CITY said sum as liquidated damages for the ORGANIZATIONS failure to perform the duties, bear the liabilities and fulfill the obligations imposed upon it by this Agreement.

(c) Reporting and Payment Procedures

(1) Program Income. The ORGANIZATION shall report to the CITY any interest or other income earned as a direct result of the use of the CDBG funds for the program outlined within this Agreement. The ORGANIZATION shall report all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this Agreement. All program income derived from the project, if any, shall revert to the CITY for use in the Community Development Block Grant program.

(2) Payment Procedures. The CITY will pay to the ORGANIZATION funds available under this Agreement based upon information submitted by the ORGANIZATION and consistent with the approved budget in Exhibit A. Payments will be made for eligible expenses actually incurred by the ORGANIZATION on a reimbursement basis. The CITY shall not provide any payments in advance of actual expenditures by the ORGANIZATION. Payments will be adjusted by the CITY in accordance with program income balances available in ORGANIZATION accounts. Payment requests shall include documentation to verify that the expenditure of funds is consistent with the project description as approved. Prior to reimbursing the ORGANIZATION, the CITY will verify the ORGANIZATION has provided the required draw. Funding is contingent upon the CITY receiving Community Development Block Grant funds from HUD.

(3) Progress Reports. The ORGANIZATION shall submit regular Progress Reports to the CITY in the form, content, and frequency as required by the CITY.

(d) Procurement

(1) Compliance. The ORGANIZATION shall comply with current CITY policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the CITY upon termination of this Agreement.

(2) Uniform Requirements. Unless specified otherwise within this agreement, the ORGANIZATION shall procure all materials, property, or services in accordance with the requirements of 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Uniform Requirements superseded, consolidated, and streamlined requirements from eight OMB Circulars.

(3) Travel. The ORGANIZATION shall obtain written approval from the CITY for any travel outside the metropolitan area with funds provided under this Agreement.

(e) Use and Reversion of Assets.

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 2 CFR Part 200, and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following;

(1) The ORGANIZATION shall transfer to the CITY any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

(2) In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the ORGANIZATION for activities under this Agreement shall be (a) transferred to the CITY for the CDBG program or (b) retained after compensating the CITY an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment.

8. INSURANCE: ORGANIZATION shall not commence work under this Agreement until ORGANIZATION has obtained CITY'S approval regarding all insurance requirements, forms, endorsements, amounts, and carrier ratings, nor shall ORGANIZATION allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor shall have been so obtained and approved. ORGANIZATION 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 ORGANIZATION, 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) General Liability Insurance: ORGANIZATION 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 one million dollars ($1,000,000) per occurrence, two million dollars ($2,000,000) general 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. ORGANIZATION's general liability policies shall be primary and not seek contribution from the 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.

(b) Workers' Compensation Insurance: ORGANIZATION shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least one million dollars ($1,000,000). ORGANIZATION 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) Auto Insurance: ORGANIZATION shall provide auto liability coverage for owned, non-owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than one million dollars ($1,000,000) per accident. If ORGANIZATION owns no vehicles, this requirement may be met through a non-owned auto endorsement to the CGL policy.

(d) Professional Liability Insurance: When applicable, ORGANIZATION 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 this Agreement, in the minimum amount of one million dollars ($1,000,000) 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 ORGANIZATION agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

(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) ORGANIZATION 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 ORGANIZATION, 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 ORGANIZATION'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 ORGANIZATIONs Protective Liability policy providing both ongoing operations and completed operations coverage.

(2) For any claims related to the program, ORGANIZATION's insurance coverage shall be primary insurance as respects CITY and any insurance or self-insurance maintained by CITY shall be excess of ORGANIZATION'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 ORGANIZATION 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 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: ORGANIZATION shall furnish CITY with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this section. 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 ORGANIZATION'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, ORGANIZATION hereby agrees to waive subrogation which any insurer of ORGANIZATION may acquire from ORGANIZATION 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 ORGANIZATION, its agents, employees, independent contractors and subcontractors. ORGANIZATION agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation.

(j) Subcontractors: ORGANIZATION shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

9. INDEMNIFICATION:

Indemnity for Professional Liability: When the law establishes a professional standard of care for ORGANIZATION's Services, to the fullest extent permitted by law, ORGANIZATION shall indemnify, protect, 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 and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs but only to the extent the ORGANIZATION (and its Subcontractors) are responsible for such damages, liabilities and costs on a comparative basis of fault between the ORGANIZATION (and its Subcontractors) and the CITY in the performance of professional services under this Agreement. ORGANIZATION shall not be obligated to defend or indemnify CITY for the CITY's own negligence.

Indemnity for other than Professional Liability: Other than in the performance of professional services and to the full extent permitted by law, ORGANIZATION 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 ORGANIZATION or by any individual or agency for which ORGANIZATION is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of ORGANIZATION.

10. PERSONNEL & PARTICIPANT CONDITIONS

(a) Federal regulations

(1) Section 504. The ORGANIZATION agrees to comply with all Federal regulations issued pursuant to Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federal assisted program. The CITY shall provide the ORGANIZATION with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

(b) Affirmative Action

(1) Approved Plan. The ORGANIZATION agrees that it shall be committed to carry out pursuant to the CITY's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966 to the extent that such Executive Order remains effective. The CITY shall provide Affirmative Action guidelines to the ORGANIZATION to assist in the formulation of such program. The ORGANIZATION shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

(2) Women- and Minority-Owned Businesses (W/MBE). The ORGANIZATION will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a

business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The ORGANIZATION may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

(3) Access to Records. The ORGANIZATION shall furnish and cause each of its owned organizations or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the CITY, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

(4) Notifications. The ORGANIZATION will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the ORGANIZATION's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement. The ORGANIZATION will, in all solicitations or advertisements for employees placed by or on behalf of the ORGANIZATION, state that it is an Equal Opportunity or Affirmative Action Employer.

(6) Subcontract Provisions. The ORGANIZATION will include the provisions of Paragraphs 5.(c), Civil Rights, and 10.(b), Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own ORGANIZATIONS or subcontractors.

(c) Employment Restrictions

(1) Prohibited Activity. The ORGANIZATION is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities: inherently religious activities; lobbying; political patronage; and nepotism activities.

(2) Labor Standards. The ORGANIZATION agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq*.) and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The ORGANIZATION agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq*.) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The ORGANIZATION shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the CITY for review upon request.

The ORGANIZATION agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors unengaged under contracts in excess of $2,000 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with Federal requirements adopted by the

CITY pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the ORGANIZATION of its obligation, if any, to require payment of the higher wage. The ORGANIZATION shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

(3) "Section 3" Clause.

a. Compliance. Compliance with the provisions of Section 3 of HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the CITY, the ORGANIZATION and any of the ORGANIZATION's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the CITY, the ORGANIZATION and any of the ORGANIZATION's subrecipients and subcontractors, their successors and assigns, to those sanction specified by the Agreement through which Federal assistance is provided. The ORGANIZATION certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The ORGANIZATION further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this agreement:

> "The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The ORGANIZATION further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participant in other HUD programs.

The ORGANIZATION certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notification. The ORGANIZATION agrees to send to each

labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts. The ORGANIZATION will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulation issued by the grantor agency. The ORGANIZATION will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

(d) Conduct

(1) Assignability. The ORGANIZATION shall not assign or transfer any interest in this Agreement without the prior written consent of the CITY thereto; provided, however, that claims for money due or to become due to the ORGANIZATION from the CITY under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the CITY.

(2) Subcontracts

a. Approvals. The ORGANIZATION shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the CITY prior to the execution of such agreement.

b. Monitoring. The ORGANIZATION will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content. The ORGANIZATION shall cause all of the provisions of this contract in its entirety to be included in and made part of any subcontract executed in the performance of this Agreement.

d. Selection Process. The ORGANIZATION shall undertake to ensure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the CITY along with documentation concerning the selection process.

(3) Hatch Act. The ORGANIZATION agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

(4) Conflict of Interest. The ORGANIZATION agrees to abide by the provisions of 2 CFR Part 200 and 570.611, which include (but are not limited to) the following:

a. The ORGANIZATION shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents

engaged in the award and administration of contracts supported by Federal funds.

b. No employee, officer or agent of the ORGANIZATION shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the CITY, the ORGANIZATION, or any designated public agency.

(5) Lobbying.

The ORGANIZATION herby certifies that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

c. It will require that the language of paragraph (d) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:

d. Lobbying Certification. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

(6) Copyright. If this contract results in any copyrightable material or inventions, the CITY and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work

or materials for government purposes.

(7) Religious Activities. The ORGANIZATION agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

11. ENVIRONMENTAL CONDITIONS

(a) Air and Water. The ORGANIZATION agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

(1) Clean Air act, 42 U.S.C., 7401, *et seq*.;

(2) Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, *et seq*., as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;

(3) Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

(b) Flood Disaster Protection. In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the ORGANIZATION shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

(c) Lead-Based Paint. The ORGANIZATION agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

(d) Historic Preservation. The ORGANIZATION agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state or local historic property list.

12. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

13. SPECIAL TERMS AND CONDITIONS.

(a) It is expressly understood and agreed that either party shall have the right to terminate this Agreement upon fifteen (15) days' written notice to the other party. However, ORGANIZATION may not terminate An Assignment of Proceeds and Grant of Lien without written consent of CITY. All reports or accounting provided for herein shall be rendered whether or not falling due within the Agreement period.

(b) Further, CITY reserves the right to immediately terminate this Agreement upon written notification to ORGANIZATION under the following conditions:

(1) Notification by HUD to the CITY that said project is ineligible because of project location, services provided, or any other reason cited by HUD.

(2) Notification by HUD to CITY that said project is deficient and that continued support of the project is not providing an adequate level of services to low/moderate income or minority people.

(3) Written notification from HUD to CITY that the program funds made available to CITY are being curtailed, withdrawn, or otherwise restricted.

(c) CITY also reserves the right to immediately terminate this Agreement or to reduce the Agreement compensation amount under the following conditions:

(1) Failure of ORGANIZATION to file required reports

(2) Failure of ORGANIZATION to meet project dates

(3) Expenditure of funds under this Agreement for ineligible activities, services or items

(4) Failure to comply with written notice from CITY of substandard performance in scope of services under the terms of this Agreement.

14. OBLIGATIONS OF ORGANIZATION: Throughout the term of this Agreement, ORGANIZATION shall possess, or secure all licenses, permits, qualifications and approvals legally required to conduct business. ORGANIZATION warrants that it has all of the necessary professional capabilities and experience, as well as all tools, instrumentalities, facilities and other resources necessary to provide the CITY with the services contemplated by this Agreement. ORGANIZATION further warrants that it will follow the best current, generally accepted and professional practices to make findings, render opinions, prepare factual presentations, and provide professional advice and recommendations regarding this project.

15. 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.

16. ASSIGNMENT: This agreement is binding upon CITY and ORGANIZATION and their successors. Except as otherwise provided herein, neither CITY nor ORGANIZATION shall assign, sublet, or transfer interest in this Agreement or any part thereof without the prior written consent of the other.

17. 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:

for ORGANIZATION: Greater Modesto Interfaith Hospitality Network Inc.
2301 Woodland Ave. Unit 8
Modesto, CA 95358
Telephone: (209) 549-9454

for CITY: City of Turlock
ATTN: Housing Program Manager
Housing Program Services Division
156 South Broadway, Suite 140
Turlock, California 95380-5454
Telephone: (209) 668-5610

18. SECTION HEADINGS AND SUBHEADINGS

The section heading and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

19. WAIVER

The CITY's failure to act with respect to a breach by the ORGANIZATION does not waive its right to act with respect to subsequent or similar breaches. The failure of the CITY to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

20. ENTIRE AGREEMENT

The agreement constitutes the entire agreement between the CITY and the ORGANIZATION for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the CITY and the ORGANIZATION with respect to this Agreement.

21. CITY CONTRACT ADMINISTRATOR: The CITY'S contract administrator and contact person for this Agreement is:

Jennifer Figueroa, Housing Program Manager
Housing Program Services Division
156 S. Broadway, Suite 140
Turlock, California 95380-5456
Telephone: (209) 668-5610
E-mail: jfigueroa@turlock.ca.us

22. EXECUTION AND COUNTERPARTS: This Addendum 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 Addendum 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 Addendum or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate by and through their respective officer's thereunto duly authorized by a motion approved by the Turlock City Council on May 26th, 2026.

CITY OF TURLOCK, a municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date: _____

APPROVED AS TO FORM:

By: _____
Katie O. Lucchesi, City Attorney

Date:_____

ATTEST:

By: _____
Nichole Fiez, City Clerk

Date: _____

Greater Modesto Interfaith Hospitality Network Inc. DBA Family Promise of Greater Modesto

By: _____

Title: _____

Print Name: _____

Date: _____

2301 Woodland Ave. Unit 8
Modesto, CA 95350
Telephone: (209) 549-9454

Exhibit A

Name of Organization: Family Promise of Greater Modesto
Project Name: Transitional Living

Exhibit A

Other Funding Sources

Identify all sources of funding by organization or donor and amount of funds that are anticipated to be utilized for this program. These funding sources should correspond with your proposed budget (Exhibit B). Leveraging and matching funds are not required but are highly encouraged as CDBG funds are not intended to provide ongoing support.

Source of Funds (organization/agency name)	**Type of Funds:** (i.e., CDBG, HOME, ESG, HOPWA, Other Federal Funds, State/Local, Private, fees, contributions, special events, volunteers, Other...)	**Amount of Funds** (list amount received or anticipated or value of in-kind commodaties or services)	**Funding Status** (i.e., cash on hand, grant awarded, etc.) Committed, Pending, and Not yet requested
City of Turlock Public Service Grant funds	Federal CDBG funds	$20,000	Pending
Mary Stuart Rogers Foundation	Private	$ 25,000.00	Meeting Set
Reserves	Private	$ 27,012.40	Cash on Hand
Total funding sources for this project should match detailed budget (Exhibit B)		$ 72,012.40	This total should equal your program budget total.

Exhibit B

Name of Organization: **Family Promise of Greater Modesto**

Project Name: **Transitional Living**□

Exhibit B

Budget

Please fill out the form below noting the total amount of funding requested for each line item. The amounts indicated should equal the funding requested. The total amount in the "Other Funding" column should equal the total funding required to carry out the program as listed under "Other Funding Sources" Exhibit A. Specific details of Project Costs are required. You will be required to follow each line item amount detailed in this budget in your draw requests.

Do not add or change any line items listed

Check one: _x__ Year round program or____ Seasonal program

Line Item	Turlock CDBG	Other Funding	Program Total
1. Personnel Costs:			
a. Salaries/Benefits/taxes (fringe) -List Positions below:			-
Executive Director	$0.00	5,192.40	5,192.40
Case manager	20,000.00	14,320.00	34,320.00
b. Benefits and taxes (Fringe) 20% of pay			-
Subtotal	**20,000.00**	**19,512.40**	**39,512.40**
2. Non-Personnel Costs:			
a. Rent/Lease of Space (for program only):			-
b. Janitorial: (Cleaning supplies, toilet paper, ...)			-
c. Utilities: (gas, electric, water)			-
d. Telephone/Internet Services:			-
e. Insurance-Specify types:			-
f. Supplies (office only):			-
g. Postage/Shipping:			-
h. Rental/Maintenance Equipment:			-
i. Audit:			-
j. Automobile/Transportation/Mileage:		2,500.00	2,500.00
k. Staff Training/Conferences:			-
l. Subcontracts: Equipment repairs and maintenance		15,000.00	15,000.00
m. Professional Fees: _____			-
n. Other (be specific):_Property Management_____			-
o. Other (be specific):_____			-
Subtotal	**-**	**17,500.00**	**17,500.00**
3. Project costs (not already listed above):			
a. Project costs description: **Food**			-
b. Project costs description: **Supplies (non-office)**: Example: Paper plates/cups, paper napkins, plastic utensils, plastic servig gloves, ...			-
c. Project costs description (be specific): Repairs and maintenance to the properties		15,000.00	15,000.00
Subtotal	**-**	**15,000.00**	**15,000.00**
Totals	**20,000.00**	**52,012.40**	**72,012.40**

Exhibit C

Name of Organization: **Family Promise of Greater Modes** **Exhibit C**
Project Name: **Transitional Living**

Personnel Information

Complete the following personnel table. List the positions for all of the individuals that will be involved with the implementation of the project, funded or not with Turlock CDBG funds. This would include but is not limited to program staff, volunteers, and contracted employees. The expenses should correspond with the Budget (Exhibit B).

	Position Title	Position Type (direct service, admin support, etc.)	Pay Rate (Hourly with Fringe)	Hours Per Month (for the program)	Months per fiscal year	Total Yearly Cost to Program
1	Executive Director	Admin support	$43.27	10	12	$5,192.40
2	Case Manager	Direct Service	$22.00	130	12	$34,320.00
3	Volunteers	Direct Support	$0.00	100	12	$0.00
4						
5						
6						$0.00
7						$0.00
8						$0.00
9						$0.00
10						$0.00
11						$0.00
12						$0.00
13						$0.00
14						$0.00
15						$0.00
16						$0.00
17						$0.00
18						$0.00
19						$0.00
20						$0.00
				Totals:		**$39,512.40**

CITY OF TURLOCK INC. 1908

HOUSING PROGRAM SERVICES

156 S. BROADWAY, SUITE 140 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5610 | FAX 209-668-5668 | TDD 209-800-735-2929

Conflict of Interest Disclosure
Screening Form
Large Approvals; Non-Profit Entities

Name of Applicant: Family Promise of Greater Modesto

Type of Application: Public Services Grant

I have the authority to certify these matters on behalf of the applicant and its officers. ☒ yes ☐ no
Please fill out completely and attach additional sheets if necessary.

Current or Former Employees of the City of Turlock. Are you or any of the applicant's officers current or former employees of the City of Turlock? ☐ yes ☒ no

If yes, for each individual please state dates of employment, job title(s), city department(s) worked for, and work supervisor(s).

_____

_____

Relatives. Are any of your officers related to any employees of the City of Turlock **or** to any elected or appointed officials (such as members of the City Council, Planning Commission, CDBG Community Grant Selection Committee, the Measure A Oversight Committee or the Loan Committee-see attached list-by answering question you are certifying that you reviewed the attached list)? ☐ yes ☒ no

If yes, for each individual please list name(s) of the relative(s) and the nature of the family relationship.

_____

_____

Economic Conflicts of Interest. Has your entity, you, or any of your officers been a source of income, investment, or gift to any employees of the City of Turlock **or** to any elected or appointed officials (such as members of the City Council, Planning Commission, CDBG Community Grant Selection Committee, the Measure

A Oversight Committee or the Loan Committee-see attached list-by answering question you are certifying that you reviewed the attached list)? ☐ yes ☒ no

If yes, for each individual please list name(s) of the employee(s) of the City of Turlock and/or any elected or appointed official(s). No other information is necessary at this time as staff will follow-up with you if additional information is needed.

Campaign Contribution Conflicts of Interest. Has the entity, you, any of your officers, or any of your representatives or agents made a political campaign contribution in the last twelve (12) months to anyone listed on the attached list? ☐ yes ☒ no

If yes, for each individual please list their name(s), title(s) and also the name of the recipient(s) of the campaign contribution(s) and the amount(s).

Please note that the Campaign Contribution Conflict of Interest state law (Cal. Gov. Code §84308) is wide-ranging and covers additional situations other than those addressed in the preceding question. You must review the attached information from the state Fair Political Practices Commission to see if your entity has additional types of conflicts of interest due to campaign contributions from any "party", "participant" or "agent" as those are defined in state law. After reading the attached information, do you have a campaign contribution conflict of interest? ☐ yes ☐ no If yes, please list below:

I declare under penalty of perjury under the laws of the State of California that the forgoing is true and correct.

Miriah Brazil Executive Director

Print Name & Officer Title

Miriah Brazil

Signature

04-13-2026

Date

Attachments:

-List of Elected & Appointed Officials for City of Turlock ("Officers of the Agency")

-FPPC Advisory entitled "Parties, Participants, Agents, and Section 84308"

CITY OF TURLOCK SELF-CERTIFICATION FORM FOR APPLICANTS - GRANTS, PERMITS, CONTRACTS and OTHER APPROVALS

Name of Applicant: Family Promise of Greater Modesto

Type of Application: Public Services Grant

I am the applicant or have the authority to certify these matters on behalf of the applicant.
X Yes ___No

If applicant is not a person(s), please list the applicant's entity type (e.g., corporation, LLC, limited partnership, general partnership, non-profit corporation, unincorporated association, government entity, etc.) Non-Profit Organization

The applicant is current on all monies owed to the City of Turlock for utility bills, business licenses, and other matters.
X Yes ___No

If "No", please list monies that are overdue and owed to the City: _____
(This is not necessarily disqualifying for your application. City staff will follow up with you if necessary.)

The applicant is current on state and federal income tax filings.
X Yes ___No

If "No", please describe:
_____

The applicant has no tax liens (any type) filed against it.
X Yes ___No ("Yes" means there are no tax liens, "No" means there are tax liens).

If "No", please describe type(s) and amount(s) of tax lien(s):
_____

If required by the Turlock Municipal Code, the applicant has a City of Turlock business license or will obtain one upon receipt of the approval.
X Yes ___No

☐ (Answer only if box checked). The role of President/CEO of the applicant is held by a different person than the role of Treasurer/CFO.
___Yes ___No

If "No", please explain:
_____

☐ (Answer only if box checked). Please provide documentation of how the applicant meets the objectives of the approval applied for:

_____

_____

The applicant understands that applicant may be asked to update this information prior to or after receipt of the approval applied for.
X Yes ___No

I declare under penalty of perjury under the laws of the State of California that my answers to the above questions are true and correct to the best of my actual knowledge.

Signature:

Print Name: Miriah Brazil

Date: 04/13/2026

City Council Staff Report

June 9, 2026

From:	Jessie Dhami, Human Relations Director
Prepared by:	Jessie Dhami, Human Relations Director
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Resolution: _____ to serve as Interim City Manager effective June __, 2026, salary range 45.7, step __of the Management Salary Schedule.

2. NARRATIVE:

Due to the recent resignation of Interim City Manager, Gary Hampton, the City Council needs to establish a City Manager in place while they are currently filling the permanent seat. Municipal Services Director/SRWA General Manager, Christopher Fisher has been serving as Acting City Manager appointed by Mr. Hampton prior to his departure.

At tonight's Special Closed Session Meeting, the City Council appointed _____to serve as Interim City Manager while the City's recruitment process for a City Manager continues.

During this period, the appointment of an interim City Manager ensures continuity of leadership, maintains organizational stability, and supports the uninterrupted delivery of municipal services. The Interim City Manager will be responsible for carrying out the duties and responsibilities of the City Manager position until a permanent appointment is made by City Council.

The City remains committed to conducting a thorough and professional recruitment process to identify the most qualified candidate for the permanent City Manager position.

In compliance with Government Code Section 54953(c)(3), the City Council must publically disclose the compensation associated with the Interim City Manager appointment before taking final action. This public announcement includes the salary or salary schedule and any compensation paid in the form of fringe benefits.

_____ to serve as Interim City Manager effective June __, 2026, salary range 45.7, step __of the Management Salary Schedule.

The appointment of an Interim City Manager provides continuity in City operations while the recruitment process for a permanent City Manager advances through the final stages.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Funding for the Interim City Manager position is available within the adopted budget.

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:

Council may choose not to appoint an Interim City Manager and leave the City Manager position vacant.

6. ATTACHMENTS:

1. Management Salary Schedule
2. Draft Resolution

MANAGEMENT MONTHLY SALARY SCHEDULE EFFECTIVE FY 2025-2026

ADMINISTRATIVE ANALYST	29.1	8203	8613	9044	9496	9971
PUBLIC INFORMATION OFFICER	29.1	8203	8613	9044	9496	9971
LABORATORY & ENVIRONMENTAL SUPERINTENDENT	32.1	9496	9971	10469	10993	11542
MANAGEMENT ANALYST	32.1	9496	9971	10469	10993	11542
PRINCIPAL HUMAN RELATIONS ANALYST	32.1	9496	9971	10469	10993	11542
PARKS, STREETS AND PUBLIC FACILITIES SUPERINTENDENT	32.1	9496	9971	10469	10993	11542
PURCHASING MANAGER	32.1	9496	9971	10469	10993	11542
RECREATION SUPERINTENDENT	32.1	9496	9971	10469	10993	11542
FLEET SERVICES MANAGER	34.1	10469	10993	11542	12119	12725
PUBLIC WORKS SUPERVISOR / CITY SURVEYOR	34.1	10469	10993	11542	12119	12725
PLANNING MANAGER	34.1	10469	10993	11542	12119	12725
REGULATORY AFFAIRS MANAGER	34.1	10469	10993	11542	12119	12725
ROADS PROGRAM MANAGER	34.1	10469	10993	11542	12119	12725
UTILITIES MANAGER	34.1	10469	10993	11542	12119	12725
WATER QUALITY CONTROL DIVISION MANAGER	34.1	10469	10993	11542	12119	12725
HOUSING PROGRAM MANAGER	34.1	10469	10993	11542	12119	12725
ACCOUNTANT, PRINCIPAL	35.1	10993	11542	12119	12725	13361
CIVIL ENGINEER, PRINCIPAL	35.1	10993	11542	12119	12725	13361
TRANSIT MANAGER	35.1	10993	11542	12119	12725	13361
INFORMATION TECHNOLOGY MANAGER	35.8	11384	11952	12550	13178	13835
CHIEF BUILDING OFFICIAL	36.1	11542	12119	12725	13361	14030
CITY CLERK	36.1	11542	12119	12725	13361	14030
WATER TREATMENT PLANT MANAGER	36.1	11542	12119	12725	13361	14030
ASSISTANT MUNICIPAL SERVICES DIRECTOR	38.1	12725	13361	14030	14731	15468
POLICE SUPPORT OPERATIONS MANAGER	38.1	12725	13361	14030	14731	15468
CITY ENGINEER	39.1	13361	14030	14731	15468	16242
HUMAN RELATIONS DIRECTOR	39.1	13361	14030	14731	15468	16242
DEVELOPMENT SERVICES DIRECTOR	39.1	13361	14030	14731	15468	16242
FINANCE DIRECTOR	39.1	13361	14030	14731	15468	16242
MUNICIPAL SERVICES DIRECTOR	39.1	13361	14030	14731	15468	16242
ECONOMIC DEVELOPMENT DIRECTOR	39.1	13361	14030	14731	15468	16242
INFORMATION TECHNOLOGY DIRECTOR	39.1	13361	14030	14731	15468	16242
PUBLIC WORKS DIRECTOR	39.1	13361	14030	14731	15468	16242
RISK MANAGEMENT DIRECTOR	39.1	13361	14030	14731	15468	16242
MUNICIPAL SERVICES DIRECTOR / SRWA GENERAL MANAGER	40.1	14030	14731	15468	16242	17054
FIRE CHIEF	41.1	14731	15468	16242	17054	17906
DEPUTY CITY MANAGER	42.5	15780	16569	17398	18267	19180
POLICE CHIEF	43.6	16652	17485	18358	19276	20240
CITY MANAGER	45.7	18450	19372	20341	21358	22425
CITY ATTORNEY	47.4	20039	21041	22092	23197	24357

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPOINTING _____ AS INTERIM CITY MANAGER EFFECTIVE JUNE __, 2026, SALARY RANGE 45.7, STEP __OF THE MANAGEMENT SALARY SCHEDULE.	**} RESOLUTION NO. 2026-XX**

WHEREAS, the position of City Manager is currently vacant; and

WHEREAS, the City Council is conducting a recruitment process to fill the position of City Manager on a permanent basis; and

WHEREAS, the City Council finds that the appointment of an Interim City Manager is necessary to ensure continuity of leadership, maintain organizational stability, and support the uninterrupted delivery of municipal services during the recruitment process; and

WHEREAS, the City Council has selected a qualified individual to serve as Interim City Manager until a permanent City Manager is appointed; and

WHEREAS, in accordance with Government Code Section 54953(c)(3), the compensation associated with the appointment has been publicly disclosed prior to final action by the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock hereby appoints_____ an Interim City Manager effective June __, 2026, at Salary Range 45.7, Step __, in the amount of $_____ per month, to serve until a permanent City Manager is appointed or until further action of the City Council.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June 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

June 9, 2026

From:	Nichole Fiez, City Clerk
Prepared by:	Nichole Fiez, City Clerk
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Resolution: Adopting a Policy Addressing Disruption of Telephonic or Internet Services During Public Meetings

Resolution: Determining Reasonable Efforts to Encourage Public Participation In Meetings

Resolution: Rescinding Resolution 2011-162

Resolution: Adopting a Policy Addressing Disruptive Behavior During City Council Meetings

2. NARRATIVE:

Summary

Senate Bill 707 (SB 707) updates teleconferencing and accessibility requirements under the Brown Act, including new provisions related to remote participation and public access to meetings. By July 1, 2026, legislative bodies must adopt policies addressing technology disruptions and defining reasonable efforts for outreach to encourage public participation, particularly among underrepresented and non-English-speaking communities. Staff recommends adoption of the proposed resolutions to implement the required policies and rescission of the City's existing teleconferencing policy to avoid duplication and ensure consistency with current state law.

In addition, staff recommends adoption of a Disruptive Behavior During Public Meetings Policy consistent with Government Code section 54957.95. The policy establishes procedures for addressing disruptive conduct during both in-person and remote participation while preserving public participation rights and maintaining the orderly conduct of City Council meetings.

Background

The Ralph M. Brown Act (Government Code § 54950 *et seq*.) establishes requirements for open meetings of local legislative bodies. SB 707 updates provisions related to teleconferencing, including requirements for remote participation, accessibility, and procedures for addressing disruptions to meeting access for City Council meetings. Among other requirements, SB 707 requires the City Council to adopt a technology disruption policy and to determine what constitutes reasonable efforts for outreach to encourage public participation in City Council meetings, particularly among underrepresented and non-English-speaking communities. These policies must be adopted by July 1, 2026.

Technology Disruption Policy

Government Code § 54953.4 requires the City Council to adopt, by July 1, 2026, a technology disruption policy. The policy must address procedures for responding to

disruptions of telephonic or internet service during a meeting and the efforts the legislative body will make to restore service.

The statute further requires that if a disruption occurs that prevents members of the public from observing or participating in a City Council meeting through the two-way telephonic or audiovisual platform, the City Council must recess the open session for at least one hour and make a good faith effort to restore service. During this time, the City Council may meet in closed session, as permitted by law. The City Council may not reconvene open session until at least one hour has passed or service has been restored, whichever occurs first. If service has not been restored upon reconvening, the City Council must make findings by roll call vote that good-faith efforts were made to restore access and that the public interest in continuing the meeting outweighs the public interest in providing remote access. Alternatively, the meeting may be adjourned.

The proposed policy incorporates these requirements and establishes procedures to ensure transparency and continuity of meetings in the event of a technology disruption during a City Council meeting, while maintaining flexibility to respond based on the specific circumstances.

Reasonable Efforts for Outreach
Government Code § 54953.4 requires the City Council to determine and adopt what constitutes "reasonable efforts" to encourage participation in City Council meetings, particularly among underrepresented communities and non-English-speaking communities. The proposed resolution establishes the City's approach to outreach, which may include inviting participation in City Council meetings from media organizations serving the City, including those serving non-English-speaking communities, as well as civic, neighborhood, community-based, civil rights, and good government organizations. The statute provides the City Council with broad discretion in defining these reasonable efforts and clarifies that failure to provide notice to any specific group does not create a basis for legal action. The proposed policy is intended to provide flexibility while supporting expanded public awareness and participation.

Rescission of Existing Teleconferencing Policy
The City Council adopted Resolution 2011-162, "Teleconferencing at City Council Meetings," on August 9, 2011, which governs City Councilmember participation by teleconference. Since that time, state law has evolved, and SB 707 now establishes comprehensive statutory requirements governing remote participation. The Brown Act now expressly allows teleconferencing by a member as an accommodation under the Americans with Disabilities Act (ADA), as well as a limited number of instances of remote participation due to "just cause," subject to some restrictions. ADA-related teleconferencing must be provided when applicable legal requirements are met, whereas participation based on "just cause" is subject to the statutory annual limit. "Just cause" includes circumstances such as childcare or caregiving needs, a contagious illness, a physical or mental condition, travel on official business, the need to care for an immunocompromised family member, a personal or family medical emergency, or military service obligations that prevent in-person attendance. Because these provisions are now addressed in statute, maintaining a separate City policy may create inconsistencies or redundancy. Rescinding the existing policy would ensure alignment with state law and reduce potential confusion. Alternatively, if the City Council desires to maintain City-specific rules governing when City Councilmembers may participate

remotely, it may provide direction to staff to return with a revised policy consistent with current state law.

Disruptive Behavior During Public Meetings

Government Code section 54957.95 establishes procedures governing disruptive behavior during public meetings. The statute authorizes the presiding officer to remove an individual whose conduct actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of a meeting following a warning and opportunity to cease the disruptive conduct, except in circumstances involving actual violence or credible threats of violence.

The proposed Disruptive Behavior During Public Meetings Policy establishes procedures for addressing disruptive conduct while preserving the public's right to attend and participate in City Council meetings. The policy clarifies that criticism of City policies, services, officials, or actions does not constitute disruptive behavior unless the manner in which the criticism is expressed actually disrupts the orderly conduct of the meeting.

The proposed policy also addresses both in-person and remote participation. Audience expressions, including applause and other demonstrations, are permitted unless they materially interfere with the orderly conduct of the meeting. For remote participants, the policy establishes procedures for addressing disruptive conduct occurring through telephonic or audiovisual participation and clarifies that actions taken to mute, remove, or otherwise restrict an individual disruptive participant do not constitute a technology disruption under the City's Technology Disruption Policy.

Staff recommends adoption of the policy to provide clear procedures for maintaining orderly public meetings while protecting public participation rights and ensuring consistency with Government Code section 54957.95.

City Council Direction on Meeting Procedures
While SB 707 establishes baseline requirements, the City Council retains discretion over certain meeting procedures. The Council may provide direction to staff regarding meeting operations and related procedural matters, provided such direction is consistent with applicable law.

The City is also updating the City Council agenda format and related meeting participation materials to reflect remote public participation options and provide clearer information regarding public access to meetings. These updates are intended to support implementation of SB 707, improve consistency in meeting procedures, and provide members of the public with additional guidance on how to observe and participate in City Council meetings.

3. FISCAL IMPACT / BUDGET AMENDMENT:
There is no direct fiscal impact or budget amendment associated with adoption of the four specific resolutions included with this staff report. However, the provisions of SB 707 have required and may continue to require the City to make operational and technology-related improvements to support remote public participation, meeting accessibility, and related Brown Act compliance before July 1, 2026. For example, on March 10, 2026, the City Council approved an agreement with RTS Solutionz, Inc., dba Solutionz, for audio-visual system upgrades in the City Council Chambers for more than $400,000. The City may also incur

ongoing software, maintenance, translation, posting, outreach, or technology-support costs associated with implementation which will be subject to the municipal code and procurement policy.

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. Provide alternative direction to staff regarding implementation of Senate Bill 707 requirements, meeting procedures, outreach efforts, remote participation procedures, or related agenda and public participation materials. This alternative is not recommended because staff have worked with partner agencies and state contacts to ensure the policies recommended for approval are compliant with SB 707.
2. Continue the item and direct staff to return with revised policies or additional information.

6. ATTACHMENTS:

1. Draft Resolution_Public Outreach
2. Draft Resolution_Technology Disruption Policy
3. Exhibit 1 - Technology Disruption Policy
4. Draft Resolution_Rescind Resolution 2011-162
5. Resolution 2011-162 (to be rescinded)
6. Draft Resolution_Disruptive Behavior Policy
7. Exhibit 1 - Disruptive Behavior Policy

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF DETERMINING REASONABLE EFFORTS TO ENCOURAGE PUBLIC PARTICIPATION IN CITY COUNCIL MEETINGS PURSUANT TO GOVERNMENT CODE § 54953.4	**}**	**RESOLUTION NO. 2026-XXX**

WHEREAS, the Ralph M. Brown Act (Government Code § 54950 et seq.) establishes requirements for open and public meetings of local legislative bodies; and

WHEREAS, Senate Bill 707 (2025) amended the Brown Act to include additional requirements intended to encourage participation in public meetings, particularly among communities that do not traditionally participate in public meetings and non-English-speaking communities; and

WHEREAS, Government Code § 54953.4(b)(3)(C) requires the City Council to determine and make reasonable efforts to invite groups that do not traditionally participate in public meetings to attend those meetings; and

WHEREAS, such reasonable efforts may include outreach to media organizations serving the jurisdiction, including those serving non-English-speaking communities, as well as civic, neighborhood, community-based, civil rights, and good government organizations; and

WHEREAS, Government Code § 54953.4(b)(3)(C)(ii) provides legislative bodies with broad discretion in determining appropriate reasonable efforts and clarifies that no action shall arise from failing to provide notice to any specific group; and

WHEREAS, the City of Turlock is committed to promoting transparency, accessibility, and broad public participation in its public meetings; and

WHEREAS, the City of Turlock currently uses a variety of communication methods to inform the public of meetings and opportunities to participate; and

WHEREAS, the activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act (CEQA) State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3), no environmental review is required.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock, that it determines the following to constitute reasonable efforts to encourage participation in City Council meetings pursuant to Government Code § 54953.4(b)(3)(C):

Section 1. Media Outreach. The City of Turlock may include media organizations serving the jurisdiction, including media organizations serving non-English-speaking

communities, in the distribution of meeting agendas, notices, or other meeting-related information, as appropriate.

Section 2. Electronic Access and Agenda Subscriptions. The City of Turlock shall maintain methods for members of the public to access meeting agendas and related materials electronically, including through the City of Turlock's website or other regular agenda-posting platform. Where available, the City of Turlock may also provide options for members of the public to subscribe to receive meeting agendas, notices, or other updates.

Section 3. Multilingual Communication. The City of Turlock may use multilingual communication methods to increase awareness of meetings and participation opportunities, including translated agendas, translated meeting instructions, multilingual social media posts, website notices, or other communication tools, as appropriate and consistent with applicable law and available resources.

Section 4. Community and Organizational Outreach. The City of Turlock may provide meeting information through existing communication channels and partnerships with community-based organizations, neighborhood groups, civic organizations, civil rights organizations, good government organizations, and organizations serving non-English-speaking communities, as opportunities arise and consistent with available resources.

Section 5. Use of Existing Communication Channels. The City of Turlock may use existing outreach methods to share meeting information and participation opportunities, including, but not limited to, the agency website, email notifications, agenda subscription services, newsletters, social media platforms, public counters, bulletin boards, community meetings, and other established communication tools.

Section 6. Flexible and Evolving Methods: The efforts identified in this Resolution are intended to provide a flexible framework for outreach and public participation. The City of Turlock may modify, expand, or adjust its outreach methods over time based on available resources, evolving communication practices, changes in technology, and the needs of the community.

Section 7. No Requirement to Provide Notice to Any Specific Group. Consistent with Government Code Section 54953.4(b)(3)(C)(ii), this Resolution does not require notice to any specific group or organization, and no action shall arise from the failure to provide notice to any specific group or organization.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 2026, by the following vote:

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

ATTEST:

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

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ADOPTING A POLICY ADDRESSING DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING CITY COUNCIL MEETINGS	**RESOLUTION NO. 2026-XXX**

WHEREAS, the Ralph M. Brown Act (Government Code § 54950 et seq.) establishes requirements for open and public meetings of local legislative bodies; and

WHEREAS, Senate Bill 707 (2025) amended the Brown Act to update teleconferencing and accessibility requirements, including provisions related to remote participation in public meetings; and

WHEREAS, Government Code § 54953.4(b)(1)(A) requires eligible legislative bodies, on or before July 1, 2026, to adopt at a noticed public meeting in open session, and not on the consent calendar, a policy addressing disruption of telephonic or internet service during meetings conducted with remote participation; and

WHEREAS, the required policy must address procedures for recessing and reconvening a meeting in the event of a disruption and the efforts the legislative body will make to attempt to restore service; and

WHEREAS, Government Code § 54953.4 further requires that, in the event of a disruption preventing members of the public from observing or participating in the meeting through a two-way telephonic or audiovisual platform, the legislative body shall recess the open session for at least one hour and make a good faith effort to restore service, and may not reconvene open session until at least one hour has passed or service has been restored, whichever occurs first; and

WHEREAS, if telephonic or internet service has not been restored upon reconvening, the legislative body must make findings by roll call vote that good faith efforts to restore service have been made and that the public interest in continuing the meeting outweighs the public interest in remote public access; and

WHEREAS, adoption of a technology disruption policy is required to ensure compliance with state law and to promote transparency and continuity of public meetings; and

WHEREAS, the proposed policy addressing disruption of telephonic or internet service during meetings of the City Council has been prepared in accordance with Government Code § 54953.4 and is attached hereto as Exhibit 1; and

WHEREAS, the activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act (CEQA) State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3), no environmental review is required.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Turlock, as

follows:

Section 1. Adoption of Policy. The City Council hereby adopts the policy entitled "Disruption of Telephonic or Internet Service During Public Meetings," substantially in the form attached hereto as Exhibit 1.

Section 2. Implementation. The City Clerk is authorized and directed to implement the policy in coordination with agency staff, legal counsel, and technology support staff, as appropriate.

Section 3. Minor Modifications. The City Attorney may approve minor, non-substantive modifications to the policy as necessary to conform to applicable law, agency practices, or formatting requirements, provided such modifications do not materially alter the intent of the policy.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 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

CITY COUNCIL POLICY

POLICY TITLE: Technology Disruption
POLICY NUMBER: TBD

POLICY EFFECTIVE DATE: 06-09-2026
LAST REVISION: N/A

I. BACKGROUND

Senate Bill 707 (2025) amended the Brown Act to require eligible legislative bodies to adopt, on or before July 1, 2026, a policy addressing how the agency will respond to disruptions in telephonic or internet service that prevent members of the public from attending or observing a meeting remotely. This policy is adopted to comply with that requirement and to ensure continuity of public participation during technical disruptions.

II. PURPOSE

This policy establishes procedures for responding to a disruption in the telephonic or internet services that provide two-way remote public access to meetings of the City Council, as required by the Brown Act (Gov. Code § 54953.4). The policy ensures transparency, public participation, and continuity of government during technology disruptions.

III. DEFINITIONS

For purposes of this policy:

- "Disruption" means any failure, outage, or other interruption that prevents members of the public from attending or observing the meeting via these remote access services.
- "Remote access services" means the two-way telephonic service and/or two-way audiovisual platform used to provide real-time remote public attendance and observation of meetings.

IV. APPLICABILITY

This policy applies to all open and public meetings of the City Council which remote public participation is offered or required under the Brown Act.

V. PROCEDURE IN THE EVENT OF A SERVICE DISRUPTION

A. Response to Service Disruption

If the Presiding Officer or City Clerk becomes aware of a disruption to the agency's remote access services that prevents members of the public from attending or observing the meeting remotely:

1. The Presiding Officer or Clerk shall immediately announce the disruption to the public.
2. The Presiding Officer shall call for a recess of the open session or convene the legislative body in closed session, consistent with the Brown Act.
3. Staff shall begin efforts to diagnose and restore the disrupted service.
4. The meeting shall remain in recess for at least one hour or until service is restored, whichever is sooner. The recess period may be extended if restoration efforts are ongoing.

B. Efforts to Restore Service

The agency shall make good faith efforts to restore remote access services, which may include:

- Troubleshooting platform or teleconferencing software
- Resetting or replacing audiovisual equipment
- Attempting alternative connection methods
- Contacting necessary support staff or service providers
- Switching to back-up equipment or platforms, if available

The City Clerk shall document the restoration efforts undertaken.

VI. RECONVENING TO OPEN SESSION

A. Timing

The open session may be reconvened after at least one hour has elapsed from the time of disruption or as soon as service is restored, whichever occurs earlier.

1. If Service Is Restored

If the remote access service is restored before or at the time the meeting reconvenes, the meeting shall continue as normal.

2. If Service Is NOT Restored

If service has not been restored after one hour, the City Council may reconvene and:

a. Adjourn the meeting; or
b. Continue the meeting in open session by adopting, by roll call vote, the following, or a substantially similar, finding:

"The City of Turlock has made good faith efforts to restore telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting outweighs the public interest in remote public access."

Upon adoption of the finding, the legislative body may continue the open session despite the fact that remote access services have not been restored.

VII. RECORDKEEPING

The Clerk shall enter a brief statement into the meeting minutes, including the following:

- The nature and time of the disruption
- The restoration efforts undertaken
- The time the meeting was reconvened (if applicable)
- Any finding adopted pursuant to Section VI 2.

VIII. REVIEW AND UPDATES

The City Attorney may approve minor, non-substantive modifications to the policy as necessary to conform to applicable law, agency practices, or formatting requirements, provided such modifications do not materially alter the intent of the policy.

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF RESCINDING RESOLUTION 2011-162 } }	**RESOLUTION NO. 2026-XXX**

WHEREAS, the Ralph M. Brown Act (Government Code § 54950 et seq.) establishes requirements for open and public meetings of local legislative bodies; and

WHEREAS, the City Council adopted Resolution 2011-162, "Teleconferencing at City Council Meetings," on August 9, 2011, to govern participation by teleconference; and

WHEREAS, since adoption of that policy, state law governing teleconferencing has evolved, including through the enactment of Senate Bill 707 (SB 707, 2025), which amended the Brown Act to establish comprehensive statutory requirements related to teleconferencing and accessibility; and

WHEREAS, the Brown Act now expressly addresses remote participation by members, including provisions related to teleconferencing as an accommodation under the Americans with Disabilities Act (ADA) and limited instances of participation due to "just cause," as defined in state law; and

WHEREAS, rescinding Resolution 2011-162 will ensure alignment with state law and reduce potential confusion regarding applicable teleconferencing requirements; and

WHEREAS, the rescission of Resolution 2011-162 does not revive, reinstate, or otherwise give renewed effect to Resolution 2009-073; and

WHEREAS, the City Council shall conduct teleconferenced meetings in accordance with the Ralph M. Brown Act and other applicable state law, as amended from time to time; and

WHEREAS, the activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act (CEQA) State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3), no environmental review is required.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby find the recitals stated above are true and accurate, and hereby rescinds Resolution 2011-162, providing that future teleconferenced City Council and any other pertinent meetings shall be conducted in accordance with the Ralph M. Brown Act and other applicable state law, as may be amended from time to time.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June 2026, by the following vote:

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

ATTEST:

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

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF RESCINDING RESOLUTION NO. 2009-073 AND AMENDING THE POLICY FOR TELECONFERENCING AT CITY COUNCIL MEETINGS	**RESOLUTION NO. 2011-162**

WHEREAS, individual Council members have requested the use of teleconferencing for City Council meetings when they are unable to be present at a City Council meeting; and

WHEREAS, the City Council adopted a policy by Resolution No. 2009-073 on the use of teleconferencing at City Council meetings which was more restrictive in nature than the general provisions and requirements afforded under the Ralph M. Brown Act; and

WHEREAS, California Government Code Section 54953 provides for teleconferencing as follows:

(a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter.

(b)(1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by roll call.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivision (d). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

WHEREAS, Council wishes to amend the teleconferencing policy and operate under the general provisions and requirements of the Ralph M. Brown Act [California Govt. Code § 54953(b)] related to teleconferencing.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock, in its discretion, does hereby elect to avail itself of the teleconferencing option when the following minimum statutory requirements have been met:

1. During the teleconference meeting, at least a quorum of the members of the City Council must participate from locations that are within the boundaries over which the City Council exercises jurisdiction.

2. All votes taken during a teleconference meeting must be conducted by roll call.

3. Each teleconferencing location must be fully accessible to members of the public.

4. Members of the public must be able to hear the meeting and testify from each teleconference location.

5. The teleconference location must be completely accessible to the disabled. The teleconference facility must be ADA compliant, including the restrooms within the facility, and must comply with section 202 of the Americans with Disability Act of 1990.

6. The teleconferencing technology must be fully accessible to all members of the public, including those with disabilities.

7. The teleconference location must not require an admission fee or any payment for attendance.

8. The meeting agenda must identify the teleconference location and must be posted at that teleconference location in an area that is accessible and visible 24 hours a day for at least 72 hours prior to the meeting, if it is a regular meeting and 24 hours prior to the meeting, if it is a special meeting.

   If the Council Member or staff determines that any of these requirements cannot be met, the Council Member shall not participate in the meeting via teleconferencing.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of August, 2011, by the following vote:

AYES:	Councilmembers DeHart, Jackson, White, and Mayor Lazar
NOES:	Councilmembers Bublak
NOT PARTICIPATING:	None
ABSENT:	None

ATTEST:

Kellie E. Weaver, Deputy City Clerk,
City of Turlock, County of Stanislaus,
State of California

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ADOPTING A POLICY ADDRESSING DISRUPTIVE BEHAVIOR DURING CITY COUNCIL MEETINGS	**RESOLUTION NO. 2026-XXX**

WHEREAS, the Ralph M. Brown Act (Government Code § 54950 et seq.) establishes requirements for open and public meetings of local legislative bodies; and

WHEREAS, Senate Bill 1100 (2022) amended the Ralph M. Brown Act by adding Government Code section 54957.95, which establishes standards governing the removal of individuals whose conduct disrupts public meetings; and

WHEREAS, Government Code section 54957.95 authorizes the presiding officer of a legislative body to remove an individual whose behavior actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of a meeting after providing a warning and opportunity to cease the disruptive conduct, except in circumstances involving actual violence or credible threats of violence; and

WHEREAS, Government Code section 54957.95 further provides that criticism of the policies, procedures, programs, or services of a legislative body, or of the acts or omissions of the legislative body, shall not constitute disruptive conduct unless the manner in which the criticism is expressed actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting; and

WHEREAS, the City Council desires to establish clear and consistent procedures for addressing disruptive behavior while preserving the public's right to attend, observe, and participate in public meetings; and

WHEREAS, the City Council further desires to establish procedures applicable to both in-person and remote participation in meetings conducted pursuant to the Ralph M. Brown Act; and

WHEREAS, adoption of a Disruptive Behavior During Public Meetings Policy promotes transparency, public participation, safety, and the orderly conduct of City Council meetings; and

WHEREAS, the proposed policy entitled "Disruptive Behavior During Public Meetings" has been prepared in accordance with Government Code section 54957.95 and is attached hereto as Exhibit 1; and

WHEREAS, the activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act (CEQA) State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3), no environmental review is required.

NOW, THEREFOR BE IT RESOLVED by the City Council of the City of Turlock, as follows:

Section 1. Adoption of Policy. The City Council hereby adopts the policy entitled "Disruptive Behavior During Public Meetings," substantially in the form attached hereto as Exhibit 1.

Section 2. Implementation. The City Clerk is authorized and directed to implement the policy in coordination with City staff, legal counsel, and public safety personnel, as appropriate.

Section 3. Minor Modifications. Minor Modifications. The City Attorney may approve minor, non-substantive modifications to the policy as necessary to conform to applicable law, agency practices, or formatting requirements, provided such modifications do not materially alter the intent of the policy.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 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

CITY COUNCIL POLICY

POLICY TITLE: Disruptive Behavior During Public Meetings
POLICY NUMBER: TBD

POLICY EFFECTIVE DATE: 06-09-2026
LAST REVISION: N/A

I. BACKGROUND

Senate Bill 1100 (2022) amended the Ralph M. Brown Act by adding Government Code section 54957.95, which establishes standards governing the removal of individuals whose conduct disrupts public meetings. The law authorizes the presiding officer to remove an individual whose behavior actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of a meeting after providing a warning and opportunity to cease the disruptive conduct, except in circumstances involving actual violence or credible threats of violence.

This policy is adopted to ensure compliance with state law, protect public participation rights, maintain orderly public meetings, and provide clear procedures for responding to disruptive behavior during City Council meetings.

II. PURPOSE

This policy establishes procedures for addressing disruptive behavior during meetings of the City Council while preserving the public's right to attend, observe, and participate in meetings as provided by the Ralph M. Brown Act and other applicable laws.
The policy is intended to ensure that meetings remain accessible, orderly, and conducive to public participation while protecting constitutionally protected speech and expression.

III. DEFINITIONS

For purposes of this policy:

• "Disruptive Behavior" means conduct that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of a City Council meeting.
• "Protected Speech" means speech protected by the United States Constitution, the California Constitution, the Ralph M. Brown Act, or other applicable law, including criticism of City policies, programs, services, officials, employees, or actions.
• "Presiding Officer" means the Mayor or other Council Member serving as chair of the meeting.
• "Remote Access Services" means the telephonic, audiovisual, internet-based, or other technology platforms used to provide remote public attendance, observation, or participation in City Council meetings.

IV. APPLICABILITY

This policy applies to all open and public meetings of the City Council conducted pursuant to the Ralph M. Brown Act.

This policy applies equally to individuals attending meetings in person and individuals participating through authorized remote access services.

Conduct occurring through telephonic, audiovisual, internet-based, or other remote participation methods may constitute disruptive behavior when it actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting.

Nothing in this policy shall be interpreted to limit public participation rights guaranteed by state or federal law.

V. PROCEDURE FOR ADDRESSING DISRUPTIVE BEHAVIOR

A. Audience Expressions and Demonstrations

Members of the public may express support, opposition, agreement, or disagreement through lawful means of expression, including applause, cheering, booing, signs, or other demonstrations, provided such conduct does not actually disrupt, disturb, impede, or render infeasible the orderly conduct of the meeting.

Brief expressions of approval or disapproval, including applause, shall not be considered disruptive behavior unless they materially interfere with the ability of speakers to be heard, impede the conduct of City business, delay proceedings, or otherwise disrupt the orderly conduct of the meeting.

When audience expressions become disruptive, the Presiding Officer may request that the conduct cease and may take appropriate action consistent with this policy and applicable law to restore order.

B. Examples of Disruptive Behavior

Disruptive behavior may include, but is not limited to:

- Continuing to speak after expiration of the allotted speaking time and after being directed to conclude remarks;

- Repeatedly interrupting speakers, Council Members, staff, or members of the public;

- Engaging in shouting, yelling, chanting, repeated applause, sustained demonstrations, use of noisemakers, or other conduct that prevents speakers from being heard, materially delays proceedings, or otherwise disrupts the orderly conduct of the meeting;

- Refusing to comply with lawful directions of the Presiding Officer necessary to maintain order and facilitate the meeting;

- Physically obstructing access to the Council Chambers, dais, podium, exits, or other meeting areas;

- Approaching the dais or engaging in conduct that interferes with the ability of Council Members, staff, attendees, or City personnel to safely participate in the meeting;

- Engaging in conduct that prevents the City Council from proceeding with agenda items or conducting City business;

- Making threats of violence, attempting to use force, or engaging in acts of violence.

The foregoing examples are illustrative and shall not be interpreted to prohibit lawful speech or expression protected by law.

C. Warning Procedure

If the Presiding Officer determines that an individual's conduct is disruptive, the Presiding Officer shall provide a clear warning identifying the disruptive behavior and directing the individual to cease the conduct.

The warning should advise the individual(s) that their behavior is disrupting the meeting and that the continued disruptive behavior may result in removal from the meeting.

Whenever practicable, the Presiding Officer should identify the specific conduct that is causing the disruption.

D. Removal

If the disruptive behavior continues after a warning, the Presiding Officer may direct that the individual be removed from the meeting room or otherwise excluded from participation for the remainder of the meeting.

A warning prior to removal is not required when an individual engages in actual violence, attempts to use force, or makes a credible threat of force against any person.

Removal shall be limited to the individual or individuals responsible for the disruptive conduct whenever feasible.

E. Restoration of Order

If order cannot be restored by removal of the disruptive individual or individuals, the City Council may order the meeting room cleared in accordance with Government Code section 54957.9 and other applicable provisions of the Ralph M. Brown Act.

Representatives of the news media and other persons authorized by law may remain as permitted by law.

F. Remote Participation

Individuals participating through Remote Access Services shall be afforded the same rights and responsibilities as individuals attending meetings in person.

Remote conduct may be considered disruptive when it actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting, including but not limited to:

- Repeatedly interrupting speakers after being directed to cease;

- Intentionally creating excessive background noise, audio feedback, or other sound disturbances that interfere with the meeting;

• Sharing inappropriate visual content through video participation or screen-sharing functions;

• Using multiple devices, accounts, or other means to circumvent speaking time limits or established meeting procedures;

• Repeatedly reconnecting for the purpose of disrupting proceedings after being removed from participation.

If the Presiding Officer determines that a remote participant is engaging in disruptive behavior, the participant shall be warned whenever practicable and directed to cease the disruptive conduct.

If the disruptive conduct continues after a warning, City staff may mute the participant's audio, disable video or screen-sharing capabilities, remove the participant from the remote meeting platform, or take other reasonable measures necessary to restore order and continue the meeting.

Actions taken to address disruptive behavior by an individual participant shall not constitute a disruption of Remote Access Services for purposes of the City's Technology Disruption Policy.

Nothing in this section shall be interpreted to permit restriction of a participant's viewpoint or the content of lawful public comment.

VI. RECORDKEEPING

If a disruption warning or removal under this Policy occurs, the City Clerk shall enter a brief statement into the meeting minutes, including the following:

• The nature of disruptive conduct;

• Any warning issued by the Presiding Officer;

• Whether removal occurred;

• Any actions taken to restore order; and

• Any action taken by the City Council pursuant to Government Code section 54957.9.

VII. REVIEW AND UPDATES

The City Attorney may approve minor, non-substantive modifications to the policy as necessary to conform to applicable law, agency practices, or formatting requirements, provided such modifications do not materially alter the intent of the policy.

City Council Staff Report

June 9, 2026

From:	Isaac Moreno, Finance Director
Prepared by:	Isaac Moreno, Finance Director
Agendized by:	Christopher Fisher, Acting City Manager

1. ACTION RECOMMENDED:

Resolution: Adopting the City of Turlock Fiscal Year 2026-2027 General and Non-General Fund Budgets

Resolution: Finding said funds for City costs associated with the 2026 Independence Day Event(s) to be in the best interest of the City

2. NARRATIVE:

To develop the Fiscal Year 2026-2027 budget, staff presented the General and Non-General Funds to Council on May 27, 2026, during a special meeting.

During this meeting, multiple topics were discussed, including a 5-year forecast of revenues and expenditures, reserves, and sales tax for the General Fund.

General Fund Highlights:

- Although General Fund revenues reflected little to no growth due to statewide sales tax decline, staff were still able to propose a balanced budget.
- No cuts to departmental maintenance and operational costs have been proposed. Therefore, there is no impact on city-provided services.
- Reserves as of June 30, 2025, are at $36.3 million or 53.6% of the proposed Fiscal Year 2026-2027 budget.

Non-General Fund Highlights:

- The Roads Program is expected to spend $46.4 million in design, construction and construction management. There was discussion that a second tranche of debt issuance is expected to be proposed during the next fiscal year.
- With the Sewer Funds capital project coming closer to bid, a debt issuance will be discussed in Fiscal Year 2026-2027 as per their adopted rate study.
- The Water Fund will begin its implementation of the new Advanced Metering Infrastructure (AMI) system and installation of approximately 4,293 new water meters. The first phase of this project is estimated at $4.2 million.

Discussion and Direction:

During the budget workshop, two topics were discussed that require direction. The allocation of the remaining American Rescue Plan Act (ARPA) funds and the Turlock Downtown

Property Owner's Association (TDPOA) and the Turlock Chamber of Commerce's request for financial assistance.

The estimated unobligated ARPA funds as of June 2, 2026 is $776,624. As requested, staff prepared a list of eligible expenditures that meet the guidelines of the Memorandum of Understanding Regarding Obligation of SLFRF Funds that was adopted in December 2024:

- Senior Center water heater, LED lighting, and amenity improvements - $55,000
- Pedretti Park netting replacement along the freeway - $40,000
- Corporation Yard security & lighting project - $150,000
- Portable crash-rated vehicle barriers for events, emergency incidents, road closures, utility projects and temporary protection of critical City facilities - $350,000
- Fire Station No. 33 asphalt replacement - $610,000

A detailed description of each project is included as Attachment 1. These expenditures are not currently included in the Proposed Fiscal Year 2026-2027 Budget. These projects and expenditures are proposed because they can be completed or purchased by the December 31, 2026 deadline.

The Turlock Downtown Property Owner's Association (TDPOA) requested financial assistance estimated at a total of $56,584,18. The cost for each event is as follows:

  - Independence Day Parade - $19,170.77
  - Independence Day Car Show - $6,973.65
  - Independence Day Festival & Fireworks Event - $30,439.76

The Festival & Fireworks Event is a joint venture with the Chamber of Commerce. The details of these events and the cost breakdown is included as Attachment 2.

The budget document is a fluid and living document that is modified, based on Council's direction, at the aforementioned meeting, until the formal adoption date. Since our last budget meeting, the following change has transpired:

- Included expense for Turlock Development Incentive Program in Fund 120 "Tourism" for the projected remaining funds in the amount of $483,000.

All other funds reflect no additional impacts and the total expenditures of all funds are proposed at $293,509,540 for the Fiscal Year 2026-2027.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Adopt Fiscal Year 2026-2027 General and Non-General Fund Budgets in the amounts of $67,809,554 and $225,699,986, respectively, for a total of 293,509,540 in expenditures.

Fiscal impact could increase if directed by Council to approve funding of city costs associated with the 2026 Independence Day Event(s) and/or any of the ARPA augmentation(s), none of which are currently included in the proposed Fiscal Year 2026-2027 Budget.

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. Do not adopt the budget as presented and provide staff with specified direction on desired modification(s).
2. Do not adopt the budget as presented and direct staff to come back at the next council meeting with alternative proposal(s).

6. ATTACHMENTS:

1. ARPA Summary and Augmentations
2. TDPOA Independence Day Request
3. Draft Independence Day Resolution
4. Draft FY 2026-2027 Budget Adoption Resolution
5. FY 2026-2027 Budget Workbook

ARPA SUMMARY - JULY 9, 2026

Date of Council Action	Reso No.	General Ledger Account Number	Description	Available to Budget / TOTAL COMMITTED	Actuals FY 21/22	Actuals FY 22/23	Actuals FY 23/24	Actuals FY 24/25	Budget FY 25/26	Projected budget 7/1/26 to 12/31/26
9/28/2021	2021-185	119-10-188.43060_044	COVID-19 Case Mgmt Services	82,356	$ 40,794	$ 41,563				
10/18/2021	no reso #	110/119-10-112.41001	Reinstate Maintenance Worker I Effective 11/1/21 Dept 112 share 45%=37,892; balance of 55% 110-50-500 (GF)	71,176	$ 22,478	$ 48,698				
10/18/2021	no reso #	110/119-20-210.41001; 119-20-205 FY23/24 +	Unfreeze one Records Technician effective 1/1/22	226,725	$ 38,879	$ 55,128	$ 85,542	$ 47,557	$ (382)	
10/18/2021	no reso #	110/119-20-210.41001; 119-20-205 FY23/24 +	Unfreeze two Emergency Service Dispatchers 1/1/22	346,123	$ 23,082	$ 131,285	$ 123,288	$ 69,065	$ (597)	
10/18/2021	no reso #	119-10-188.51005_008	Broadband Infrastructure: *Modernization of broadband connection technology to improve connectivity of Fire Station systems for vital effective communication*	33,009	$ 12,735	$ 20,274				
10/18/2021	no reso #	110/119-50-500.41001	Unfreeze one Maintenance Worker I 11/1/21 *to maintain landscaping @ various City facilities* 110-50-500	255,397	$ 26,229	$ 101,946	$ 94,285	$ 33,996	$ (1,060)	
10/18/2021	no reso #	110/119-60-600.41001	Unfreeze two Maintenance Worker I effective 11/1/21 for mowing crew 110-60-600	420,594	$ 71,231	$ 140,889	$ 117,056	$ 97,786	$ (6,369)	
10/18/2021	no reso #	501/119-10-130.41001	Unfreeze Office Assistant I effective 1/1/22 (approx. 60% expensed to GF)	60,709	$ 3,843	$ 56,866				
12/14/2021	2021-252	119-10-188.47188	RAD Cards	640,000	$ 640,000					
1/25/2022	2022-017	119-10-188.43060_047	Business Development and Assistance Program	233,349	$ 97,290	$ 136,059				
4/12/2022	2022-066	119-10-188.48003_004	Columbia Pool	3,000,000		$ 3,000,000				
4/12/2022	2022-067	119-10-188.47599	Refuse Rate Subsidization	3,320,076	$ 196,571	$ 860,174	$ 917,428	$ 737,203	$ 449,700	$ 159,000
5/24/2022	2022-097	119-10-188.51015_001	Cybersecurity Protection	363,716		$ 272,408		$ 90,599	$ 709	
7/26/2022	2022-145	119-10-188.51015_001	Cybersecurity Protection	22,140					$ 22,140	
5/24/2022	2022-099&100	119-10-188.43060_000	Legacy Health Endowment-Person-Centered Care Pilot Program	200,000		$ 200,000				
10/11/2022	2022-203	119-10-188.43120_007	HVAC Unit Replacements	295,147		$ 143,985	$ 151,162			
11/15/2022	2022-210	119-10-188.43060_000	Portable Medical and Behavioral Health Care	450,000		$ 262,500	$ 187,500			
9/12/2023	2023-207	119-10-188-48003_004	Columbia Pool	805,000			$ 805,000			
10/10/2023	2023-229	119-10-188.43060_000	Legacy Health Endowment-Person-Centered Care Program (second year)	400,000			$ 300,000	$ 100,000		
11/14/2023	2023-252	119-10-188.43060_000	Portable Medical and Behavioral Health Care	150,000			$ 150,000			
1/23/2024	2024-003A	119-10-188-43052	City Mobile APP solution	53,700			$ 17,900	$ 17,900	$ 17,900	
5/28/2024	2024-085	119-10-188.44030_000	Emergency Operations Center (EOC) upgrade	350,000				$ 22,849	$ 327,151	
6/25/2024	2024-106	119-10-188.43060_047	Pressert Marketing Contract	100,000				$ 40,000	$ 60,000	
6/25/2024	2024-106	119-10-188.43060_047	Business Development Program	166,250				$ 152,750	$ 13,500	
8/27/2024	2024-134	119-10-188.43060_000	Legacy Health Endowment-Person-Centered Care Program (continued)	400,000				$ 300,000	$ 100,000	
10/22/2024	2024-162	119-10-188.43060_000	Genesis Behavior Center-PRTMS	87,950				$ 95,200	$ (7,250)	
7/22/2025	2025-140	119-10-188.51015_001	Cybersecurity Enhancements	350,000					$ 350,000	
7/1/2025	2025-101	119-10-188.51270	Public Safety-Revenue Loss (Animal Services Facility, PSF, and Shooting Range)	1,235,000					$ 1,235,000	
4/14/2026	motion	119-10-188.51270	Public Safety-Revenue Loss (Animal Services Facility, PSF, and Shooting Range) from Business Dev. Prog.	158,750					$ 158,750	
7/1/2026	projected	119-10-188.51270	Public Safety-Revenue Loss (Animal Shelter and Johnson Control-over original budget)	100,000						$ 100,000
11/18/2025	2025-195	119-30-300.51035	Helmet Cameras	299,399					$ 299,399	
1/27/2026	2026-012	119-10-188.43060_000	Legacy Health Endowment-Person-Centered Care Program (continued)	300,000					$ 300,000	
			TOTALS	$ 14,976,566	$ 1,173,132	$ 5,471,773	$ 2,949,162	$ 1,804,906	$ 3,318,592	$ 259,000
			Total Received	$ 15,753,190	1,173,132	5,471,773	2,949,162	1,804,906		
			Available to Budget	776,624	-	-	-	-		

FISCAL YEAR 2026-27
BUDGET AUGMENTATION REQUEST

Requesting Department: **ARPA**

General Ledger Account Number	General Ledger Account Description	Amended FY 25-26 Budget	Additional Amount Requested for FY 26-27	Total FY 26-27 Budget Amount With Augmentation
119-10-188.51270	Construction Project	$ -	$ 55,000	$ 55,000
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
Total Additional Amount Requested			$ 55,000	

Include all ongoing maintenance costs, certifications, replacement costs, etc.

Place "X" in box(s)	
	Personnel
	Equipment
	Contractual
	Supplies & Maintenance
X	Capital
	Other
	Contract Carryover

If Personnel, place "X" in one box	
	Existing Classification
	New Classification
	Reclassification

Justification:

ARPA funds are being requested to fund necessary facility improvements and replacements. The funding will support the replacement of a failing water heater, upgrades to energy-efficient LED lighting, and improvements to amenities including horseshoe pits and benches. These upgrades are essential to maintain a functional, and welcoming environment for Senior Center users, while also improving energy efficiency and reducing long-term maintenance costs.

FISCAL YEAR 2026-27
BUDGET AUGMENTATION REQUEST

Requesting Department: **ARPA**

General Ledger Account Number	General Ledger Account Description	Amended FY 25-26 Budget	Additional Amount Requested for FY 26-27	Total FY 26-27 Budget Amount With Augmentation
119-10-188.51270	Construction Project	$ -	$ 40,000	$ 40,000
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
Total Additional Amount Requested			$ 40,000	

Include all ongoing maintenance costs, certifications, replacement costs, etc.

Place "X" in box(s)	
	Personnel
	Equipment
	Contractual
	Supplies & Maintenance
X	Capital
	Other
	Contract Carryover

If Personnel, place "X" in one box	
	Existing Classification
	New Classification
	Reclassification

Justification:

ARPA funds are being requested to replace the safety netting at Pedretti Park along the freeway. The existing netting has deteriorated due to age and weather exposure and is no longer providing adequate protection. Replacing the netting is necessary to maintain a safe environment for park users and to prevent balls and debris from entering the freeway, which could create a public safety hazard.

FISCAL YEAR 2026-27
BUDGET AUGMENTATION REQUEST

Requesting Department: **ARPA**

General Ledger Account Number	General Ledger Account Description	Amended FY 25-26 Budget	Additional Amount Requested for FY 26-27	Total FY 26-27 Budget Amount With Augmentation
119-10-188.51270	Construction Project	$ -	$ 150,000	$ 150,000
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
Total Additional Amount Requested			$ 150,000	

Include all ongoing maintenance costs, certifications, replacement costs, etc.

Place "X" in box(s)

	Personnel
	Equipment
	Contractual
	Supplies & Maintenance
X	Capital
	Other
	Contract Carryover

If Personnel, place "X" in one box

	Existing Classification
	New Classification
	Reclassification

Justification:

ARPA funds ares being requested to complete City Project No. 20-010, Corporation Yard Security & Lighting Improvements, to install perimeter wrought iron fencing and security lighting to protect City property from theft, vandalism, and unauthorized access. The project will improve the security and resiliency of the facility, safeguard vehicles and equipment, reduce future repair and replacement costs, and help ensure the uninterrupted delivery of essential public transportation services to the community. The project's preliminary engineering has already been expensed utilizing Transit funds. The total projected cost of the project is about $440,000, which includes preliminary engineering, construction, and contingency. The completion of this project will be partially funded by Transit, Sewer, and Water which is included in the FY 26-27 budget.

FISCAL YEAR 2026-27
BUDGET AUGMENTATION REQUEST

Requesting Department: **ARPA**

General Ledger Account Number	General Ledger Account Description	Amended FY 25-26 Budget	Additional Amount Requested for FY 26-27	Total FY 26-27 Budget Amount With Augmentation
119-10-188.51270	Construction Project	$ -	$ 350,000	$ 350,000
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
Total Additional Amount Requested			$ 350,000	

Include all ongoing maintenance costs, certifications, replacement costs, etc.

Place "X" in box(s)	
	Personnel
	Equipment
	Contractual
	Supplies & Maintenance
X	Capital
	Other
	Contract Carryover

If Personnel, place "X" in one box	
	Existing Classification
	New Classification
	Reclassification

Justification:

ARPA funds are being requested to fund the purchase of portable crash-rated vehicle barriers to enhance public safety at the Turlock certified farmers market, downtown events, parades, and other needs in the course of city work. In addition to event use, the barriers can be deployed for emergency incidents, road closures, utility projects and temporary protection of critical City facilities.

FISCAL YEAR 2026-27
BUDGET AUGMENTATION REQUEST

Requesting Department: **ARPA**

General Ledger Account Number	General Ledger Account Description	Amended FY 25-26 Budget	Additional Amount Requested for FY 26-27	Total FY 26-27 Budget Amount With Augmentation
119-10-188.51270	Construction Project	$ -	$ 610,000	$ 610,000
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
Total Additional Amount Requested			$ 610,000	

Include all ongoing maintenance costs, certifications, replacement costs, etc.

Place "X" in box(s)	
	Personnel
	Equipment
	Contractual
	Supplies & Maintenance
X	Capital
	Other
	Contract Carryover

If Personnel, place "X" in one box	
	Existing Classification
	New Classification
	Reclassification

Justification:

ARPA funds are being requested for City Project No. 25-020, Fire Station No. 33 Asphalt Replacement, to rehabilitate the Fire Station 33 back lot area by replacing 40+ year old asphalt that has out lived its service life. The project has completed the design and engineer phase with a cost estimate of $509,000. This request is for construction cost and a 20% contingency. Replacement and update of this failing city structure is critical to the daily operation of the fire station, as this is the main entry point and pathway for fire apparatus to enter the fire station. Delay in this project will result in higher construction cost with additional damage incurred to the fire station foundation.

Turlock Downtown Property Owner's Association
(TDPOA) Funding Request
INDEPENDENCE DAY EVENTS
SUMMARY
June 9, 2026 Council Meeting

	Parade	Car Show	Fireworks	
	Friday 7/3/2026	Saturday 7/4/2026	Friday 7/3/2026	TOTAL
Police Support	9,440.00	3,248.00	16,992.00	29,680.00
City Maintenance Staff Traffic Control Set Up/Removal	6,684.60	2,814.10	2,249.08	11,747.78
Traffic Control Device Rental	2,611.03	652.76	10,563.68	13,827.47
Public Notifications	235.14	58.79	335.00	628.93
Application Fee	100.00	100.00	100.00	300.00
Traffic Control Review Fee	100.00	100.00	100.00	300.00
Alcohol Fee	-	-	100.00	100.00
	19,170.77	6,973.65	30,439.76	56,584.18

See memo's dated May 12, 2026 for details

MUNICIPAL SERVICES DEPARTMENT
RECREATION DIVISION

144 S. BROADWAY, SUITE 230 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5594 | TTY 1-800-735-2929

DATE: May 12, 2026
TO: Anthony Sims
FROM: Marissa Mellow, Event Assistant Municipal Services, Recreation Division
RE: Turlock Downtown Property Owners Association (TDPOA)

NAME OF EVENT: Independence Day Parade
DATE OF EVENT: July 3, 2026
TIME OF EVENT (Includes set up and clean up): 2:00 PM – 9:00 PM
DESCRIPTION OF EVENT: The Independence Day Parade is a moving parade that will travel along Main Street, beginning at Palm Street and ending at Broadway, featuring festive floats, community groups, local organizations, music, and family-friendly fun for all ages.

ESTIMATED COSTS

Police Support: $9,440.00
(18 personnel 2.5 hrs., non-holiday pay)
City Maintenance Staff Traffic Control Set Up/Removal: $6,684.60
(6 personnel, 10 hrs. holiday pay, 5 hrs. non-holiday pay)
Traffic Control Device Rental: $2,611.03
Public Notification: $235.14

ACTUAL COSTS

Application Fee: $100.00
Traffic Control Review Fee: $100.00

TOTAL ESTIMATE: **$19,170.77**

ADDITIONAL INFORMATION

1. It has been agreed upon by both City of Turlock personnel and Turlock Downtown Property Owners Association (TDPOA) that the TDPOA accept full financial responsibility for all event costs, understanding the above is an estimate and may result in the actual costs being more or less.
2. Upon completion of the event, the actual costs associated with the event will be calculated and payment in full will be due within 45 business days of receiving the invoice.
3. By signing below, you are accepting responsibility of full payment for the actual costs of all services associated with the event. You are accepting that the actual costs may be more or less than the above provided estimate.

I hereby acknowledge that I have read, understand, and agree to all of the hereinabove reflected requirements and responsibilities associated with the proposed event.

SIGNATURE_____ DATE_____

PRINT NAME_____ PHONE_____

MUNICIPAL SERVICES DEPARTMENT
RECREATION DIVISION

144 S. BROADWAY, SUITE 230 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5594 | TTY 1-800-735-2929

DATE: May 12, 2026
TO: Anthony Sims
FROM: Marissa Mellow, Event Assistant Municipal Services, Recreation Division
RE: Turlock Downtown Property Owners Association (TDPOA)

NAME OF EVENT: Independence Day Car Show
DATE OF EVENT: July 4, 2026
TIME OF EVENT (Includes set up and clean up): 6:00 AM – 2:00 PM
DESCRIPTION OF EVENT: The Independence Day Car Show is a community event held in Downtown Turlock featuring classic and custom vehicles displayed throughout the downtown corridor. The event will be held in collaboration with the Makers Market and the Turlock Certified Farmers Market, which will provide vendor participation and community engagement opportunities.

ESTIMATED COSTS

Police Support: $3,248.00
(2 personnel, 7 hours each, non-holiday pay)
City Maintenance Staff Traffic Control Set Up/Removal: $2,814.10
(4 personnel, 8.5 hours each, non-holiday pay)
Traffic Control Device Rental: $652.76
Public Notification: $58.79

ACTUAL COSTS

Application Fee: $100.00
Traffic Control Review Fee: $100.00

TOTAL ESTIMATE: **$6,973.65**

ADDITIONAL INFORMATION

1. It has been agreed upon by both City of Turlock personnel and Turlock Downtown Property Owners Association (TDPOA) that the TDPOA accept full financial responsibility for all event costs, understanding the above is an estimate and may result in the actual costs being more or less.
2. Upon completion of the event, the actual costs associated with the event will be calculated and payment in full will be due within 45 business days of receiving the invoice.
3. By signing below, you are accepting responsibility of full payment for the actual costs of all services associated with the event. You are accepting that the actual costs may be more or less than the above provided estimate.

I hereby acknowledge that I have read, understand, and agree to all of the hereinabove reflected requirements and responsibilities associated with the proposed event.

SIGNATURE_____ DATE_____

PRINT NAME_____ PHONE_____

MUNICIPAL SERVICES DEPARTMENT
RECREATION DIVISION

144 S. BROADWAY, SUITE 230 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5594 | TTY 1-800-735-2929

DATE: May 12, 2026
TO: Anthony Sims
FROM: Marissa Mellow, Event Assistant Municipal Services, Recreation Division
RE: Turlock Chamber of Commerce & TDPOA

NAME OF EVENT: Independence Day Festival & Fireworks at the Fairgrounds
DATE OF EVENT: July 3, 2026
TIME OF EVENT (Includes set up and clean up): 4:00 PM – 11:00 PM
DESCRIPTION OF EVENT: The Independence Day Festival at the Fairgrounds is a free public event featuring vendor booths, beer sales, and a fireworks display. The event is intended to provide a community gathering opportunity in celebration of Independence Day.

ESTIMATED COSTS

Police Support: $16,992.00
(18 personnel 7:30pm – 12:00am, non-holiday pay)
City Maintenance Staff Traffic Control Set Up/Removal: $2,249.08
(2 personnel, 8 hours each): 7/2/2026 6hrs. non- holiday pay, 7/3/2026 2hrs. holiday pay)
Traffic Control Device Rental: $10,563.68
Public Notification: $335.00

ACTUAL COSTS

Application Fee: $100.00
Traffic Control Review Fee: $100.00
Alcohol Fee: $100.00

TOTAL ESTIMATE: **$30,439.76**

ADDITIONAL INFORMATION

1. It has been agreed upon by both City of Turlock personnel, Turlock Chamber of Commerce, and Turlock Downtown Property Owners Association (TDPOA) that the Turlock Chamber of Commerce and TDPOA accept full financial responsibility for all event costs, understanding the above is an estimate and may result in the actual costs being more or less.
2. Upon completion of the event, the actual costs associated with the event will be calculated and payment in full will be due within 45 business days of receiving the invoice.
3. By signing below, you are accepting responsibility of full payment for the actual costs of all services associated with the event. You are accepting that the actual costs may be more or less than the above provided estimate.

I hereby acknowledge that I have read, understand, and agree to all of the hereinabove reflected requirements and responsibilities associated with the proposed event.

SIGNATURE_____ DATE_____

PRINT NAME_____ PHONE_____

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF FINDING SAID FUNDS } FOR CITY COSTS ASSOCIATED WITH THE } 2026 INDEPENDENCE DAY EVENT(S) TO } BE IN THE BEST INTEREST OF THE CITY } }

WHEREAS, the City of Turlock ("City") is committed to supporting community programs that promote health, education, safety and economic vitality for its residents; and

WHEREAS, the Turlock Downtown Property Owner's Association ("TDPOA") submitted Special Event Applications for the 2026 Independence Day Parade and Car Show, and the TDPOA in conjunction with the Turlock Chamber of Commerce submitted a Special Event Application for the 2026 Independence Day Festival & Fireworks Event; and

WHEREAS, the City hosts special events throughout the year and recognizes these events help enhance neighborhoods, foster community unity, support local organizations, and contribute to the overall quality of life for residents and visitors; and

WHEREAS, the City is committed to ensuring events are conducted in a safe, responsible, and well-coordinated manner; and

WHEREAS, staff works closely with event organizers to help deliver successful events while minimizing impacts to surrounding residents, businesses, and public infrastructure.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby find said funds for City costs associated with the 2026 Independence Day Event(s) to be in the best interest of the City.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ADOPTING THE CITY OF TURLOCK FISCAL YEAR 2026-2027 GENERAL FUND AND NON-GENERAL FUNDS BUDGET	}	**RESOLUTION NO. 2026-XXX**

WHEREAS, annually the City Council adopts a budget for the General Fund and Non-General Funds to cover the projected revenues and expenses for the fiscal year; and

WHEREAS, the City Manager has submitted the following designated spending plan for consideration of adoption by the City Council, and said plans have been prepared by the operating departments and provides for the most efficient use of the financial resources available; and

WHEREAS, the City Council has reviewed the submitted plans and desires to adopt the Fiscal Year 2026-2027 budgets for the General Fund and Non-General Funds as attached; and

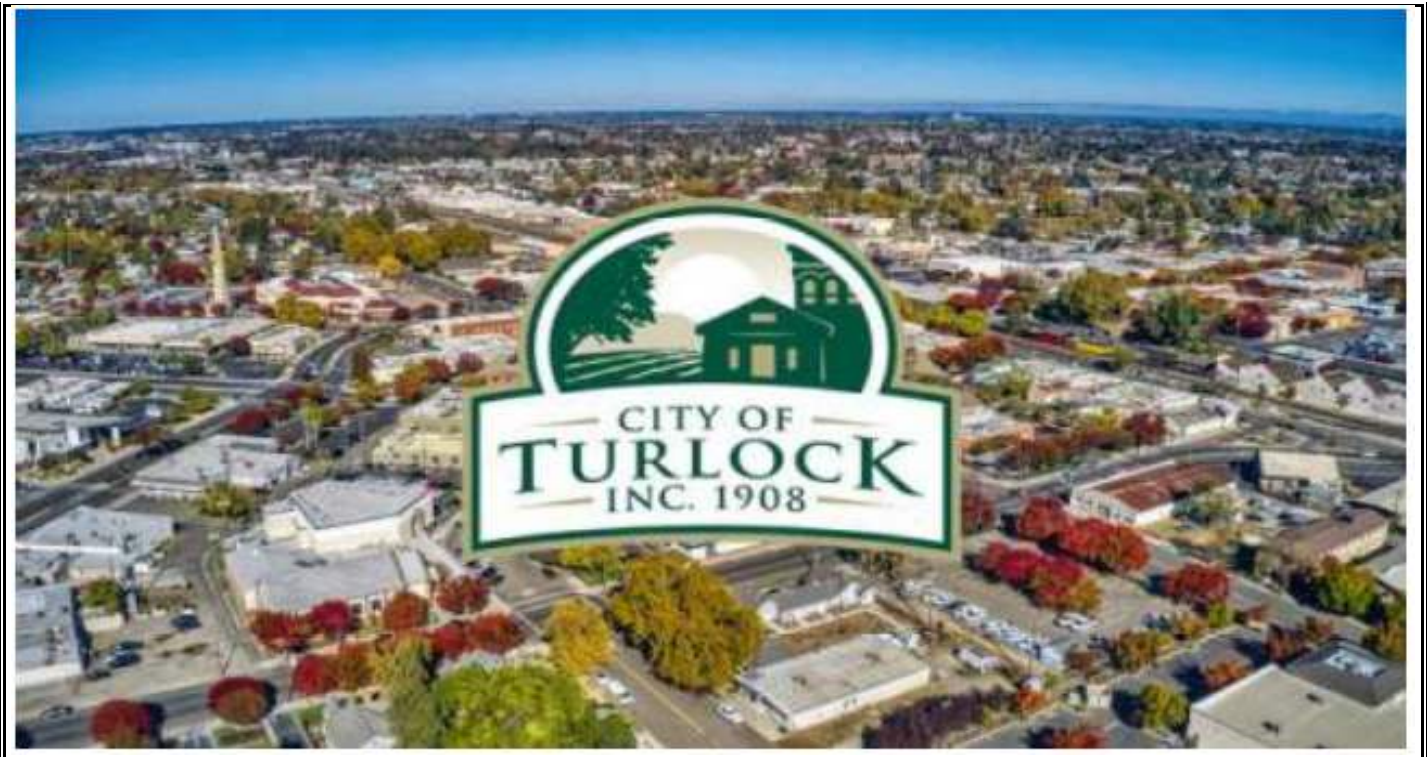
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby adopt a budget for the City of Turlock General Fund and Non-General Funds as submitted for Fiscal Year 2026-2027.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 9th day of June, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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



FISCAL YEAR 2026-2027

ADOPTED BUDGET

June 9, 2026

Mayor:
Amy Bublak

Councilmembers:
District 1 - Kevin Bixel
District 2 - Rebecka Monez, Vice Mayor
District 3 - Cassandra Abram
District 4 - Erika Phillips

Acting City Manager
Christopher Fisher

Finance Director
Isaac Moreno

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CITY OF TURLOCK
FISCAL YEAR 2026-2027 BUDGET ADOPTION
JUNE 9, 2026
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CITY OF TURLOCK
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JUNE 9, 2026
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JUNE 9, 2026
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JUNE 9, 2026
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CITY OF TURLOCK FISCAL YEAR 2026-2027 BUDGET
Cash Fund Balances Summary at FYE 6/30/25*

Fund Name	Fund/Dept/Div/Program				Description		Balance
General Fund	110	00	000		General	$	29,817,893
General Fund Reserve-Assigned	111	10	114		General	$	6,500,000
General Fund Reserve-Capital Purchases	112	10	116		General	$	2,200,000
Measure A - Roads	115	10	115		General	$	3,364,054
Measure A - Roads Bond	115	10	115	800	Bond	$	31,632,884
Special Public Safety	116	20	225		Police	$	1,240,196
Special Public Safety	116	20	230		Outside Agencies	$	116,785
Special Public Safety	116	30	305		Fire	$	596,870
Cannabis	117	10	190		General	$	1,200,274
Cannabis - Diversion/Education	117	10	190	161	General	$	279,955
Measure A	118	10	115		General	$	5,620,916
ARPA	119	10	188		General	$	4,362,623
Tourism	120	10	122		General	$	1,395,050
Tourism-Public Arts Projects	120	10	122		General	$	10,975
Tourism-Chamber Reimb Agreement	120	10	122	160	General	$	8,100
Non-Federal Asset Forfeiture	201	20	240		General	$	61,064
Federal Asset Forfeiture	201	20	241		General	$	34,861
Bicycle Safety	202	20	245		General	$	50,133
Animal Fee Forfeiture	203	20	250		General	$	36,928
AB939 Integrated Waste Management	204	50	505		General	$	1,224,832
Sports Complex	205	60	602		Regional Sports Complex	$	(816)
Sports Complex	205	60	604		Pedretti Park	$	(775)
Traffic Safety Police	206	40	441		Traffic Safety Police	$	163,091
Streets: Grant Funded Projects	215	40	420		General	$	2,129,348
Streets-Local Transportation	216	40	421/435		Streets & Roads (LTF)	$	571,235
Streets-Local Transportation	216	40	424		Trench Restoration	$	246,721
Streets-Local Transportation	216	40	434		Non-Motorized Projects	$	100,090
Street Maintenance-Gas Tax	217	50	510		General	$	608,717
Measure L	218	40	461		Local Street	$	12,509,299
Measure L	218	40	462		Traffic Management	$	6,008,500
Measure L	218	40	463		Bike/Pedestrian	$	2,792,042
Measure L	218	40	464		Transit	$	22,662
SB1 Road Maint & Rehab Account	219	40	428		General	$	3,271,651
Transportation Tax	225	40	425		General	$	34,424
Traffic Tax	226	40	427		General	$	17,897
Public Safety Tax	227	40	135		General	$	69,911
Park Development Tax	228	60	606		Neighborhood Parks	$	3,344,161
Park Development Tax	228	60	608		Community Parks	$	1,949,276
Park Development Tax	228	60	610		Regional Sports Complex	$	288,839
Air Quality Improvement Fee	229	40	429		General	$	213,686
Northwest Triangle Specific Plan Area Fee	230	40	456		Sewer	$	25,236
Northwest Triangle Specific Plan Area Fee	230	40	458		Water	$	327,205
Northwest Triangle Specific Plan Area Fee	230	40	460		Admin	$	4,414
Northeast Turlock CFD #2	231	10	171		General	$	75,551
CFD #3	232	10	174		General	$	2,342
Small Equip. Replace. (to 130-10-137-200 FY 26.27)	240	00	000	200	General Administration	$	58,910
Small Equip. Replace. (to 130-40-137-211 FY 26.27)	240	00	000	211	Planning	$	1,845
Small Equip. Replace. (to 130-40-137-227 FY 26.27)	240	00	000	227	Building & Safety	$	6,450
Small Equip. Replace. (to 130-40-137-228 FY 26.27)	240	00	000	228	Engineering	$	3,870
Small Equip. Replace. (to 301-50-520 FY 26.27)	240	00	000	201	BCH Repair/Improvement	$	274,015
Small Equip. Replace. (to 301-50-520 FY 26.27)	240	00	000	202	Communication Equipment	$	30,178
Small Equip. Replace. (to 130-10-137-203 FY 26.27)	240	00	000	203	Cable Franchise Peg Fee	$	826,967
Small Equip. Replace. (to 130-40-137-211 FY 26.27)	240	00	000	211	Records Mgmt. Fee-Planning	$	140,788

CITY OF TURLOCK FISCAL YEAR 2026-2027 BUDGET
Cash Fund Balances Summary at FYE 6/30/25*

Fund Name	Fund	Dept	Div	Program	Description		Balance
Small Equip. Replace. (to 130-20-137-213 FY 26.27)	240	00	000	213	Police Equipment	$	1,854,184
Small Equip. Replace. (to 130-60-137-221 FY 26.27)	240	00	000	221	Parks, Rec & Public Facilities	$	160
Small Equip. Replace. (to 130-50-137-226 FY 26.27)	240	00	000	226	CNG Capital	$	44,400
Small Equip. Replace. (to 130-40-137-227 FY 26.27)	240	00	000	227	Records Mgmt. Fee-Building	$	609,457
Small Equip. Replace. (to 130-40-137-228 FY 26.27)	240	00	000	228	Records Mgmt. Fee-Engineering	$	385,128
Small Equip. Replace. (to 217-50-145 FY 26.27)	240	00	000	231	Streets	$	120,000
Small Equip. Replace. (to 130-30-137-304 FY 26.27)	240	00	000	306	Fire Equipment Replacement	$	821,242
Small Equip. Replace. (to 130-30-137-304 FY 26.27)	240	00	000	308	Records Mgmt. Fee-Fire	$	31,831
Small Equip. Replace. (to 130-30-137-312 FY 26.27)	240	00	000	312	Strike Teams	$	205,308
Small Equip. Replace. (to 130-20-137-213 FY 26.27)	240	00	000	325	Radio/CAD/RMS	$	349,993
Small Equip. Replace. (to 130-40-137-211 FY 26.27)	241	00	000	211	Planning	$	226,776
Small Equip. Replace. (to 130-40-137-211 FY 26.27)	241	00	000	211	Planning-Gen Plan Implem & Gr	$	695,947
Small Equip. Replace. (to 130-40-137-227 FY 26.27)	241	00	000	227	Building & Safety	$	514,121
Small Equip. Replace. (to 130-40-137-227 FY 26.27)	241	00	000	227	Building & Safety-Permitting Sof	$	500,000
Small Equip. Replace. (to 130-40-137-228 FY 26.27)	241	00	000	228	Engineering	$	262,386
Computer Replacement (to 501-10-132 FY 25/26)	242	00	000	204	Network	$	138,565
Computer Replacement (to 110-10-100 FY 25/26)	242	00	000	205	City Council	$	2,450
Computer Replacement (to 110-10-102 FY 25/26)	242	00	000	206	City Manager	$	6,991
Computer Replacement (to 110-10-104 FY 25/26)	242	00	000	207	City Clerk	$	2,804
Computer Replacement (to 110-10-106 FY 25/26)	242	00	000	208	Finance	$	10,450
Computer Replacement (to 110-10-109 FY 25/26)	242	00	000	209	Human Resources	$	9,720
Computer Replacement (to 110-40-400 FY 25/26)	242	00	000	211	Planning	$	6,559
Computer Replacement (to 110-20-200 FY 25/26)	242	00	000	213	Police	$	78,448
Computer Replacement (to 130-20-137-213 FY 25/26)	242	00	000	214	Public Safety Network	$	97,270
Computer Replacement (to 130-20-137-213 FY 25/26)	242	00	000	215	MDC's - Police	$	618,885
Computer Replacement (to 130-30-137-304 FY 25/26)	242	00	000	215	MDC's - Fire	$	61,615
Computer Replacement (to 110-20-215 FY 25/26)	242	00	000	216	Animal Services	$	6,410
Computer Replacement (to 110-20-210 FY 25/26)	242	00	000	217	Neighborhood Services	$	9,970
Computer Replacement (to 510-10-130 FY 25/26)	242	00	000	219	Information Technology	$	23,310
Computer Replacement (to 110-61-620 FY 25/26)	242	00	000	221	Parks, Rec & Public Facilities	$	14,404
Computer Replacement (to 410-51-530 FY 25/26)	242	00	000	222	WQC	$	32,996
Computer Replacement (to 420-52-550 FY 25/26)	242	00	000	223	Water Enterprise	$	13,536
Computer Replacement (to 505-50-525 FY 25/26)	242	00	000	225	Fleet Maintenance	$	9,791
Computer Replacement (to 110-40-405 FY 25/26)	242	00	000	227	Building & Safety	$	14,091
Computer Replacement (to 110-40-410 FY 25/26)	242	00	000	228	Engineering	$	30,874
Computer Replacement (to 255-41-485 FY 25/26)	242	00	000	230	Housing	$	6,210
Computer Replacement (to 217-50-510 FY 25/26)	242	00	000	231	Streets	$	6,230
Computer Replacement (to 110-30-300 FY 25/26)	242	00	000	304	Fire	$	26,163
Development Benefit Assessment	245	40	431		General	$	723,564
Landscape Assessment	246	00	000		General	$	24,738,462
Downtown Assessment	247	10	172		General	$	11,081
Housing Program Services - CDBG	255	00	000		General	$	168,869
Stanislaus Housing Consortia	256	00	000		General	$	572,130
HOME Program (State)	257	41	487		HOME Program (State)	$	2,976,664
HOME Program (State)	257	41	488		Cal HOME Program	$	1,733,551
HOME Program (State)	257	41	491		HEAP (Homeless Emerg Aid Pr	$	94,700
Housing Stimulus Funds	258	41	495		Rental Rehab Program	$	39,105
Housing Stimulus Funds	258	41	497		CBDG-R	$	2,017
Housing Stimulus Funds	258	41	498		CARES Act (COVID-19)	$	3,873
HOME-ARP-Housing-HOME-ARP	259	41	498	300	HOME-ARP	$	(1,867)
PLHA-PermanentLocalHousingAlloc-Housing-Permanent Lo	260	41	498	301	PLHA	$	486,219
Fire Department Grants	265	30	310	302	CAL Firefighters J.A.C.	$	(8,341)
Fire Department Grants	265	30	310	303	Fire Training Event	$	819

CITY OF TURLOCK FISCAL YEAR 2026-2027 BUDGET
Cash Fund Balances Summary at FYE 6/30/25*

Fund Name	Fund	Dept	Div	Program	Description		Balance
Police Services Grants	266	20	255	341	Justice Assistance Grant (J.A.G	$	1,440
Police Services Grants	266	20	255	346	K-9 Donations	$	1,683
Police Services Grants	266	20	255	347	Volunteers in Police (VIP) Donat	$	4,931
Police Services Grants	266	20	255	348	Animal Services Donations	$	81,402
Police Services Grants	266	20	255	349	Animal Services Building Donati	$	12,578
Police Services Grants	266	20	255	351	Police Donations	$	30,054
Police Services Grants	266	20	255	352	OTS Step Grant	$	(1,770)
Police Services Grants	266	20	255	354	ABC Shoulder Tap and RAT	$	(357)
Police Services Grants	266	20	255	356	Police Explorer Program Donati	$	16,713
Police Services Grants	266	20	255	362	Realignment Funds(Rec'd FY 16	$	43,003
Police Services Grants	266	20	255	364	Wellness Grant	$	5,804
Police Services Grants	266	20	255	365	Police-National Opioids Settlem	$	525,752
Police Services Grants	266	20	255	363	Course Hosting	$	4,431
COPS AB3229	267	20	270		General	$	315,251
Parks & Public Facilities Grants	269	60	614	369	Prop 68 Per Capita Grant	$	(66,344)
Parks & Public Facilities Grants	269	60	614	380	General Parks	$	3,494
Parks & Public Facilities Grants	269	60	614	383	Prop 68 Montana Park	$	(47,770)
Parks & Public Facilities Grants	269	60	614	414	1,000 Flags	$	(391)
Recreation Grants & Donations	270	61	635	391	Youth Prevention Programs	$	136,432
Recreation Grants & Donations	270	61	635	393	ASES-Crowell	$	(45,680)
Recreation Grants & Donations	270	61	635	394	ASES-Cunningham	$	2,117
Recreation Grants & Donations	270	61	635	395	ASES-Osborn	$	(4,965)
Recreation Grants & Donations	270	61	635	396	ASES-Wakefield	$	(65,155)
Recreation Grants & Donations	270	61	635	397	ASES-Brown	$	(6,011)
Recreation Grants & Donations	270	61	635	399	Recreation General Donations	$	32,136
Recreation Grants & Donations	270	61	635	404	TAC	$	6,584
Recreation Grants & Donations	270	61	635	409	ASES-Turlock Jr. High	$	(15,223)
Recreation Grants & Donations	270	61	635	411	Art Class Scholarships	$	2,953
Recreation Grants & Donations	270	61	635	415	Active Military Banner	$	10,500
Recreation Grants & Donations	270	61	635	419	Recreation Equipment	$	22,062
Development Services Grants	271	40	400	450	General	$	(84,771)
Development Services Grants	271	40	400	451	General	$	(5,000)
Development Services Grants	271	40	400	452	REAP Grant	$	(118,822)
Capital Improvement	301	50	520		General	$	1,066,394
Capital Improvement	301	50	521		Disablilty Access Claim Fee	$	18,134
Capital Improvement	301	50	522		CASp Cert & Training Fund	$	170,542
Capital Improvement	301	50	523		ADA Improvements	$	325,203
Street Light Installation	302	40	433		General	$	169,850
Capital Facilities Fees	305	40	440		Roadways/Transportation	$	10,434,218
Capital Facilities Fees	305	40	441		Police	$	(73,476)
Capital Facilities Fees	305	40	442		Admin Projects	$	5,882,191
Capital Facilities Fees	305	40	443		Fire	$	2,087,153
Capital Facilities Fees	305	40	444		Contingency Reserve	$	239,490
Capital Facilities Fees	305	40	460		Admin	$	1,868,327
North Turlock Master Plan	306	40	455		Transportation	$	841,115
North Turlock Master Plan	306	40	456		Sewer	$	761,069
North Turlock Master Plan	306	40	457		Storm	$	472,402
North Turlock Master Plan	306	40	460		Admin	$	(5,047)
Northeast Turlock Master Plan	307	40	455		Transportation	$	1,839,117
Northeast Turlock Master Plan	307	40	456		Sewer	$	208,662
Northeast Turlock Master Plan	307	40	457		Storm	$	1,406,082
Northeast Turlock Master Plan	307	40	458		Water	$	594,513
Northeast Turlock Master Plan	307	40	460		Admin	$	53,609

CITY OF TURLOCK FISCAL YEAR 2026-2027 BUDGET
Cash Fund Balances Summary at FYE 6/30/25*

Fund Name	Fund	Dept	Div/Program		Description		Balance
Turlock Regional Industrial Park	308	40	456		Sewer	$	665,539
Turlock Regional Industrial Park	308	40	458		Water	$	948,523
Turlock Regional Industrial Park	308	40	460		Admin	$	(224,323)
Turlock Regional Industrial Park	308	40	465		In-Lieu Agreements	$	1,309,074
East Tuolumne Master Plan	309	40	455		Transportation	$	49,189
East Tuolumne Master Plan	309	40	456		Sewer	$	21,171
East Tuolumne Master Plan	309	40	458		Water	$	39,189
East Tuolumne Master Plan	309	40	460		Admin	$	43,421
Airport	401	10	125		General	$	18,503
Water Quality Control	410	51	ALL		Operating & Capital	$	14,961,963
Storm Drainage Construction	411	51	536		General	$	6,555,163
Sewer Construction	412	51	536		General	$	403,220
WQC Capital Expansion Reserve	413	51	ALL		General, Headworks, RWQCF	$	10,096,041
Sewerline/Trunk Construction	414	51	536		General	$	3,525,311
Recycled Water Sales	416	51	540		North Valley Regional Recycled	$	4,398,270
Water Enterprise	420	52	ALL		Operating & Capital	$	28,904,586
Waterline Construction	421	52	552		General	$	1,106,720
Well Remediation	422	52	554		General	$	18,137,734
PCE Downtown (Prop 1 Grant)	423	52	550		General	$	(64,931)
Transit - Roger K Fall Transit Center	426	40	415	238	General	$	1,413,264
Transit - Deniar Amtrak Station	426	40	415	239	General	$	23,554
Transit - ADA Paratransit	426	40	415	240	General	$	519,411
Transit - Fixed Route	426	40	415	241	General	$	8,067,909
Transit - Demand Response	426	40	415	243	General	$	1,263,613
SRWA - Operations	450	53	550		General	$	44,151
Information Technology	501	10	130		General	$	671,954
Fleet Services	505	50	525/526		General/CNG	$	1,830,472
Vehicle/Equip. Replace. (to 130-20-145-213 in FY 26/27)	506	00	000	213	Police Services	$	633,035
Vehicle/Equip. Replace. (to 501-10-145 in FY 26/27)	506	00	000	219	Information Technology	$	60,611
Vehicle/Equip. Replace. (to 410-51-145-222 in FY 26/27)	506	00	000	222	WQC	$	412,400
Vehicle/Equip. Replace. (to 410-51-145-223 in FY 26/27)	506	00	000	223	Water Enterprise	$	368,373
Vehicle/Equip. Replace. (to 505-50-145 in FY 26/27)	506	00	000	225	Fleet Services	$	27,361
Vehicle/Equip. Replace. (to 130-60-145-221 in FY 26/27)	506	00	000	221	Parks, Rec & Public Facilities	$	496,928
Vehicle/Equip. Replace (to 217-50-145 in FY 26/27)	506	00	000	231	Street Maintenance	$	631,175
Vehicle/Equip. Replace. (to 410-51-145-232 in FY 26/27)	506	00	000	232	WQC - Storm	$	372,009
Vehicle/Equip. Replace. (to 205-60-145-233 in FY 26/27)	506	00	000	233	Regional Sports Complex	$	169,359
Vehicle/Equip. Replace. (to 246-60-145 in FY 26/27)	506	00	000	234	Landscape Assessments	$	350,082
Vehicle/Equip. Replace. (to 410-51-145-222 in FY 26/27)	506	00	000	237	WQC - Collections	$	8,604
Vehicle/Equip. Replace. (to 130-30-145-304 in FY 26/27)	506	00	000	304	Fire Services	$	4,749,355
Vehicle/Equip. Replace. (to 205-60-145-372 in FY 26/27)	506	00	000	372	Pedretti Park	$	115,117
Workers Compensation	510	10	150		General	$	3,163,003
Health Insurance	511	10	151		General	$	4,460,507
Casualty Insurance	512	10	152/153		City Liability/Unemployment	$	1,079,100
Downtown Improvement Project	602	10	166		General	$	235,571
Successor Agency - Non-LMI	621	10	198		General	$	1,974,130
Successor Agency - LMI	625	10	199		General	$	2,078,850
NW Triangle Mello Roos (CFD #1)	705	10	170		General	$	176,187
PBID	706	10	173		General	$	96,557
					Total Balances	$	320,805,265

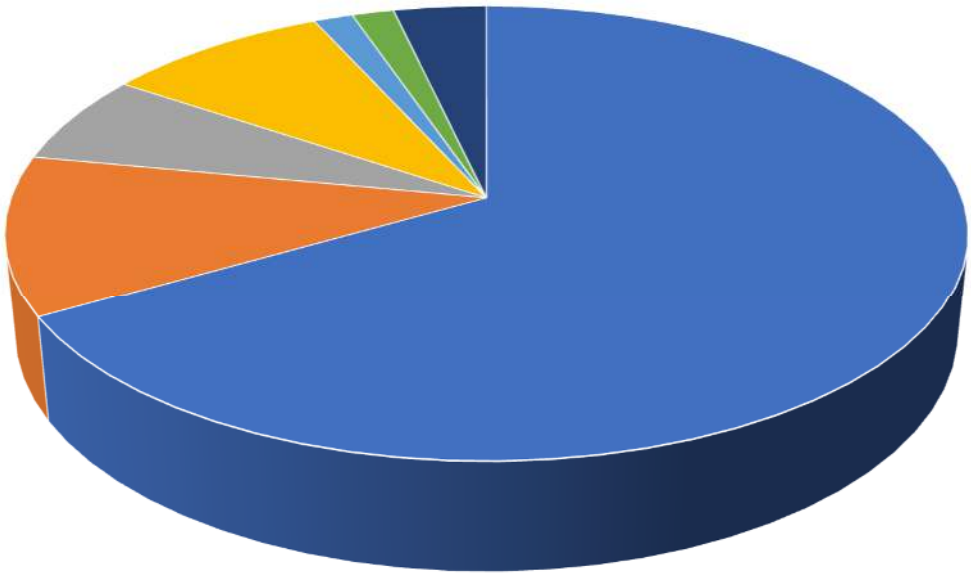
*Balances are available cash balances

CITY OF TURLOCK FISCAL YEAR 2026-2027 BUDGET
General Fund (Fund 110) Budget Summary

Revenues - General Fund		FY 24-25 Actual Amount	FY 25-26 Adopted Budget	FY 25-26 Budget Amendments	FY 25-26 Amended Budget	FY 26-27 Proposed Budget
000	Non Departmental	$ 54,985,092	$ 55,586,900	$ -	$ 55,586,900	$ 58,330,154
100	City Council	$ -	$ -	$ 2,450	$ 2,450	$ -
102	City Manager	$ -	$ -	$ 6,991	$ 6,991	$ -
103	Economic Development and Comm	$ -	$ -	$ -	$ -	$ -
104	City Clerk	$ -	$ -	$ 2,804	$ 2,804	$ -
106	Finance	$ 160,523	$ 22,128	$ 10,450	$ 32,578	$ -
108	City Attorney	$ 7,258	$ -	$ -	$ -	$ -
109	Human Relations	$ -	$ -	$ 9,720	$ 9,720	$ -
112	General Government	$ -	$ -	$ -	$ -	$ -
189	Covid 19 (Corona Virus)	$ 15,741	$ -	$ -	$ -	$ -
200	Police Services - Special Operations	$ 402,089	$ 208,000	$ 78,448	$ 286,448	$ 273,000
205	Police Services - Support Operations	$ -	$ -	$ -	$ -	$ -
210	Police Services - Field Operations	$ 3,962,623	$ 1,854,700	$ 9,970	$ 1,864,670	$ 2,046,000
215	Animal Services	$ 106,485	$ 99,500	$ 6,410	$ 105,910	$ 97,000
300	Fire Department	$ 975,712	$ 809,600	$ 26,163	$ 835,763	$ 895,200
400	Planning	$ 204,334	$ 180,880	$ 6,559	$ 187,439	$ 248,180
405	Building	$ 2,378,831	$ 1,831,200	$ 14,091	$ 1,845,291	$ 2,321,500
410	Engineering	$ 2,541,247	$ 2,712,500	$ 30,874	$ 2,743,374	$ 2,739,500
500	Public Facilities	$ -	$ -	$ -	$ -	$ -
600	Park Maintenance	$ 138,733	$ 123,500	$ -	$ 123,500	$ 136,200
620	Parks, Recreation & Public Facilities Maint.	$ 93,815	$ 75,000	$ 14,404	$ 89,404	$ 62,600
622	Recreation - Programs/Events	$ 83,599	$ 125,900	$ -	$ 125,900	$ 174,000
624	Recreation - Sports	$ 84,602	$ 95,000	$ -	$ 95,000	$ 100,000
626	Recreation - Aquatics	$ 76,639	$ 123,500	$ -	$ 123,500	$ 125,000
630	Recreation - Prevention/Youth	$ 2,004,154	$ 525,000	$ -	$ 525,000	$ 371,000
TOTAL GENERAL FUND REVENUES		$ 68,221,476	$ 64,373,308	$ 219,334	$ 64,592,642	$ 67,919,334

Expenses - General Fund		FY 24-25 Actual Amount	FY 25-26 Adopted Budget	FY 25-26 Budget Amendments	FY 25-26 Amended Budget	FY 26-27 Proposed Budget
000	Non Departmental	$ -	$ -	$ -	$ -	$ -
100	City Council	$ 112,697	$ 137,774	$ -	$ 137,774	$ 142,080
102	City Manager	$ 914,645	$ 1,284,089	$ -	$ 1,284,089	$ 1,493,261
103	Economic Development and Comm	$ 309,294	$ 468,675	$ 29,870	$ 498,545	$ 395,198
104	City Clerk	$ 704,702	$ 847,822	$ -	$ 847,822	$ 999,931
106	Finance	$ 2,021,274	$ 2,159,944	$ 14,014	$ 2,173,958	$ 2,272,240
108	City Attorney	$ 661,891	$ 817,862	$ -	$ 817,862	$ 783,982
109	Human Relations	$ 1,909,182	$ 2,272,084	$ 80,016	$ 2,352,100	$ 2,804,506
112	General Government	$ 2,253,114	$ 1,889,506	$ -	$ 1,889,506	$ 1,802,909
189	Covid 19 (Corona Virus)	$ -	$ -	$ -	$ -	$ -
200	Police Services - Special Operations	$ 7,473,631	$ 7,997,459	$ 12,253	$ 8,009,712	$ 8,618,671
205	Police Services - Support Operations	$ 3,366,258	$ 4,285,856	$ -	$ 4,285,856	$ 4,530,200
210	Police Services - Field Operations	$ 19,244,934	$ 16,866,683	$ 9,026	$ 16,875,709	$ 17,815,179
215	Animal Services	$ 651,064	$ 747,511	$ -	$ 747,511	$ 778,733
300	Fire Department	$ 13,153,483	$ 13,188,807	$ 2,225	$ 13,191,032	$ 14,066,779
400	Planning	$ 909,358	$ 1,144,574	$ -	$ 1,144,574	$ 1,245,809
405	Building	$ 1,859,001	$ 2,310,303	$ 3,372	$ 2,313,675	$ 2,517,160
410	Engineering	$ 3,089,853	$ 3,806,473	$ 49,800	$ 3,856,273	$ 3,469,128
500	Public Facilities	$ 717,700	$ 840,872	$ -	$ 840,872	$ 838,531
600	Park Maintenance	$ 1,293,971	$ 1,387,827	$ -	$ 1,387,827	$ 1,461,802
620	Parks, Recreation & Public Facilities Maint.	$ 330,049	$ 475,335	$ -	$ 475,335	$ 642,239
622	Recreation - Programs/Events	$ 55,396	$ 97,994	$ -	$ 97,994	$ 124,093
624	Recreation - Sports	$ 301,640	$ 297,011	$ -	$ 297,011	$ 347,064
626	Recreation - Aquatics	$ 206,664	$ 362,171	$ -	$ 362,171	$ 372,442
630	Recreation - Prevention/Youth	$ 1,418,684	$ 511,773	$ -	$ 511,773	$ 287,617
TOTAL GENERAL FUND EXPENSES		$ 62,958,487	$ 64,198,405	$ 200,576	$ 64,398,981	$ 67,809,554
Total Revenue Over/(Under) Expenses		**$5,262,989**	**$174,903**	**$18,758**	**$193,661**	**$109,780**

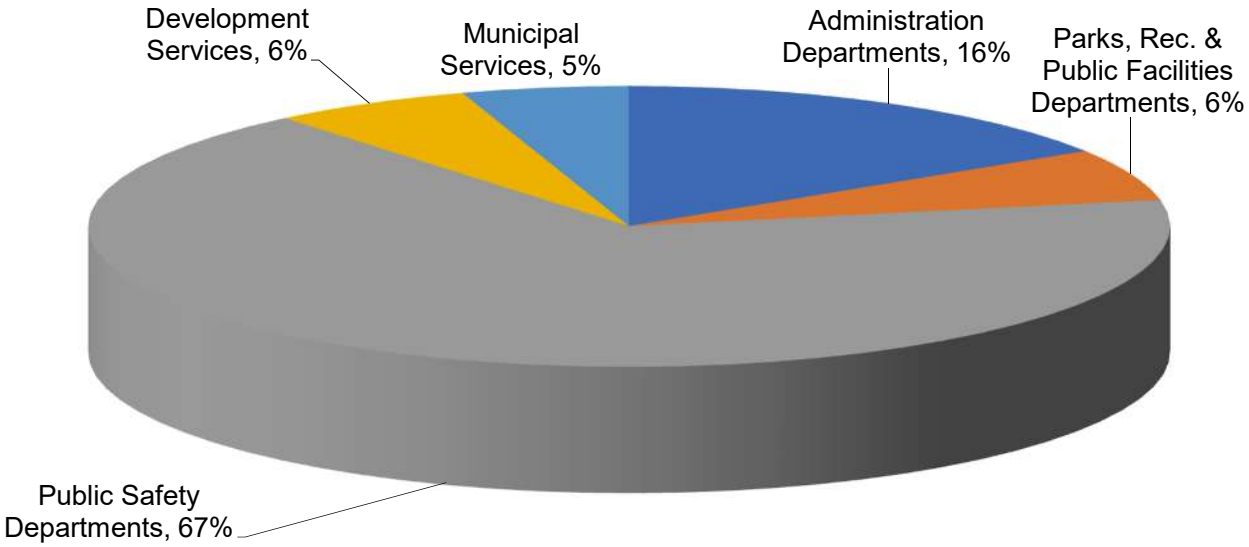
General Fund Budget Revenue by Source (Fund 110 only) FY 2026-2027



Total Revenues (Fund 110 only) = $ 67,919,334

Taxes	45,293,845	66.7%
Licenses, Permits & Franchises	7,695,530	11.3%
Fees & Charges for Services	4,322,250	6.4%
Reimb for Admin Services	5,984,906	8.8%
Fines, Forfeitures & Penalties	1,041,200	1.5%
Intergovernmental	1,114,000	1.6%
Uses of Money & Property	2,467,603	3.6%
	$ 67,919,334	100.00%

General Fund Budgeted Expenses by Category (Fund 110 only) FY 2026-2027



Total Expenses (Fund 110 only) = **$ 67,809,554**

Administration Departments	
City Council 100	142,080
City Manager 102	1,493,261
Economic Development 103	395,198
City Clerk 104	999,931
Finance 106	2,272,240
City Attorney 108	783,982
Human Relations 109	2,804,506
General Government 112	1,802,909
	$ 10,694,107

Public Safety Departments	
Police Special Operations 200	8,618,671
Police Support Operations 205	4,530,200
Police Field Operations 210	17,815,179
Animal Services 215	778,733
Fire Services 300	14,066,779
	$ 45,809,562

Parks, Rec. & Public Facilities Departments	
Public Facilities 500	838,531
Park Maintenance 600	1,461,802
Administration 620	642,239
Rec.Programs & Events 622	124,093
Rec. Sports 624	347,064
Rec. Aquatics 626	372,442
Rec. Prevention/Youth 630	287,617
	$ 4,073,788

Development Services	
Planning 400	1,245,809
Building 405	2,517,160
	$ 3,762,969

Municipal Services	
Engineering 410	3,469,128
	$ 3,469,128

CITY OF TURLOCK
Approved Budget Augmentation Summary
General Fund
June 9, 2026

Funded by General Fund						
Department	**Division**	**Funding Source**	**Classification**	**Description**	**Amount**	**Account #**
10-Admin	104-City Clerk	110-General Fund	Supplies & Maint.	To support costs associated with the upcoming election cycle.	$ 62,000	110-10-104.43152
10-Admin	109-Human Relations	110-General Fund	Contractual	UKG timekeeping system which helps streamline processes and improve accuracy.	$ 190,000	110-10-109.43060_000
20-Police	210- Field Operations	110-General Fund	Contractual	Draft One-Axon transcription product to improve timeliness of report completion and enhance officer efficiency.	$ 75,000	110-20-210.43213
30-Fire	300-Fire Operations	110-General Fund	Contractual	To maintain participation in the Stanislaus County Fire Investigation Unit (FIU) and ensure continued access to standardized, countywide investigative capabilities.	$ 70,000	110-30-300.43060_000
30-Fire	300-Fire Operations	110-General Fund	Contractual	Clark Pest Control services for control of weeds and preventative weed maintenance at all four fire stations.	$ 9,800	110-30-300.43125_016
30-Fire	300-Fire Operations	110-General Fund	Supplies & Maint.	Replacement of deteriorated rear apparatus bay door and installation of electric lift operator at Fire Station 33.	$ 17,000	110-30-300.43125_026
30-Fire	300-Fire Operations	110-General Fund	Equipment	Ongoing costs for air card for network connection for 7 new Life Pack 35 cardiac monitors and 7 new Lucas chest compressor units. (See 116-30-305.44030_000 for equipment purchase).	$ 4,025	110-30-300.45001_002
30-Fire	300-Fire Operations	110-General Fund	Other	Spectrum services for Fire Station 34 network connections, this will provide a more stable and secure connection.	$ 3,500	110-30-300.45015
61-Recreation	620-Rec Admin	110-General Fund	Contractual	Fire alarm system for the Recreation Office.	$ 35,000	110-61-620.43005_000
				TOTAL COST	$ 466,325	

Funded by Special Public Safety						
Department	**Division**	**Funding Source**	**Classification**	**Description**	**Amount**	**Account #**
20-Police	225- Police	116- Special Public Safety	Capital	Axon Body Cameras contract.	$ 247,000	116-20-225.51020
20-Police	210- Field Operations	110-General Fund	Supplies & Maint.	Replacement of officer vests and lighter rifle-rated plates.	$ 30,000	116-20-225.51020
30-Fire	305-Fire	116- Special Public Safety	Equipment	Purchase of 7 new Life Pack 35 cardiac monitors and 7 new Lucas chest compressor units. (See 110-30-300.45001_002 for ongoing costs for air card for network connection).	$ 103,000	116-30-305.44030_000
30-Fire	305-Fire	116- Special Public Safety	Contractual	Additional contract cost and implementation of Central Square Unify.	$ 19,100	116-30-305.44011
				TOTAL COST	$ 399,100	

CITY OF TURLOCK
Approved Budget Augmentation Summary
General Fund
June 9, 2026

Funded by ARPA						
Department	**Division**	**Funding Source**	**Classification**	**Description**	**Amount**	**Account #**
10-Admin	188-ARPA	119-ARPA	Capital	Additional funds needed due to projects for Animal Services and Johnson Control upgrade coming in over initial amounts.	$ 100,000	119-10-188.51270
				TOTAL COST	$ 100,000	

Funded by Information Technology						
Department	**Division**	**Funding Source**	**Classification**	**Description**	**Amount**	**Account #**
10-Admin	130-Info Tech	501-Information Technology	Contractual	For existing technology infrastructure, software support and maintenance subscriptions and cybersecurity services.	$ 30,400	501-10-130.43045
10-Admin	130-Info Tech	501-Information Technology	Contractual	Annual subscription cost of the Microsoft 365 licenses, server licenses, and computer licenses for the City.	$ 34,700	501-10-130.43047
10-Admin	131-Info Tech - GIS	501-Information Technology	Personnel	Range Adjustment for the GIS Coordinator position to match salary range for IT Coordinator position.	$ 16,927	501-10-131.41001 & benefits
				TOTAL COST	$ 82,027	
				GRAND TOTAL	$ 1,047,452	

SUMMARY

		Subtotals	**Totals**
GENERAL FUND	Number of Staff		
Full Time		$ -	
Part Time		$ -	
Over Time		$ -	
Reclassifications		$ -	
Non Salary/Benefits		$ 466,325	$ 466,325
NON GENERAL FUND (partially funded by General Fund)			
Full Time		$ -	
Part Time		$ -	
Over Time		$ -	
Reclassifications	1	$ 16,927	
Non Salary/Benefits		$ 564,200	$ 581,127
		$ 1,047,452	$ 1,047,452

CITY OF TURLOCK
Approved Budget Augmentation Summary
Non General Fund
June 9, 2026

Funded by Solid Waste/Recycle/Public Education						
Department	**Division**	**Funding Source**	**Classification**	**Description**	**Amount**	**Account #**
50-Municipal Services	505-Solid Waste Mandates	204-SolidWaste/ Recycle/Public Education	Contractual	SB 1383 CalRecycle Grant is fully utilized and not being renewed. Maintaining current level of services will require additional funding.	$ 50,000	204-50-505.43320
			Miscellaneous		$ 25,000	204-50-505-47005
			Miscellaneous		$ 30,000	204-50-505.47026_004
			Miscellaneous		$ 15,000	204-50-505.47027_001
				TOTAL COST	$ 120,000	

Funded by Municipal Services - Landscape Assessments						
Department	**Division**	**Funding Source**	**Classification**	**Description**	**Amount**	**Account #**
60-Parks	600-Maintenance	246-Landscape Assessment	Personnel	Add Senior Maintenance Worker to address increase in service levels that do not align with service needs to restore expected service standards.	$ 103,324	246-60-600.41001 & benefits
				TOTAL COST	$ 103,324	

Funded by Municipal Services - WQC (Sewer)						
Department	**Division**	**Funding Source**	**Classification**	**Description**	**Amount**	**Account #**
51-Sewer	530-Operations	410-WQC (Sewer)	Contractual	Complete updated master plans to provide growth projections to adequately assess whether additional rate increases will be necessary beyond July 1, 2028.	$ 120,000	410-51-530.43346
51-Sewer	530-Operations	410-WQC (Sewer)	Supplies & Maint	Additional chemicals are needed to maintain compliance with the City's Waste Discharge Requirements, to minimize risk of permit violations and regulatory penalties.	$ 70,000	410-51-530.44005_005
51-Sewer	530-Operations	410-WQC (Sewer)	Capital	Design and construction of critical facility improvement projects to address aging infrastructure and maintain reliable operation of essential treatment systems.	$ 1,007,050	410-51-534.51300
51-Sewer	530-Operations	410-WQC (Sewer)	Personnel	Add Environmental Compliance Inspector II to oversee to one of largest pretreatment programs in the region, to ensure compliance with EPA pretreatment program requirements.	$ 103,867	410-51-530.41001 & benefits
				TOTAL COST	$ 1,300,917	

Funded by Municipal Services - WQC (Sewer) and Water						
Department	**Division**	**Funding Source**	**Classification**	**Description**	**Amount**	**Account #**
51-Sewer	530-Operations	410-WQC (Sewer)	Personnel	Reclassify Finance Customer Services Supervisor to Finance Customer Services Manager to align with departmental needs and responsibilities of this position and departmental oversight.	$ 12,520	410-51-530.41001 & benefits
52-Water	550-Operations	420-Water	Personnel		$ 12,520	420-52-550.41001 & benefits

CITY OF TURLOCK
Approved Budget Augmentation Summary
Non General Fund
June 9, 2026

Funded by Municipal Services - WQC (Sewer) and Water (cont.)						
Department	**Division**	**Funding Source**	**Classification**	**Description**	**Amount**	**Account #**
51-Sewer	530-Operations	410-WQC (Sewer)	Personnel	Add Laboratory Analyst II to support increasing sampling and monitoring requirements for sewer and drinking water systems to help ensure timely and accurate sample processing.	$ 49,216	410-51-530.41001 & benefits
52-Water	550-Operations	420-Water	Personnel		$ 49,216	420-52-550.41001 & benefits
				TOTAL COST	$ 123,472	

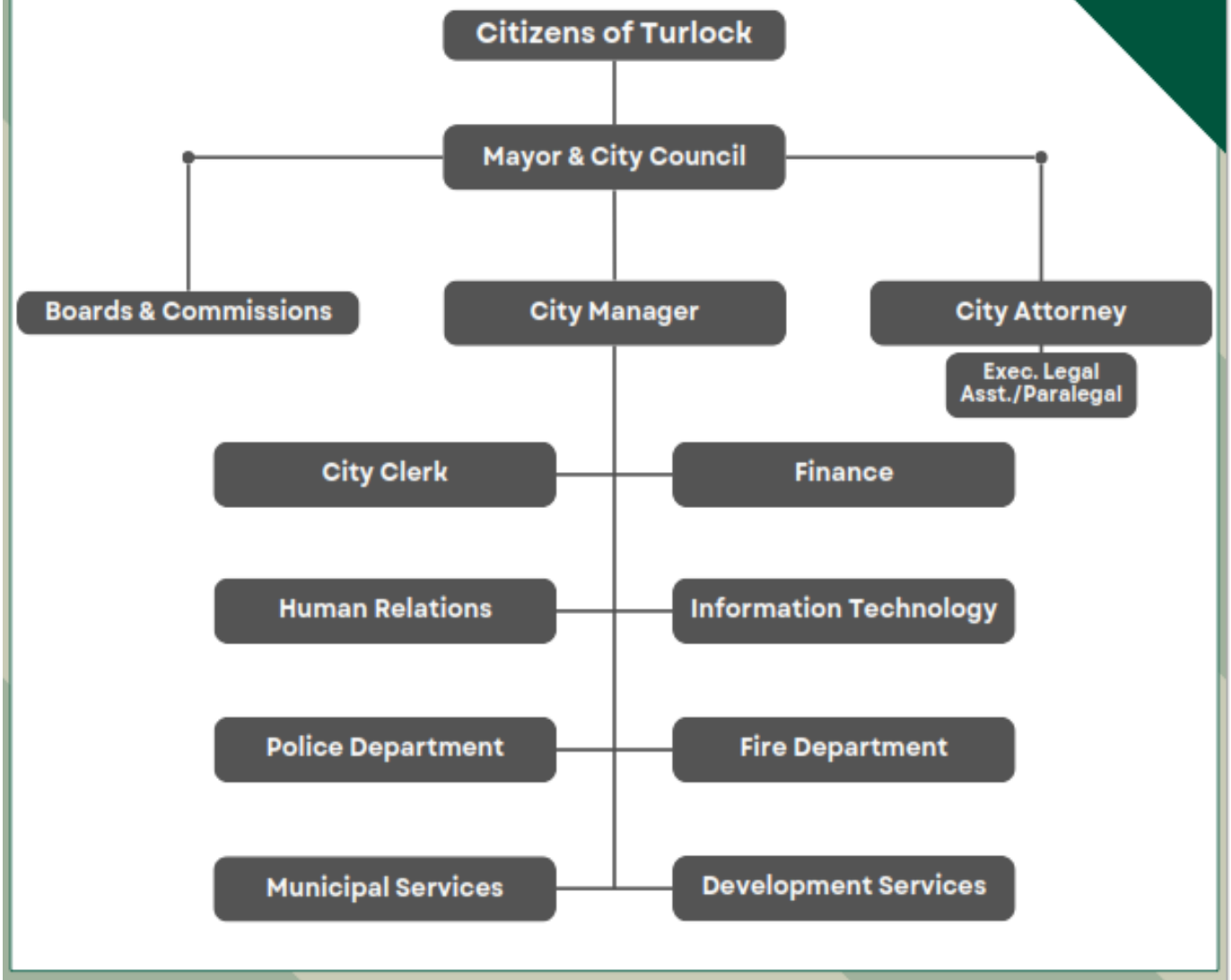
Funded by Water						
Department	**Division**	**Funding Source**	**Classification**	**Description**	**Amount**	**Account #**
52-Water	550-Operations	420-Water	Capital	Install security cameras at all City well sites to improve security and help prevent vandalism.	$ 200,000	420-52-551.51300
				TOTAL COST	$ 200,000	

Funded by Municipal Services-Fleet						
Department	**Division**	**Funding Source**	**Classification**	**Description**	**Amount**	**Account #**
50-Municipal Services	525-Operations	505-Fleet	Capital	To replace the central air conditioning unit for the office spaces as the current system is old and extremely unreliable and experiences continued failures each season.	$ 65,000	505-50-525.51270
				TOTAL COST	$ 65,000	
				GRAND TOTAL	$ 1,912,713	

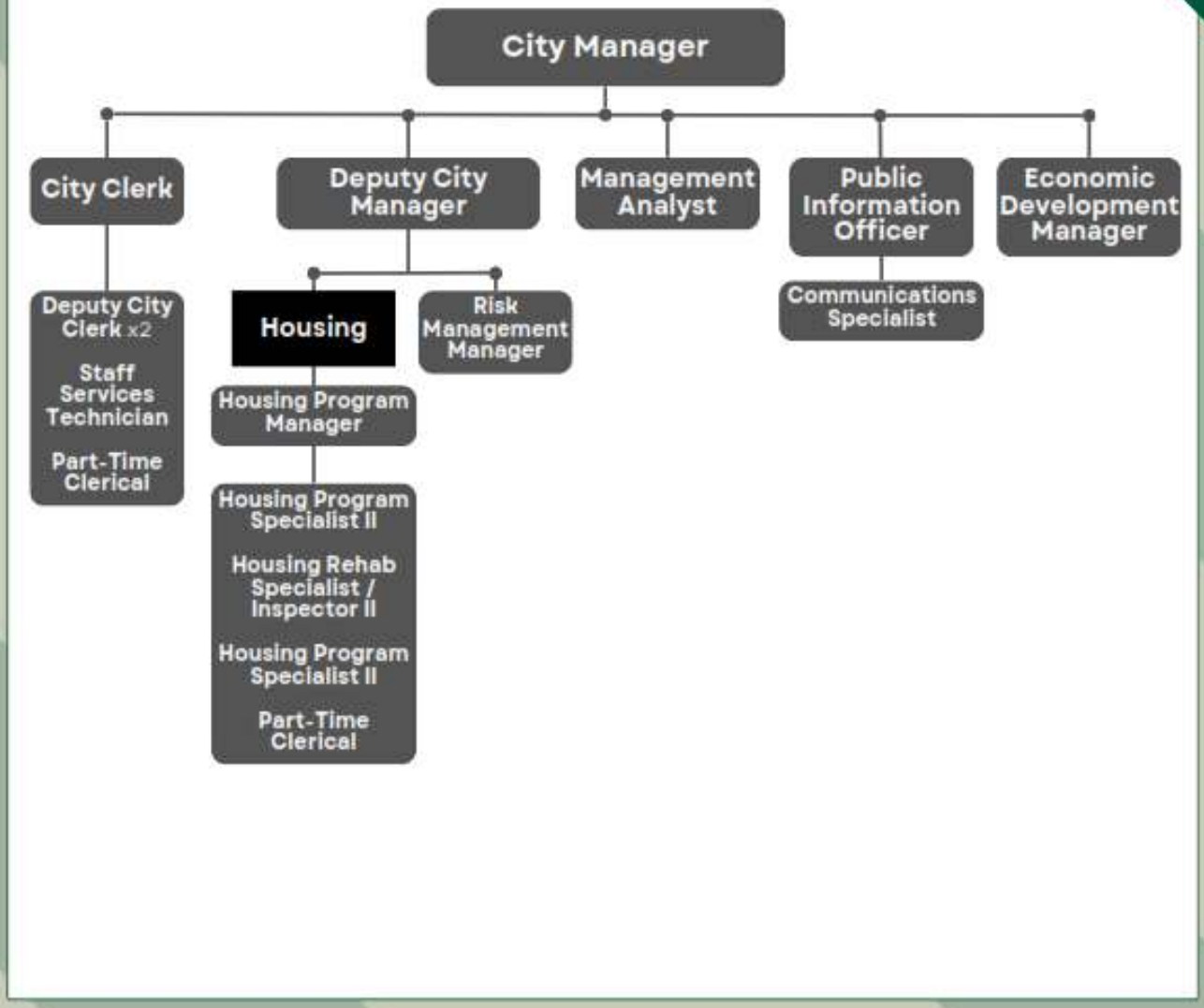
SUMMARY

		Subtotals
NON GENERAL FUND		
Full Time	3	$ 305,623
Part Time		$ -
Over Time		$ -
Reclassifications	1	$ 25,040
Non Salary/Benefits		$ 1,582,050
		$ 1,912,713
		$ -

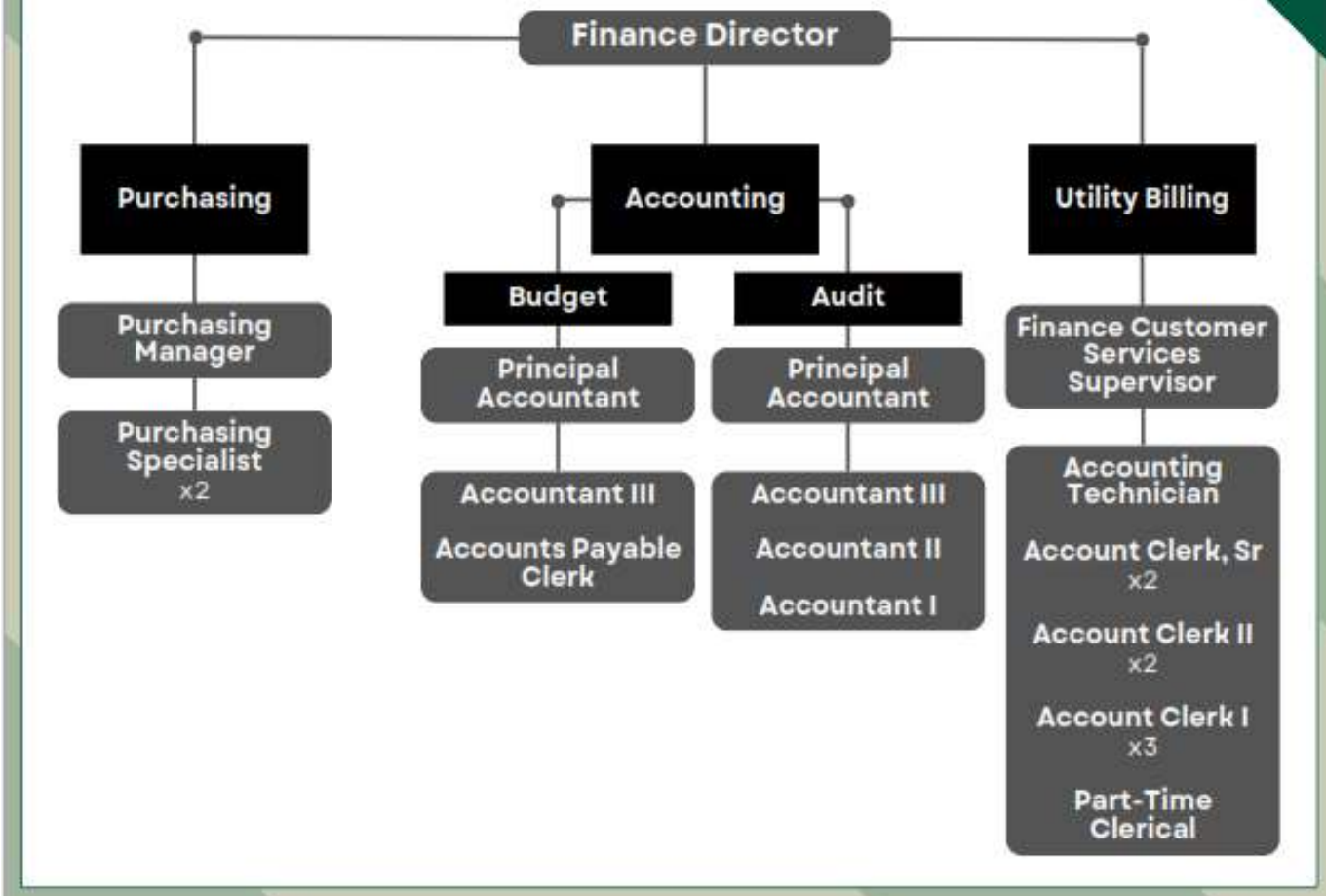
CITYWIDE


Citizens of Turlock
Mayor & City Council
Boards & Commissions
City Manager
City Attorney
Exec. Legal Asst./Paralegal
City Clerk
Finance
Human Relations
Information Technology
Police Department
Fire Department
Municipal Services
Development Services

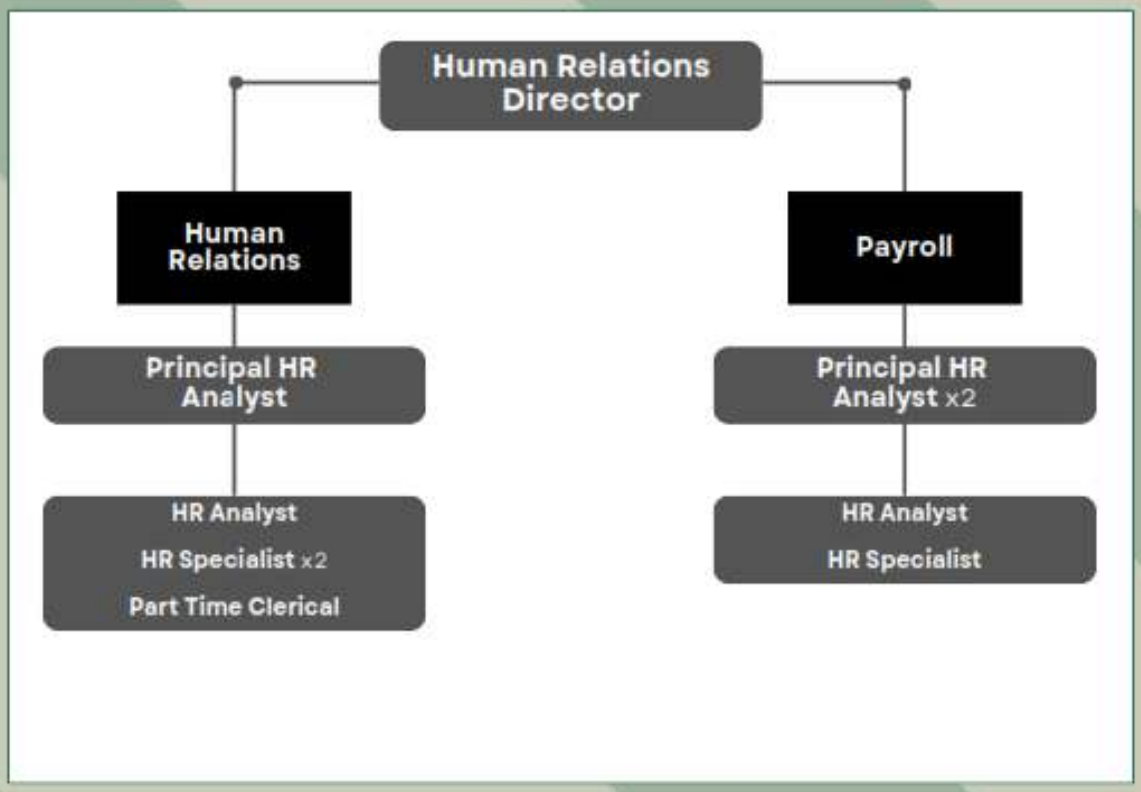
CITY MANAGER'S OFFICE



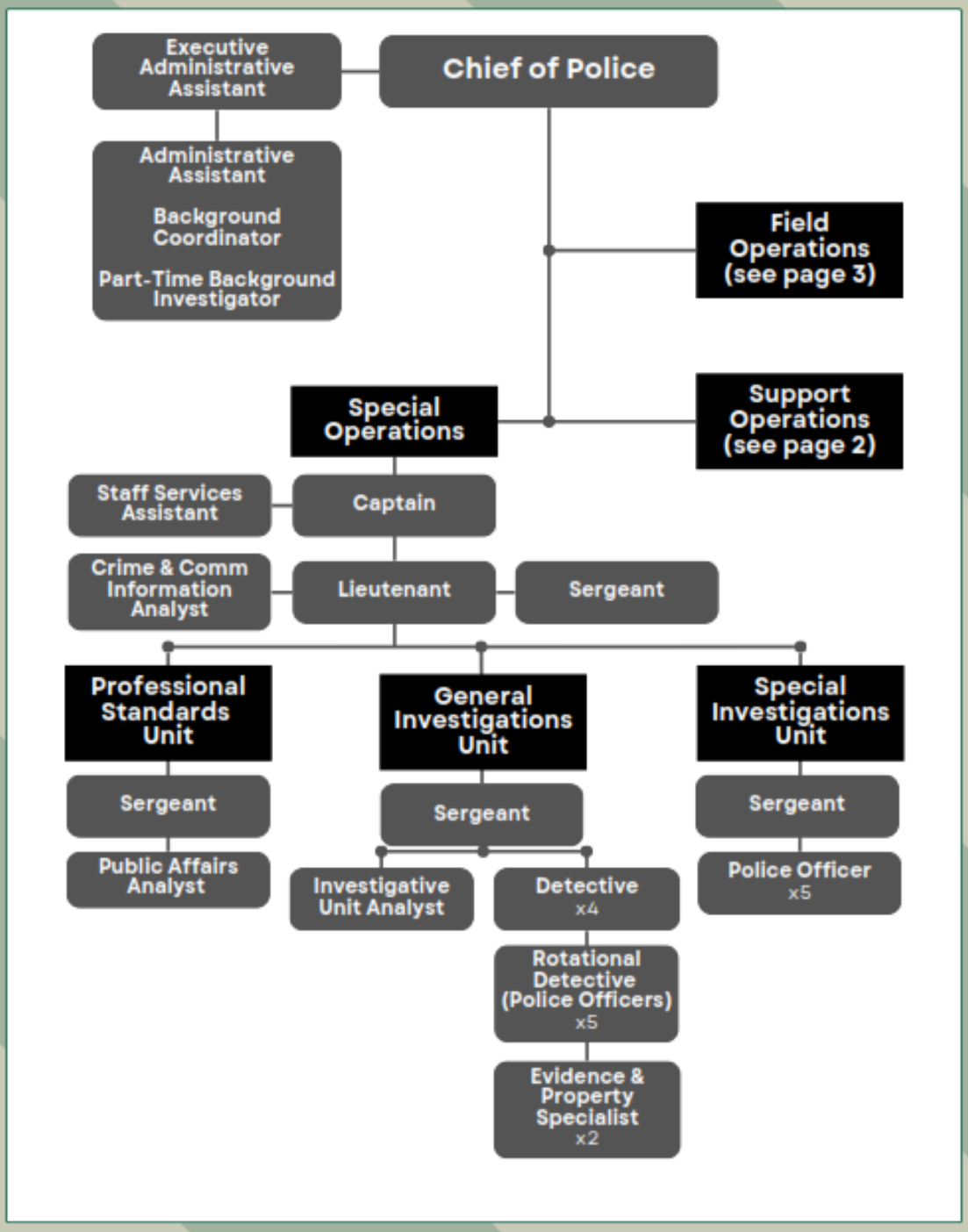
FINANCE DEPARTMENT



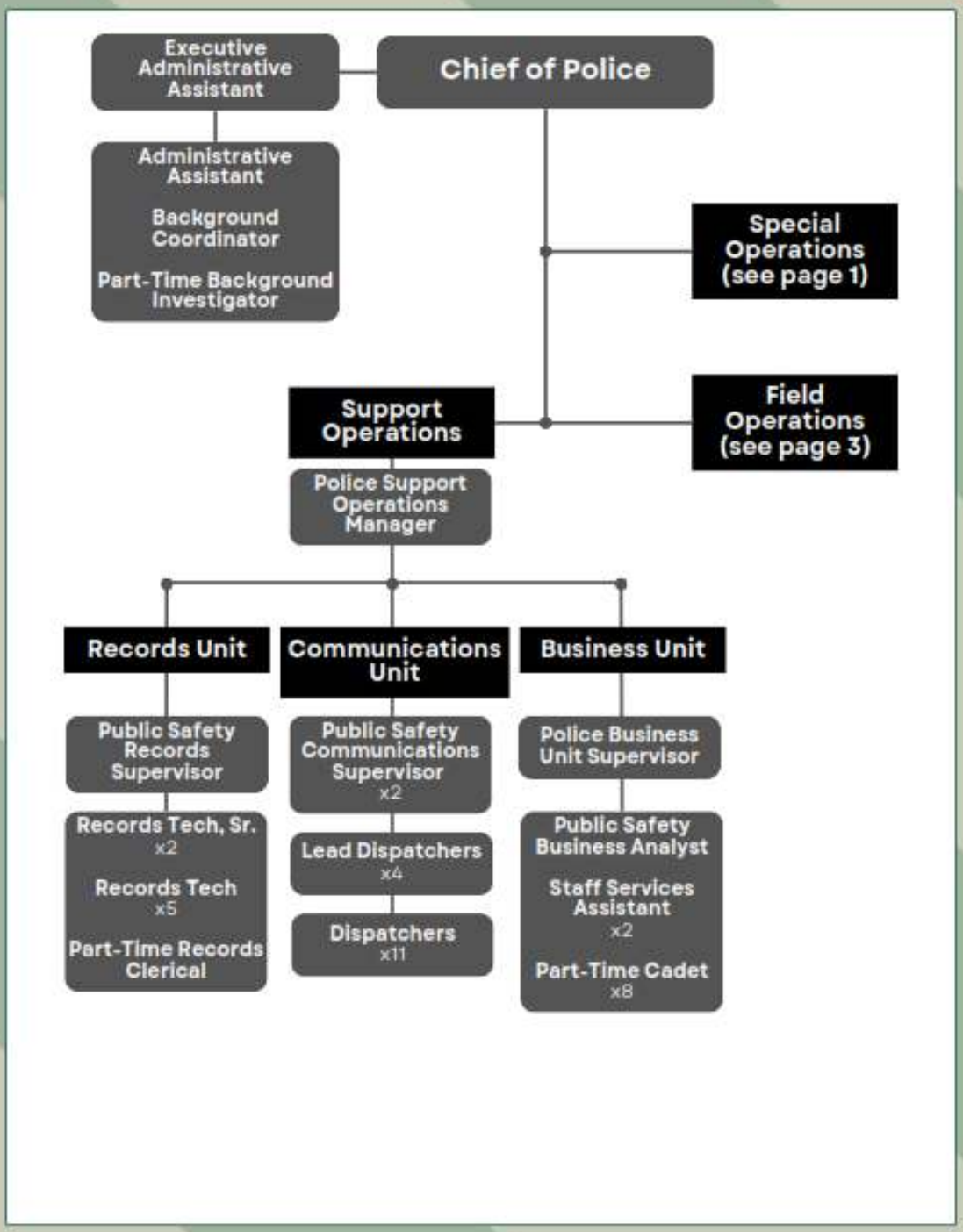
HUMAN RELATIONS DEPARTMENT



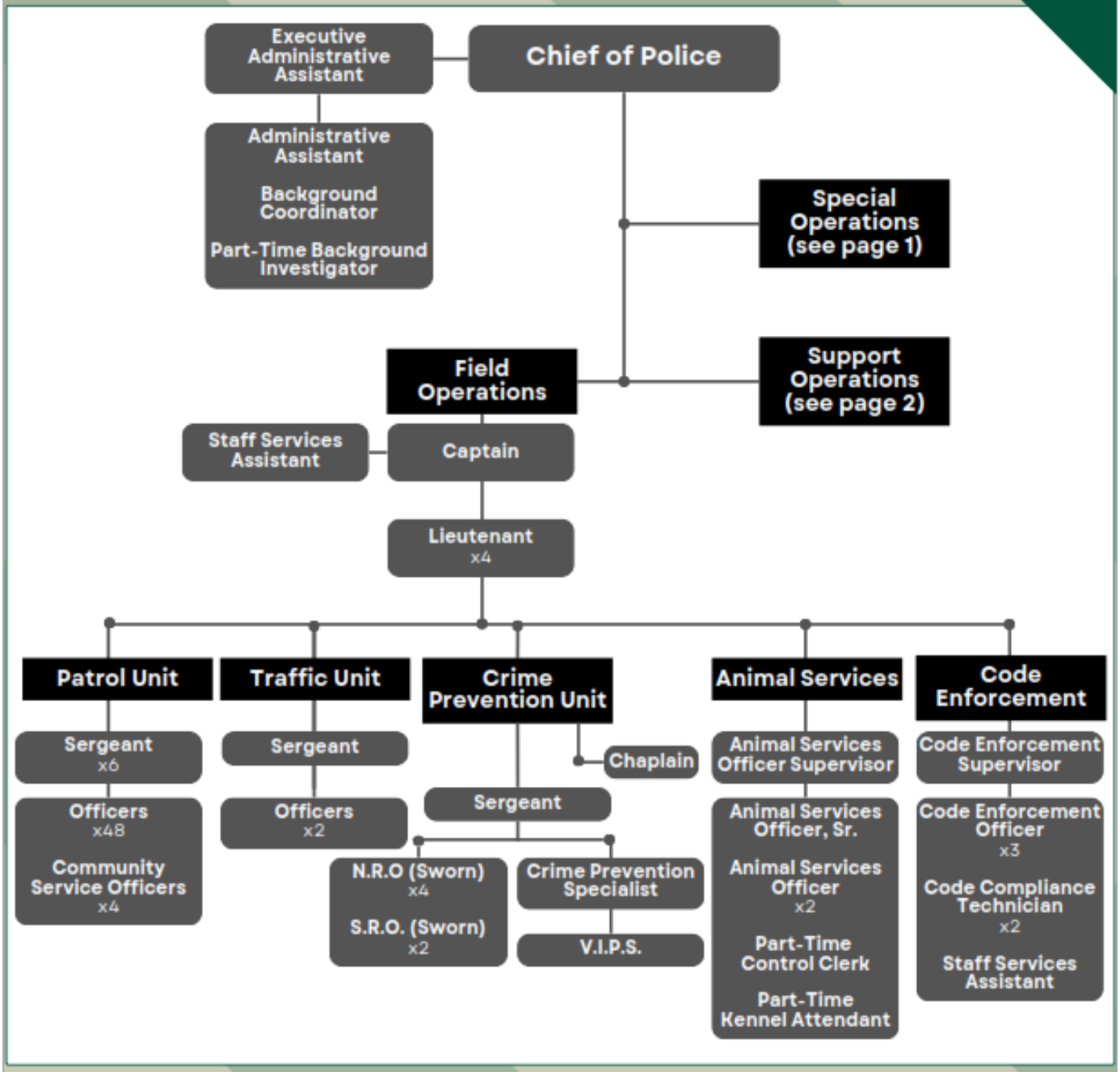
TURLOCK POLICE DEPARTMENT



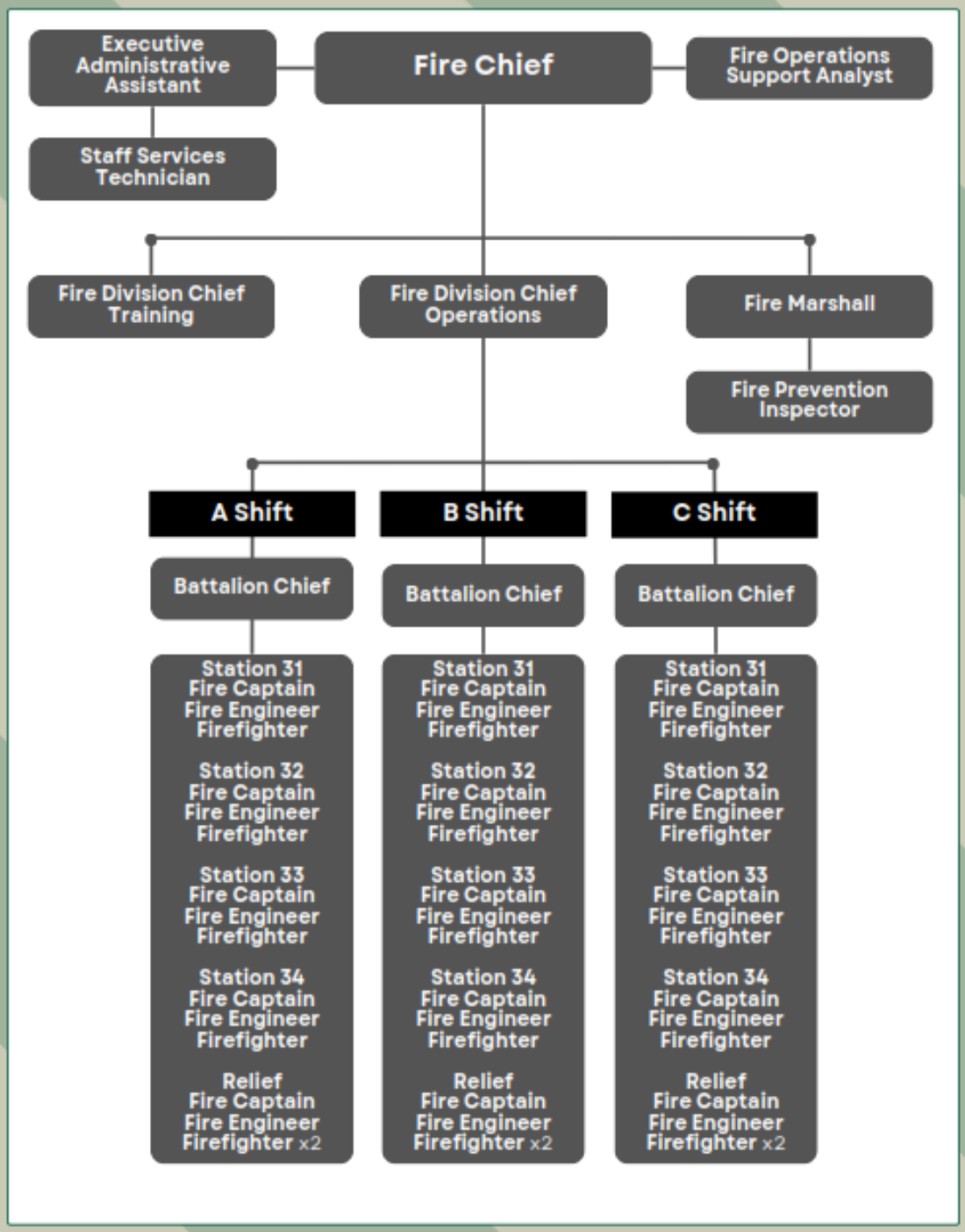
TURLOCK POLICE DEPARTMENT



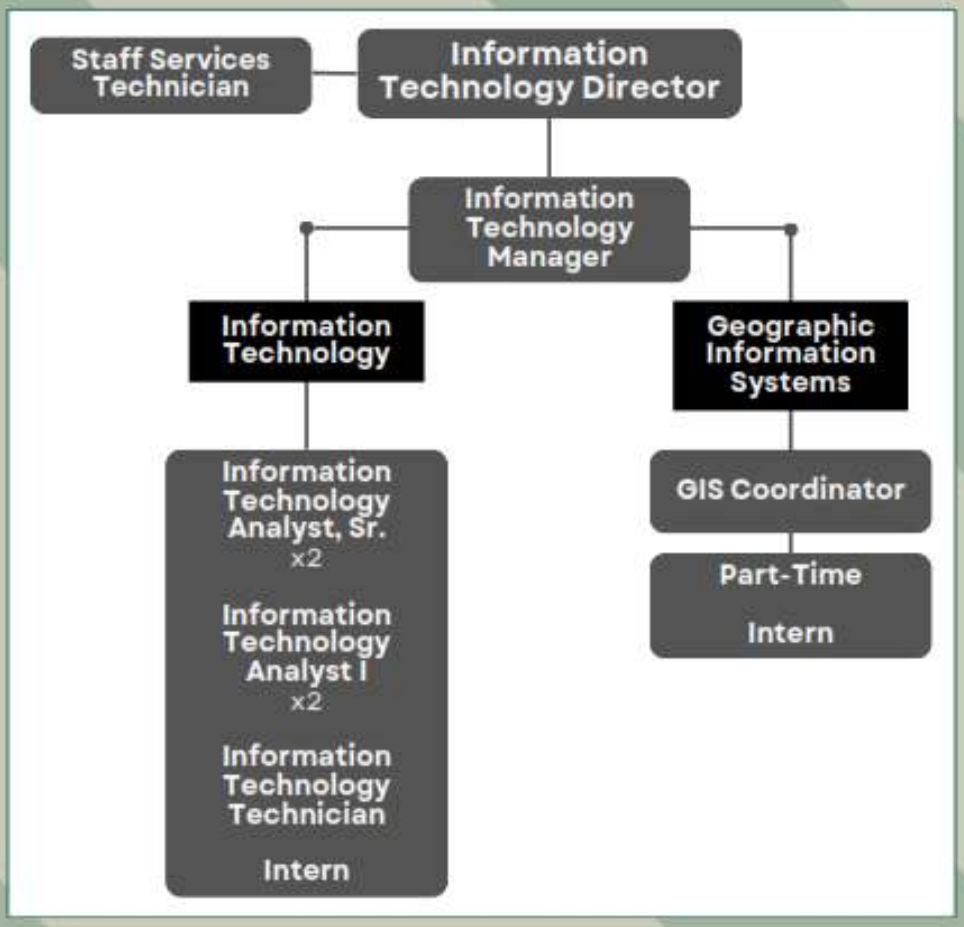
TURLOCK POLICE DEPARTMENT



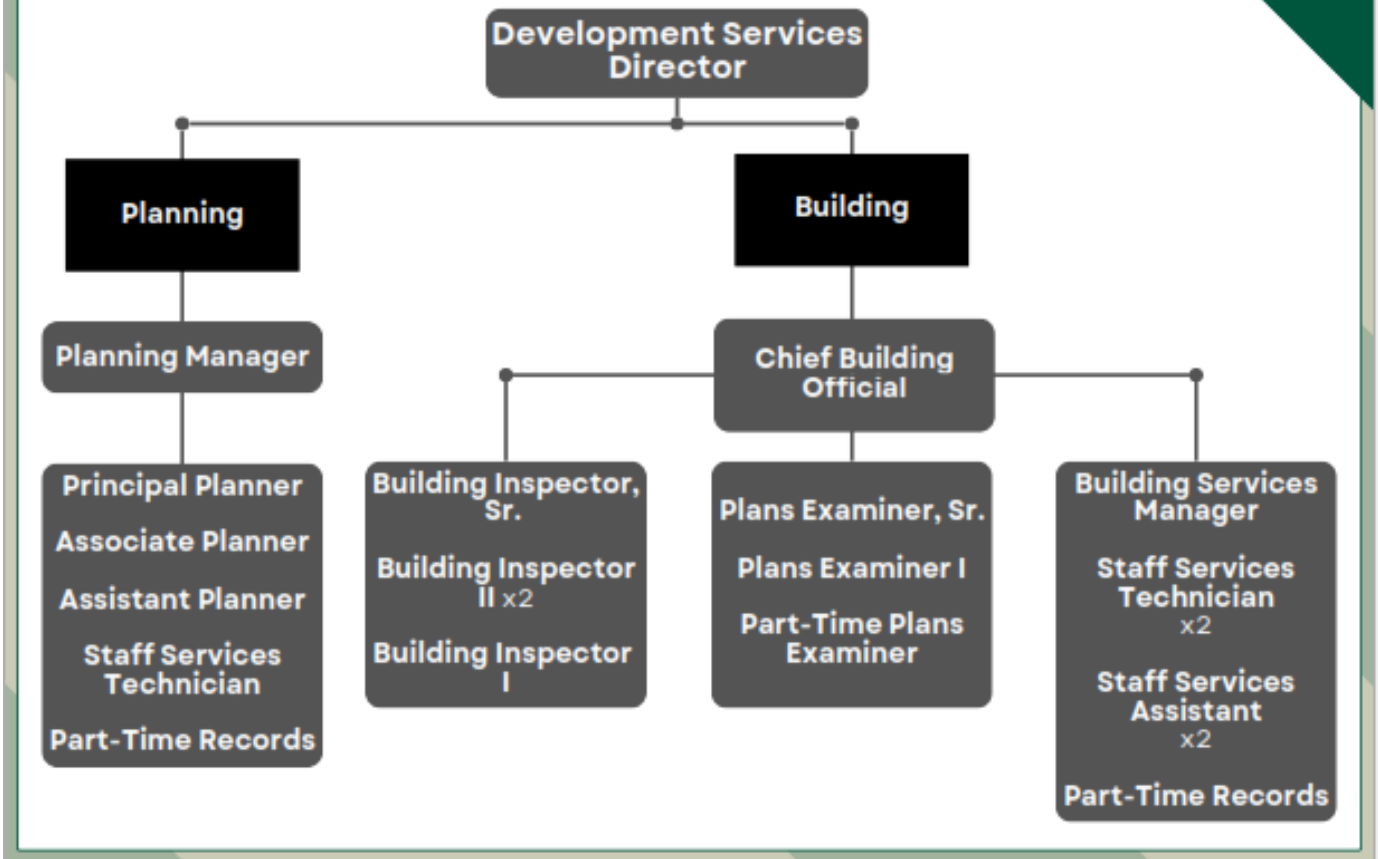
TURLOCK FIRE DEPARTMENT



INFORMATION TECHNOLOGY DEPARTMENT

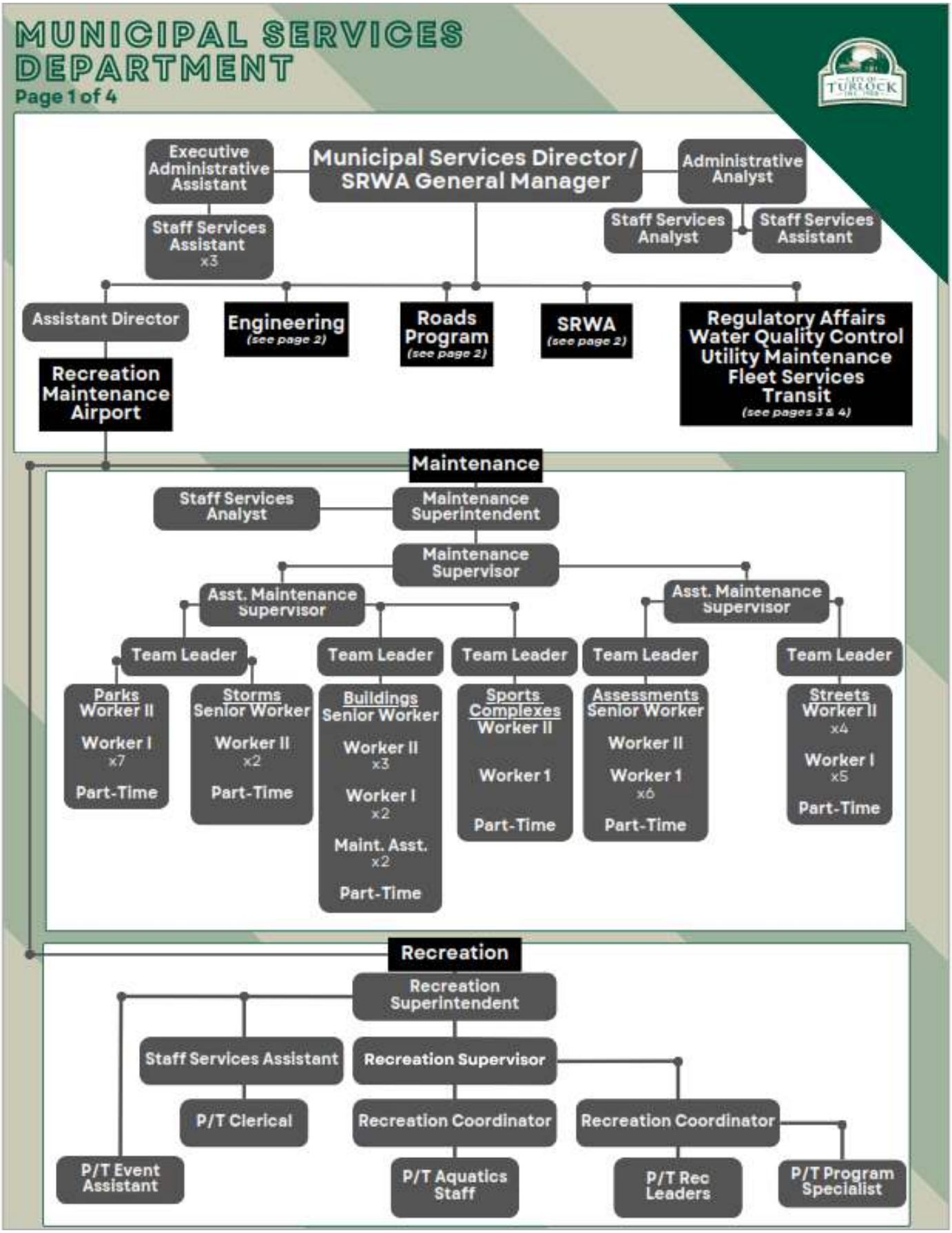


DEVELOPMENT SERVICES DEPARTMENT



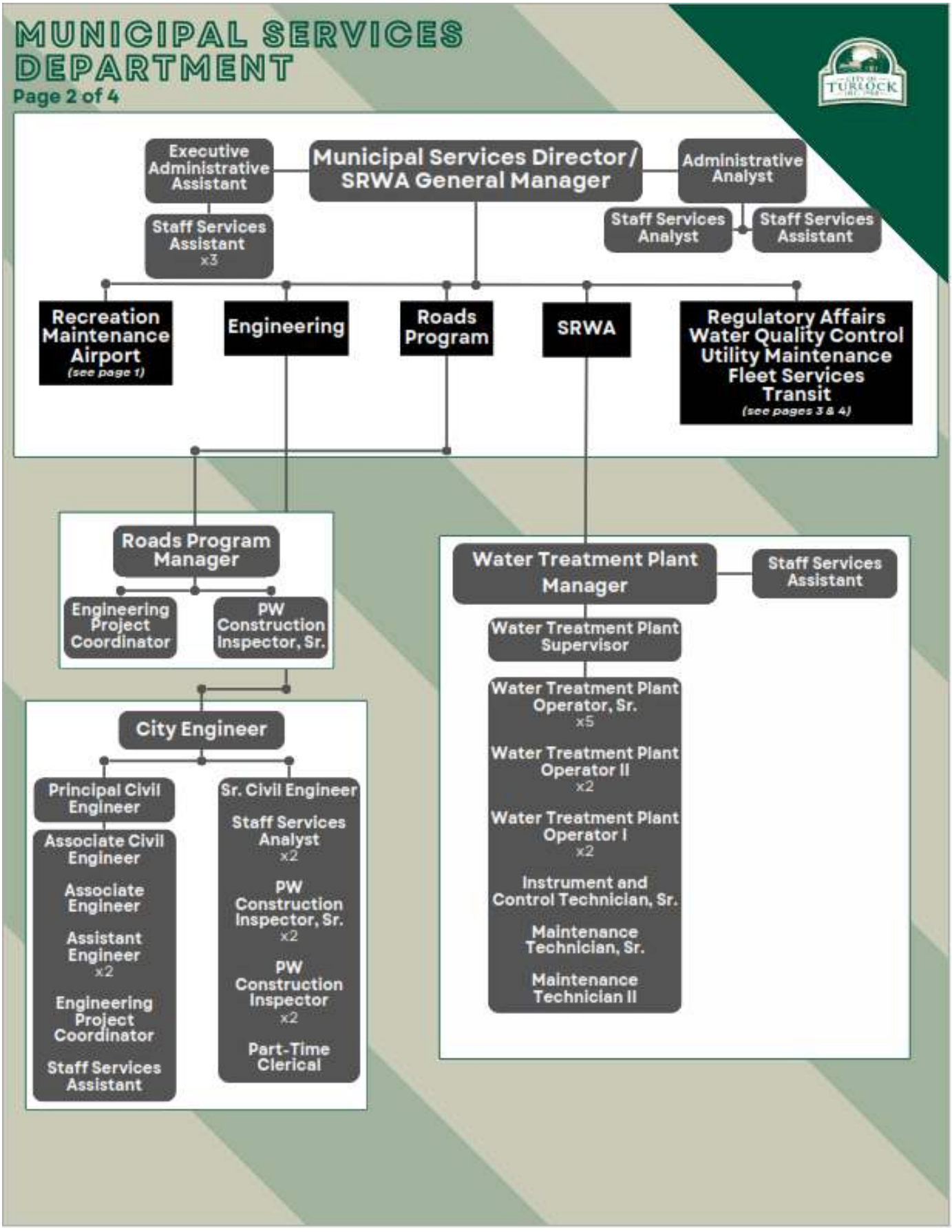
MUNICIPAL SERVICES DEPARTMENT

Page 1 of 4



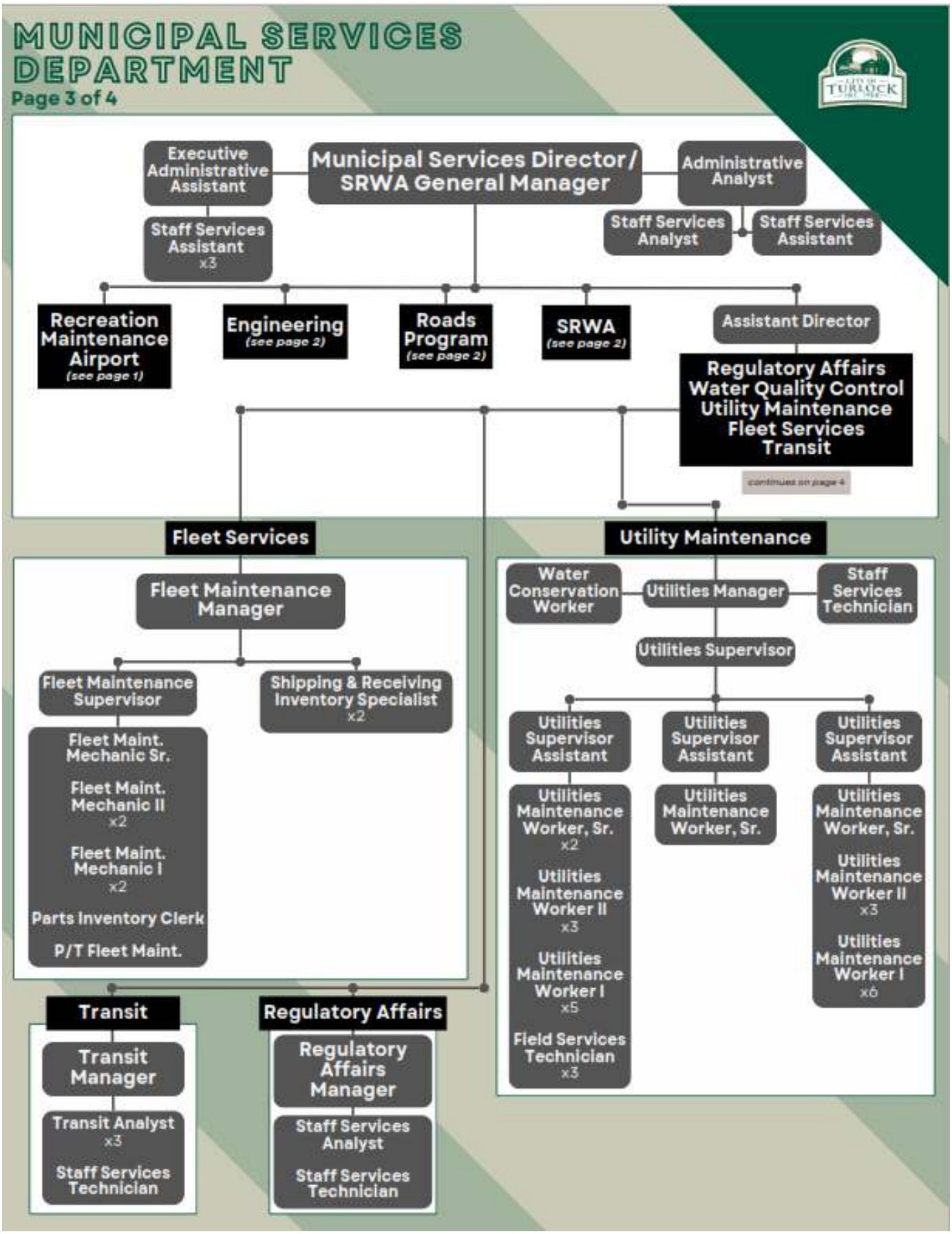
MUNICIPAL SERVICES DEPARTMENT

Page 2 of 4



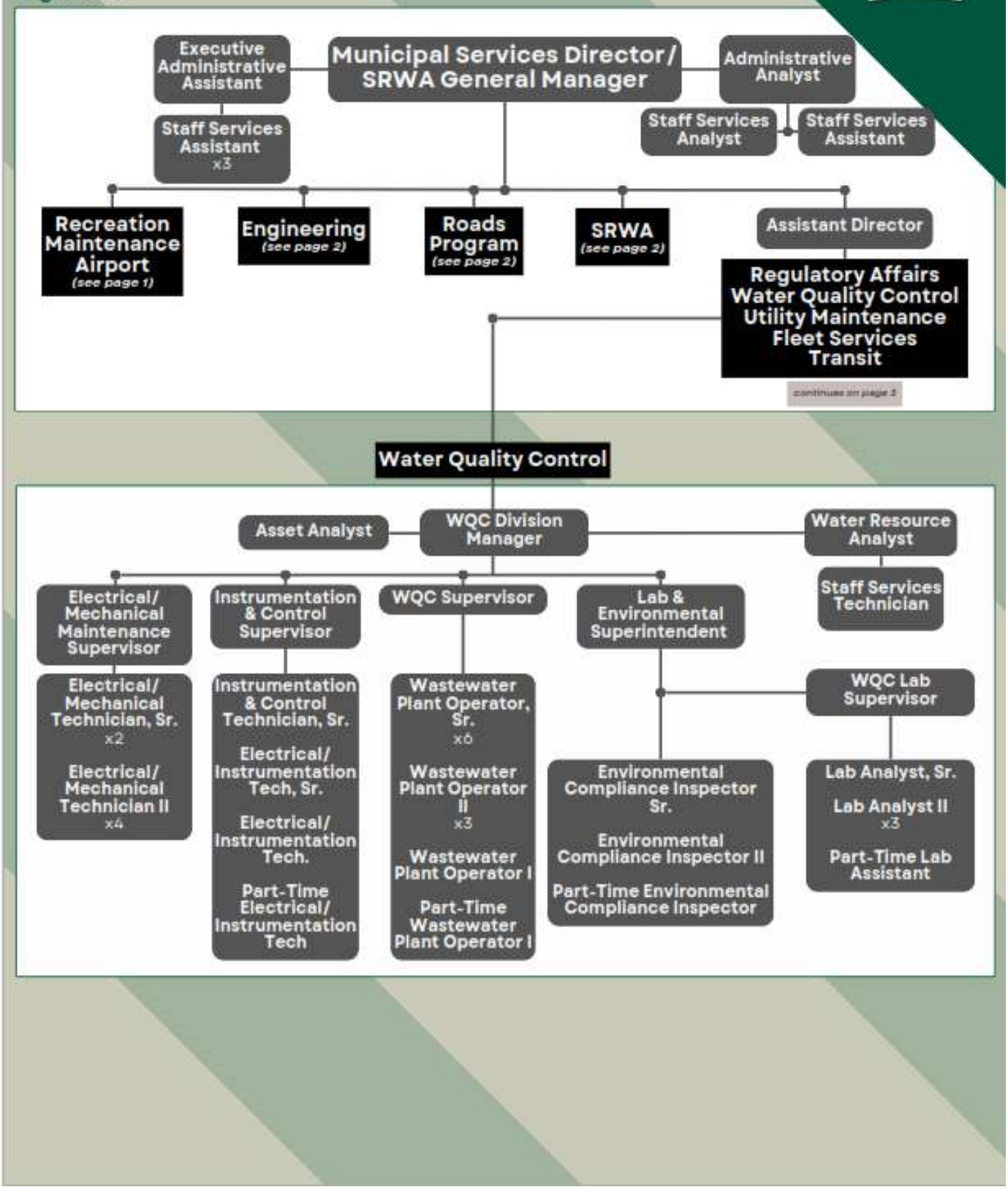
MUNICIPAL SERVICES DEPARTMENT

Page 3 of 4



MUNICIPAL SERVICES DEPARTMENT

Page 4 of 4



City of Turlock Proposed 26-27 Budget
Fund 110 - 000 - Non Departmental General Fund Revenue

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
TX - Taxes					
110-00-000.30010_001	Property Taxes Current Secured	7,575,011	8,000,000	4,280,401	8,070,000
110-00-000.30010_002	Property Taxes Current Unsecured	383,577	400,000	401,198	417,000
110-00-000.30010_003	Property Taxes Prior Year	21,785	10,600	1,399	13,500
110-00-000.30010_004	Property Taxes Homeowners Exemption	54,728	54,500	26,876	54,500
110-00-000.30010_005	Property Taxes SB 813	180,668	180,000	68,857	196,000
110-00-000.30010_006	Property Taxes Property Transfer Tax	227,766	216,000	204,269	301,000
110-00-000.30010_007	Property Taxes Property Tax In Lieu - VLF	9,430,135	10,090,000	4,891,766	10,150,000
110-00-000.30045	Property Taxes RPTTF Distributions	1,652,134	1,700,000	968,503	1,820,000
110-00-000.30020_001	Sales Tax Current	21,793,384	21,687,622	14,692,757	22,920,845
110-00-000.30090_001	Franchise Fees Cable	315,886	327,000	144,746	289,000
110-00-000.30090_002	Franchise Fees P G & E	581,298	602,000	667,133	667,000
110-00-000.30090_003	Franchise Fees Garbage Collection	2,948,160	3,091,000	2,618,675	3,172,000
110-00-000.30090_005	Franchise Fees Card Room Operators Permit	314,126	313,000	267,597	319,000
110-00-000.30100_000	Hotel/Motel Taxes General	1,137,795	1,208,000	862,406	1,237,000
	Account Classification Total: TX - Taxes	46,616,453	47,879,722	30,096,582	49,626,845
LI - Licenses & Permits					
110-00-000.31010	Business Licenses	894,566	999,800	886,374	988,700
	Account Classification Total: LI - Licenses & Permits	894,566	999,800	886,374	988,700
FN - Fines, Forfeitures and Penalties					
110-00-000.32010	Motor Vehicle Fines	95,691	91,000	27,335	113,900
110-00-000.32011	City Traffic Ordinance Fines	1,591	1,000	1,764	2,400
110-00-000.32013	Other Penalties/Fines	6,850	1,000	974	1,000
110-00-000.32020	TMC Violations	317,705	150,000	166,820	190,000
	Account Classification Total: FN - Fines, Forfeitures and Penalties	421,837	243,000	196,893	307,300
IN - Interest Income					
110-00-000.33000	Interest Income	2,392,202	2,563,400	(395,608)	2,407,600
110-00-000.33099	Market Valuation	718,352	0	0	0
	Account Classification Total: IN - Interest Income	3,110,554	2,563,400	(395,608)	2,407,600
IG - Intergovernmental					
110-00-000.34010_001	Vehicle In Lieu Excess	113,646	120,000	110,197	114,000
110-00-000.34011	Mandate Costs Reimbursements	0	45,000	108,972	127,533
110-00-000.34012	County Impact Fees	4,258	5,000	4,596	5,400
	Account Classification Total: IG - Intergovernmental	117,905	170,000	223,766	246,933
	Division Total: 000 - Non-Departmental	51,161,315	51,855,922	31,008,007	53,577,378
	Department Total: 00 - Non-Departmental	51,161,315	51,855,922	31,008,007	53,577,378
Department: 10 - Administration					
Division: 000 - Non-Departmental					
CH - Charges for Services					
110-10-000.35010	Payment Plan Fee	3,980	6,000	5,700	6,200
110-10-000.35012	Penalties/Return Check Charges	649,989	683,000	722,012	702,700
110-10-000.35013	Business License Application	31,292	31,000	29,915	32,800
110-10-000.35197_007	Admin Fee CFD #1	22,500	0	0	0
110-10-000.35197_008	Admin Fee CFD #2	38,260	37,200	0	44,800
110-10-000.35197_009	Admin Fee PBID	6,480	3,280	3,362	3,446
110-10-000.35197_010	Admin Fee Disability AccessClaimFee-AB2164	927	850	841	850

City of Turlock Proposed 26-27 Budget
Fund 110 - 000 - Non Departmental General Fund Revenue

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-10-000.35197_014	Admin Fee CFD #3	0	0	0	3,040
	Account Classification Total: CH - Charges for Services	753,428	761,330	761,830	793,836
OR - Other Revenues					
110-10-000.37010_000	Miscellaneous General	3,963	1,000	589	1,000
110-10-000.37050	Unclaimed Property	0	0	844	0
110-10-000.37434	SRWA Overhead Reimb Factor	343,628	340,564	215,483	382,929
110-10-000.37030	Sale of Property	105	0	191,322	0
110-10-000.37080	Office Space	16,830	0	0	0
110-10-000.37085	Turlock Chamber Foundation Rent	1	1	1	1
110-10-000.37086	Haven Women's Center of Stanislaus Lease Rent	1	1	1	1
110-10-000.37090_001	Rents & Concessions General	0	0	0	1
	Account Classification Total: OR - Other Revenues	364,528	341,566	408,240	383,932
TI - Transfers In					
110-10-000.38001_052	Transfers In Fr Fd 410 GF Administration	866,106	979,030	815,860	994,007
110-10-000.38001_053	Transfers In Fr Fd 420 GF Administration	777,435	837,790	698,160	857,192
110-10-000.38001_057	Transfers In Fr Fd 255/256/257 Housing Admin	0	0	0	46,320
110-10-000.38001_075	Transfers In Fr Fd 410 Public Safety Services	307,638	307,638	256,370	603,526
110-10-000.38001_076	Transfers In Fr Fd 420 Public Safety Services	173,655	173,655	144,710	335,385
110-10-000.38001_158	Transfers In Fr FD 621 Successor Agency Suppt	65,051	37,842	0	59,812
110-10-000.38001_246	Transfers In From DSD General Fund Admin	424,500	0	0	0
110-10-000.38001_297	Transfers In GF Administration From Transit	91,437	292,127	243,440	299,527
110-10-000.38001_354	Transfers In for Admin Allocation	0	0	0	379,239
	Account Classification Total: TI - Transfers In	2,705,822	2,628,082	2,158,540	3,575,008
	Division Total: 000 - Non-Departmental	3,823,778	3,730,978	3,328,610	4,752,776
	Department Total: 10 - Administration	3,823,778	3,730,978	3,328,610	4,752,776
	REVENUES Total	54,985,092	55,586,900	34,336,617	58,330,154
	Fund REVENUE Total: 110 - General Fund	54,985,092	55,586,900	34,336,617	58,330,154
	Fund EXPENSE Total: 110 - General Fund				
	Fund Total: 110 - General Fund	54,985,092	55,586,900	34,336,617	58,330,154

City Council

PURPOSE

The Turlock City Council is comprised of one Mayor and four Councilmembers, each serving a four-year term. The City is divided into four electoral districts with one council representation per district. The Mayor and City Treasurer serve at-large. The City of Turlock utilizes a Council-Manager form of Government. Under the Council-Manager form, the elected officials are the legislative body and the community's policy makers. The elected officials focus on the community's big picture goals and long-term vision. The Council is responsible for setting policy, adopting local laws and regulations, approving contracts, awarding projects, and adopting the annual budget.

PROGRAMS

The City Council adopts programs for the City's physical, cultural, and economic growth, and provides vision for the City of Turlock. In addition, the City Council serves as the Executive Board of the Successor Agency to the Turlock Redevelopment Agency and the Turlock Public Financing Authority. The City Council meets at 6:00 p.m. at Turlock City Hall on the second and fourth Tuesdays of every month with a duly noticed agenda. Citizen participation is encouraged and welcomed in the decision-making process. Community engagement is critical to the success of the implementation of programs adopted by the Council.

GOALS & OBJECTIVES

- Direct the implementation of the programs, plans, and expenditures defined in the budget.
- Adopt local laws and regulations necessary to implement the Council established long-term vision.

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 100 City Council

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 10 - Administration					
Division: 100 - City Council					
TI - Transfers In					
110-10-100.38001_089	Transfers In Computer Replacement	0	2,450	2,450	0
	Account Classification Total: TI - Transfers In	0	2,450	2,450	0
	Division Total: 100 - City Council	0	2,450	2,450	0
	Department Total: 10 - Administration	0	2,450	2,450	0
	REVENUES Total	0	2,450	2,450	0
EXPENSES					
Department: 10 - Administration					
Division: 100 - City Council					
SA - Salaries					
110-10-100.41001	Full Time Salaries	30,099	30,000	24,643	30,000
	Account Classification Total: SA - Salaries	30,099	30,000	24,643	30,000
BE - Benefits					
110-10-100.42005	Life Insurance	55	57	46	46
110-10-100.42008	City Liability Insurance	1,351	1,278	1,128	1,278
110-10-100.42009	PERS	2,718	3,145	2,583	3,150
110-10-100.42010	Medicare Tax	436	435	357	435
110-10-100.42011	Social Security	913	744	606	744
110-10-100.42013	Deferred Comp	963	960	789	960
110-10-100.42016	Employee Contrib To PERS	(1,384)	(1,620)	(1,268)	(1,620)
	Account Classification Total: BE - Benefits	5,053	4,999	4,240	4,993
CO - Contractual Services					
110-10-100.43035_000	City Hall Shared Costs-Contract Services Shared Costs	21,465	21,885	15,922	22,970
	Account Classification Total: CO - Contractual Services	21,465	21,885	15,922	22,970
SU - Supplies and Maintenance					
110-10-100.44001_000	Supplies General	3,632	5,000	434	5,000
110-10-100.44010_100	Computer Replacement	0	1,100	1,019	0
110-10-100.44040_000	Postage General	117	150	1	150
110-10-100.44050	Printing	0	500	0	500
	Account Classification Total: SU - Supplies and Maintenance	3,749	6,750	1,454	5,650
UT - Utilities					
110-10-100.45001_000	Telephone General	2,658	3,000	1,832	3,000
110-10-100.45001_002	Telephone Wireless/Tablet Service Plan	2,725	3,000	1,460	3,000
110-10-100.45004	City Hall Shared Costs - Utilities	7,960	7,540	6,952	9,481
	Account Classification Total: UT - Utilities	13,344	13,540	10,244	15,481
MI - Miscellaneous Expenses					
110-10-100.47031	Conferences - Mayor	13,018	10,000	9,998	10,000
110-10-100.47032_001	Conferences - Council District 1	75	3,500	0	3,500
110-10-100.47032_002	Conferences - Council District 2	130	3,500	0	3,500
110-10-100.47032_003	Conferences - Council District 3	1,700	3,500	0	3,500
110-10-100.47032_004	Conferences - Council District 4	75	3,500	0	3,500
110-10-100.47032_005	Conferences - Council New Mayor&Councilmember Training	0	6,450	0	0
110-10-100.47040_000	Dues Miscellaneous	5,970	6,600	6,567	7,000
110-10-100.47050	Meetings	302	1,000	390	1,000
110-10-100.47300	Awards & Presentations	49	400	0	400
	Account Classification Total: MI - Miscellaneous Expenses	21,318	38,450	16,955	32,400

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 100 City Council

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
TO - Transfers Out					
110-10-100.48001_083	Transfers Out To Fd 501 for I.T. Services	16,348	20,893	17,410	28,285
110-10-100.48001_085	Transfers Out To Fd 501 IT Infrastructure	1,322	1,257	1,257	2,301
	Account Classification Total: TO - Transfers Out	17,670	22,150	18,667	30,586
	Division Total: 100 - City Council	112,697	137,774	92,125	142,080
	Department Total: 10 - Administration	112,697	137,774	92,125	142,080
	EXPENSES Total	112,697	137,774	92,125	142,080
	Fund REVENUE Total: 110 - General Fund	0	2,450	2,450	0
	Fund EXPENSE Total: 110 - General Fund	112,697	137,774	92,125	142,080
	Fund Total: 110 - General Fund	(112,697)	(135,324)	(89,675)	(142,080)

City Manager

PURPOSE

The City Manager is designated by the Turlock Municipal Code as the administrative head of the municipal government. The City Manager is responsible for setting goals and providing administrative direction for all City departments in accordance with policies established by the City Council. The City Manager is instrumental in helping achieve the goals of effective leadership, fiscal responsibility, and economic development.

PROGRAMS

The City Manager serves as the chief advisor to the City Council by providing complete and objective information about local operations, presenting options, and offering an assessment of the long-term impacts of decisions and providing professional recommendations. The City Manager represents the City in various relationships with local, regional, state, and national organizations. The City Manager is also responsible for managing the ability of the City to provide service to its residents and monitoring the activities of City operations to ensure cost effective, efficient, and equitable delivery of City services. Furthermore, the City Manager is responsible for implementing Council adopted policies and programs designed to continually improve services to the citizens of Turlock. In addition, the City Manager serves as the Executive Director of the Successor Agency to the Turlock Redevelopment Agency and the Turlock Public Financing Authority.

GOALS & OBJECTIVES

- Provide ongoing support to the City Council's vision of the future of Turlock.
- Manage the implementation of the City Council's policies, programs, goals, and objectives as defined in the budget.

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 102 City Manager

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 10 - Administration					
Division: 102 - City Manager					
TI - Transfers In					
110-10-102.38001_089	Transfers In Computer Replacement	0	6,991	6,991	0
	Account Classification Total: TI - Transfers In	0	6,991	6,991	0
	Division Total: 102 - City Manager	0	6,991	6,991	0
	Department Total: 10 - Administration	0	6,991	6,991	0
	REVENUES Total	0	6,991	6,991	0
EXPENSES					
Department: 10 - Administration					
Division: 102 - City Manager					
SA - Salaries					
110-10-102.41001	Full Time Salaries	489,309	705,377	423,459	924,993
110-10-102.41002_000	Part Time Help General	66,503	90,000	68,805	0
110-10-102.41051	Confidential Pay	0	0	0	1,793
110-10-102.41052	Educational Incentive	9,256	16,381	15,206	4,126
110-10-102.41053	Sick Leave Conversion Pay	3,339	2,000	0	3,000
110-10-102.41055	Vacation Conversion Pay	58,177	4,500	0	4,500
110-10-102.41056	Management Leave Conversion	11,136	6,000	1,339	6,000
110-10-102.41059	Continuous Service Pay	3,017	0	0	0
110-10-102.41100_001	Overtime Standard	0	0	0	1,000
	Account Classification Total: SA - Salaries	640,735	824,258	508,809	945,412
BE - Benefits					
110-10-102.42002	Medical Dental Plan	7,905	38,073	25,582	76,091
110-10-102.42003	Vision Insurance	231	432	372	1,080
110-10-102.42004	Long Term Disability Insurance	1,865	2,645	1,824	3,209
110-10-102.42005	Life Insurance	1,007	1,333	849	1,407
110-10-102.42006	SUI	171	157	67	164
110-10-102.42007	Workers Comp Insurance	1,156	3,494	2,128	2,594
110-10-102.42008	City Liability Insurance	26,684	35,124	22,037	40,747
110-10-102.42009	PERS	77,738	127,940	77,622	163,223
110-10-102.42010	Medicare Tax	9,374	11,952	7,498	13,708
110-10-102.42011	Social Security	1,869	5,580	937	0
110-10-102.42012	Retiree Health Insurance	14,464	21,161	12,704	27,750
110-10-102.42013	Deferred Comp	20,135	22,739	7,015	31,299
110-10-102.42014	Deferred Comp In Lieu	4,190	5,700	4,835	2,850
110-10-102.42016	Employee Contrib To PERS	(38,947)	(64,958)	(34,151)	(83,782)
110-10-102.42019	PERS UAL (Unfunded Accrued Liability)	37,135	47,814	39,850	97,109
	Account Classification Total: BE - Benefits	164,977	259,186	169,169	377,449
CO - Contractual Services					
110-10-102.43035_000	City Hall Shared Costs-Contract Services Shared Costs	17,792	18,151	13,196	19,050
110-10-102.43060_000	Contract Services General	20,490	10,000	6,425	25,000
110-10-102.43065	Copier Maintenance/Lease	3,789	3,900	4,200	4,400
110-10-102.43066	Printer Maintenance	1,531	4,000	632	1,500
110-10-102.43125_010	Maintenance Office/Computer Equip	452	5,000	4,171	0
110-10-102.43155	Physicals, Shots & Psychological	302	1,000	368	1,000
	Account Classification Total: CO - Contractual Services	44,356	42,051	28,993	50,950
SU - Supplies and Maintenance					

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 102 City Manager

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-10-102.44001_000	Supplies General	17,763	16,200	10,474	16,200
110-10-102.44010_001	Computer Software Maintenance	0	5,000	0	5,000
110-10-102.44010_100	Computer Replacement	0	1,100	1,019	4,500
110-10-102.44035	Photo Copies	0	750	0	750
110-10-102.44040_000	Postage General	1,824	2,000	1,144	2,000
110-10-102.44050	Printing	0	1,000	0	1,000
110-10-102.44090	Office Equipment & Furniture	7,913	67,500	0	8,000
Account Classification Total: SU - Supplies and Maintenance		27,500	93,550	12,637	37,450
UT - Utilities					
110-10-102.45001_000	Telephone General	3,183	4,000	2,586	4,000
110-10-102.45001_002	Telephone Wireless/Tablet Service Plan	760	1,500	525	2,700
110-10-102.45004	City Hall Shared Costs - Utilities	6,601	6,254	5,765	7,864
Account Classification Total: UT - Utilities		10,544	11,754	8,875	14,564
VE - Vehicle Expenses					
110-10-102.46000	Auto Allowance	8,769	12,000	6,407	10,800
110-10-102.46001	Mileage Reimbursement	0	500	0	500
Account Classification Total: VE - Vehicle Expenses		8,769	12,500	6,407	11,300
MI - Miscellaneous Expenses					
110-10-102.47015	Books & Subscriptions	600	1,500	17	300
110-10-102.47030	Conferences	2,758	7,500	3,409	15,000
110-10-102.47040_000	Dues Miscellaneous	1,200	2,400	0	2,950
110-10-102.47050	Meetings	2,118	3,000	3,220	3,000
110-10-102.47065	Professional Development	600	2,100	0	3,300
110-10-102.47090	Testing & Recruitment	166	10,000	2,622	0
110-10-102.47095_000	Training General/Travel	0	1,000	0	1,000
Account Classification Total: MI - Miscellaneous Expenses		7,442	27,500	9,268	25,550
TO - Transfers Out					
110-10-102.48001_083	Transfers Out To Fd 501 for I.T. Services	8,720	12,536	10,450	28,285
110-10-102.48001_085	Transfers Out To Fd 501 IT Infrastructure	705	754	754	2,301
110-10-102.48001_089	Transfers Out To Fd 242 Computer Replacement	896	0	0	0
Account Classification Total: TO - Transfers Out		10,321	13,290	11,204	30,586
Division Total: 102 - City Manager		914,645	1,284,089	755,362	1,493,261
Department Total: 10 - Administration		914,645	1,284,089	755,362	1,493,261
EXPENSES Total		914,645	1,284,089	755,362	1,493,261
Fund REVENUE	Total: 110 - General Fund	0	6,991	6,991	0
Fund EXPENSE	Total: 110 - General Fund	914,645	1,284,089	755,362	1,493,261
Fund Total: 110 - General Fund		(914,645)	(1,277,098)	(748,371)	(1,493,261)

Economic Development

PURPOSE

The Economic Development Department works to strengthen Turlock's economic vitality and enhance the community's overall quality of life through strategic business retention, business attraction, workforce development, entrepreneurship support, and investment initiatives.

The Department is committed to fostering a business-friendly environment that supports job creation, expands the City's tax base, encourages innovation, and promotes long-term economic sustainability. Through collaboration with local businesses, developers, educational institutions, community organizations, and regional partners, the Department actively promotes Turlock as a premier destination to live, work, shop, invest, and establish business.

PROGRAMS

The Economic Development Department oversees and supports a variety of programs, initiates, partnerships, and outreach efforts designed to strengthen Turlock business climate and economic competitiveness, including:

- Business Retention and Expansion (BRE) Programs
- Annual Business Visitation Program
- Business Attraction and Recruitment Strategies
- Economic Development Marketing and Promotional Campaigns
- No-Cost Business Workshops and Entrepreneur Resources
- Business Spotlight and Promotional Features through City Economic Development social media platforms
- Workforce Development and Talent Development Partnership Initiatives
- Coordination of the Annual Turlock Job Fair
- Coordination of the Annual Turlock Business Conference
- Turlock Partnership Incentive Program Management
- Turlock Business Development and Assistance Program
- Community Awareness and Public Information Initiatives and marketing strategies through multimedia communication platforms
- Collaboration with regional agencies, educational institutions, business organizations, and stakeholder groups
- Quarterly and monthly stakeholder coordination meetings with community and regional partners
- Development support and business assistance coordination for prospective and existing businesses

Economic Development

GOALS & OBJECTIVES

- Promote Turlock as a premier destination to live, work, shop, invest, and establish business
- Foster and maintain a business-friendly environment that supports economic growth and investment
- Strengthen the economic vitality and long-term sustainability of the City of Turlock
- Support existing businesses through proactive Business Retention and Expansion efforts
- Recruit new businesses, industries, and investment opportunities that align with the City's economic development goals
- Encourage initiatives that increase local sales tax generation and economic activity
- Build and maintain strong partnerships between the City, businesses, educational institutions, community organizations, and regional stakeholders
- Expand workforce development and talent pipeline opportunities for Turlock residents
- Promote entrepreneurship, small business growth, and innovation
- Increase community engagement and public awareness through strategic marketing initiatives
- Support implementation and ongoing updates to the City Economic Development Strategic Plan
- Promote quality of life initiatives that contribute to community pride, investment, and economic competitiveness

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 103 Economic Development and Comm

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
EXPENSES					
Department: 10 - Administration					
Division: 103 - Economic Development and Comm					
SA - Salaries					
110-10-103.41001	Full Time Salaries	178,418	229,704	188,686	178,980
110-10-103.41002_000	Part Time Help General	22,483	48,000	25,078	48,000
110-10-103.41051	Confidential Pay	1,681	1,740	1,429	0
110-10-103.41055	Vacation Conversion Pay	0	1,000	0	500
110-10-103.41056	Management Leave Conversion	123	1,000	0	500
110-10-103.41100_001	Overtime Standard	0	3,000	293	0
	Account Classification Total: SA - Salaries	202,703	284,444	215,485	227,980
BE - Benefits					
110-10-103.42002	Medical Dental Plan	27,068	23,436	40,031	14,531
110-10-103.42003	Vision Insurance	303	324	312	216
110-10-103.42004	Long Term Disability Insurance	707	861	814	621
110-10-103.42005	Life Insurance	382	434	368	272
110-10-103.42006	SUI	101	65	47	50
110-10-103.42007	Workers Comp Insurance	195	683	522	382
110-10-103.42008	City Liability Insurance	8,503	12,121	9,269	9,766
110-10-103.42009	PERS	31,070	40,707	33,213	31,321
110-10-103.42010	Medicare Tax	2,906	4,124	3,089	3,306
110-10-103.42011	Social Security	1,394	2,976	1,573	2,976
110-10-103.42012	Retiree Health Insurance	5,353	6,891	5,661	5,369
110-10-103.42013	Deferred Comp	0	6,996	0	6,264
110-10-103.42016	Employee Contrib To PERS	(15,822)	(20,830)	(15,773)	(16,108)
110-10-103.42019	PERS UAL (Unfunded Accrued Liability)	0	26,895	22,410	29,132
	Account Classification Total: BE - Benefits	62,161	105,683	101,535	88,098
CO - Contractual Services					
110-10-103.43035_000	City Hall Shared Costs-Contract Services Shared Costs	2,519	2,568	1,867	2,696
110-10-103.43060_000	Contract Services General	6,390	36,950	28,750	36,440
110-10-103.43125_010	Maintenance Office/Computer Equip	817	13,000	141	0
110-10-103.43155	Physicals, Shots & Psychological	220	300	0	0
	Account Classification Total: CO - Contractual Services	9,946	52,818	30,758	39,136
SU - Supplies and Maintenance					
110-10-103.44001_000	Supplies General	8,563	10,920	8,818	10,000
110-10-103.44010_001	Computer Software Maintenance	2,443	5,000	2,761	2,000
110-10-103.44010_100	Computer Replacement	0	0	0	1,500
110-10-103.44035	Photo Copies	0	500	0	0
110-10-103.44040_000	Postage General	29	300	47	300
110-10-103.44050	Printing	0	2,000	0	0
	Account Classification Total: SU - Supplies and Maintenance	11,035	18,720	11,626	13,800
UT - Utilities					
110-10-103.45001_000	Telephone General	1,190	1,500	0	0
110-10-103.45001_002	Telephone Wireless/Tablet Service Plan	0	0	1,510	2,000
110-10-103.45004	City Hall Shared Costs - Utilities	935	885	815	1,113
	Account Classification Total: UT - Utilities	2,125	2,385	2,325	3,113
VE - Vehicle Expenses					
110-10-103.46000	Auto Allowance	1,764	2,400	2,036	1,200
110-10-103.46001	Mileage Reimbursement	0	500	0	0

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 103 Economic Development and Comm

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Account Classification Total: VE - Vehicle Expenses	1,764	2,900	2,036	1,200
MI - Miscellaneous Expenses					
110-10-103.47005	Advertising	0	0	73	100
110-10-103.47015	Books & Subscriptions	4,105	6,500	245	0
110-10-103.47030	Conferences	5,697	7,000	2,032	5,745
110-10-103.47040_000	Dues Miscellaneous	1,053	2,500	0	1,000
110-10-103.47050	Meetings	2,204	4,500	1,930	4,900
110-10-103.47065	Professional Development	1,200	950	0	950
110-10-103.47090	Testing & Recruitment	0	1,000	325	0
110-10-103.47095_000	Training General/Travel	0	2,500	0	0
	Account Classification Total: MI - Miscellaneous Expenses	14,258	24,950	4,606	12,695
TO - Transfers Out					
110-10-103.48001_083	Transfers Out To Fd 501 for I.T. Services	4,905	6,268	5,220	8,486
110-10-103.48001_085	Transfers Out To Fd 501 IT Infrastructure	397	377	377	690
	Account Classification Total: TO - Transfers Out	5,302	6,645	5,597	9,176
	Division Total: 103 - Economic Development and Comm	309,294	498,545	373,968	395,198
	Department Total: 10 - Administration	309,294	498,545	373,968	395,198
	EXPENSES Total	309,294	498,545	373,968	395,198
	Fund REVENUE Total: 110 - General Fund				
	Fund EXPENSE Total: 110 - General Fund	309,294	498,545	373,968	395,198
	Fund Total: 110 - General Fund	(309,294)	(498,545)	(373,968)	(395,198)

City Clerk

PURPOSE

The City Clerk is the local official for elections, local legislation, the Public Records Act, the Political Reform Act, and the Brown Act (open meeting laws). The City Clerk is also instrumental in helping achieve the goals of effective leadership and policy set forth by the City Manager and City Council.

PROGRAMS

The statutes of the State of California prescribe the basic functions and duties of the City Clerk. The Government Code and Elections Code provide precise and specific responsibilities and procedures to follow.

- Legislative Administrator - oversees the preparation, distribution, and posting of agendas, ensures legal notices are published and posted, attends meetings, and records official decisions made by the City Council.
- Records Manager - oversees the preservation, maintenance, and accessibility of public records, transcribes official minutes, resolutions, and ordinances adopted by the City Council, and coordinates updates to the Municipal Code.
- Elections Official - administers the local elections process, coordinates with the County of Stanislaus to conduct election services, assists candidates with filing responsibilities, and declares elections results.
- Political Reform Filing Officer - serves as compliance officer for Form 700 - Statement of Economic Interests and Campaign Finance forms.

GOALS & OBJECTIVES

- Prepare, distribute, and post agendas and public notices in accordance with state laws.
- Maintain official records and archives.
- Conduct fair and impartial elections.
- Respond to public inquiries and requests; provide high level of customer service.
- Contribute to the effective leadership of the organization.

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 104 City Clerk

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 10 - Administration					
Division: 104 - City Clerk					
TI - Transfers In					
110-10-104.38001_089	Transfers In Computer Replacement	0	2,804	2,804	0
	Account Classification Total: TI - Transfers In	0	2,804	2,804	0
	Division Total: 104 - City Clerk	0	2,804	2,804	0
	Department Total: 10 - Administration	0	2,804	2,804	0
	REVENUES Total	0	2,804	2,804	0
EXPENSES					
Department: 10 - Administration					
Division: 104 - City Clerk					
SA - Salaries					
110-10-104.41001	Full Time Salaries	299,000	341,468	285,908	450,295
110-10-104.41002_000	Part Time Help General	20,803	40,000	16,640	24,000
110-10-104.41051	Confidential Pay	7,471	9,594	7,999	10,499
110-10-104.41052	Educational Incentive	2,830	3,740	3,882	6,134
110-10-104.41053	Sick Leave Conversion Pay	(60)	0	0	0
110-10-104.41055	Vacation Conversion Pay	15,521	2,000	0	2,000
110-10-104.41056	Management Leave Conversion	1,341	2,000	0	2,000
110-10-104.41100_001	Overtime Standard	1,982	4,000	2,837	4,000
110-10-104.49006	Salary Credits From Other Departments	(6,736)	0	0	0
	Account Classification Total: SA - Salaries	342,154	402,802	317,266	498,928
BE - Benefits					
110-10-104.42002	Medical Dental Plan	27,830	27,024	29,974	40,462
110-10-104.42003	Vision Insurance	341	216	339	432
110-10-104.42004	Long Term Disability Insurance	1,101	1,281	1,220	1,562
110-10-104.42005	Life Insurance	598	645	556	685
110-10-104.42006	SUI	231	108	92	131
110-10-104.42007	Workers Comp Insurance	540	967	976	836
110-10-104.42008	City Liability Insurance	12,157	17,165	9,956	21,363
110-10-104.42009	PERS	56,809	80,155	52,385	81,758
110-10-104.42010	Medicare Tax	5,031	5,841	4,600	7,234
110-10-104.42011	Social Security	953	2,728	1,032	1,736
110-10-104.42012	Retiree Health Insurance	8,970	10,897	8,577	14,250
110-10-104.42013	Deferred Comp	2,712	4,220	3,948	7,197
110-10-104.42014	Deferred Comp In Lieu	5,055	11,400	9,670	11,400
110-10-104.42016	Employee Contrib To PERS	(28,222)	(31,932)	(25,643)	(42,024)
110-10-104.42019	PERS UAL (Unfunded Accrued Liability)	51,417	53,790	44,830	77,687
	Account Classification Total: BE - Benefits	145,523	184,505	142,511	224,709
CO - Contractual Services					
110-10-104.43060_000	Contract Services General	4,980	85,000	12,931	30,000
110-10-104.43152	Contract-Elections	152,278	88,000	0	150,000
110-10-104.43155	Physicals, Shots & Psychological	700	300	0	1,000
110-10-104.43181	Municipal Code Updates	3,552	5,000	3,281	5,000
	Account Classification Total: CO - Contractual Services	161,509	178,300	16,212	186,000
SU - Supplies and Maintenance					
110-10-104.44001_000	Supplies General	4,999	5,000	1,894	5,000
110-10-104.44010_001	Computer Software Maintenance	12,484	33,000	19,191	33,000
110-10-104.44010_100	Computer Replacement	0	1,100	1,019	0

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 104 City Clerk

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-10-104.44035	Photo Copies	0	125	0	125
110-10-104.44040_000	Postage General	890	1,000	261	1,000
	Account Classification Total: SU - Supplies and Maintenance	18,373	40,225	22,365	39,125
UT - Utilities					
110-10-104.45001_000	Telephone General	1,209	2,000	958	2,000
110-10-104.45001_002	Telephone Wireless/Tablet Service Plan	0	1,000	0	0
	Account Classification Total: UT - Utilities	1,209	3,000	958	2,000
VE - Vehicle Expenses					
110-10-104.46000	Auto Allowance	2,407	2,400	1,936	2,400
	Account Classification Total: VE - Vehicle Expenses	2,407	2,400	1,936	2,400
MI - Miscellaneous Expenses					
110-10-104.47005	Advertising	2,165	3,000	478	3,000
110-10-104.47030	Conferences	3,759	6,000	1,780	6,000
110-10-104.47040_000	Dues Miscellaneous	2,482	1,700	470	1,700
110-10-104.47050	Meetings	75	1,000	0	0
110-10-104.47065	Professional Development	1,950	1,600	0	1,600
110-10-104.47095_000	Training General/Travel	12,337	10,000	5,590	10,000
	Account Classification Total: MI - Miscellaneous Expenses	22,768	23,300	8,318	22,300
TO - Transfers Out					
110-10-104.48001_083	Transfers Out To Fd 501 for I.T. Services	9,809	12,536	10,450	22,628
110-10-104.48001_085	Transfers Out To Fd 501 IT Infrastructure	793	754	754	1,841
110-10-104.48001_089	Transfers Out To Fd 242 Computer Replacement	157	0	0	0
	Account Classification Total: TO - Transfers Out	10,759	13,290	11,204	24,469
	Division Total: 104 - City Clerk	704,702	847,822	520,769	999,931
	Department Total: 10 - Administration	704,702	847,822	520,769	999,931
	EXPENSES Total	704,702	847,822	520,769	999,931
	Fund REVENUE Total: 110 - General Fund	0	2,804	2,804	0
	Fund EXPENSE Total: 110 - General Fund	704,702	847,822	520,769	999,931
	Fund Total: 110 - General Fund	(704,702)	(845,018)	(517,966)	(999,931)

Finance

PURPOSE

The Finance Division includes the functions of Finance, Accounting, Purchasing, and Treasury. It is responsible for maintaining the City's accounting system, including the budget and financial reports. The Finance Division serves the City's Strategic Plan Policy Initiative of Fiscal Responsibility. Finance also oversees the Utility Billing Division for the City's monthly utility bills, as well as Accounts Receivable, Citywide.

PROGRAMS

Developing, implementing and maintaining the City's accounting system, annual budget, annual audit, grant reporting, State Controller's reporting, cash reconciliation, purchasing, debt administration and financial investments.

GOALS & OBJECTIVES

- Ensure that all financial transactions are accurately recorded and reported in accordance with generally accepted accounting principals (GAAP).
- Invest and report on the City's idle funds in accordance with the City's investment policy and the California Government Code.
- Prepare the City's budget document as a comprehensive, understandable guide to the City's annual financial operations.
- Oversee the City's annual audit and preparation of the City's annual Financial Statements as a comprehensive document presenting all financial activities of the City.
- Ensure the City's purchasing policies and procedures are being followed and all purchasing guidelines are being adhered to, including the Turlock Municipal Code.
- Maintain appropriate and adequate internal controls to ensure the safeguarding of the City's assets and mitigate any potential risks to these assets and the stability of the City.
- Management of the utility bills on a monthly basis, including delinquent water shut-off.
- Prepare business license renewals and delinquent notices semi-annually.
- Processing of all cash, check, credit card, and electronic payment revenue received by the City.

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 106 Finance

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 10 - Administration					
Division: 106 - Finance					
CH - Charges for Services					
110-10-106.35186	Cannabis Permit-Plan Check & Inspection	998	0	64	0
	Account Classification Total: CH - Charges for Services	998	0	64	0
OR - Other Revenues					
110-10-106.39101	SBITA Issued	110,518	0	0	0
	Account Classification Total: OR - Other Revenues	110,518	0	0	0
TI - Transfers In					
110-10-106.38001_008	Transfers In Fr 410&420 Bldg Maint-Coll&Bill	15,622	16,458	11,318	0
110-10-106.38001_009	Transfers In Fr 410&420 Utilities-Coll & Bill	5,982	5,670	5,226	0
110-10-106.38001_089	Transfers In Computer Replacement	0	10,450	10,450	0
110-10-106.38005_002	Transfers In - Reporting GASB 96 SBITA'S	27,403	0	0	0
	Account Classification Total: TI - Transfers In	49,007	32,578	26,994	0
	Division Total: 106 - Finance	160,523	32,578	27,058	0
	Department Total: 10 - Administration	160,523	32,578	27,058	0
	REVENUES Total	160,523	32,578	27,058	0
EXPENSES					
Department: 10 - Administration					
Division: 106 - Finance					
SA - Salaries					
110-10-106.41001	Full Time Salaries	941,695	1,108,341	837,545	1,175,328
110-10-106.41002_000	Part Time Help General	0	10,464	0	20,000
110-10-106.41050	Bilingual Pay	7,943	8,900	7,279	9,376
110-10-106.41052	Educational Incentive	2,704	2,680	2,453	3,360
110-10-106.41053	Sick Leave Conversion Pay	4,426	5,000	6,274	5,000
110-10-106.41055	Vacation Conversion Pay	7,951	6,000	0	6,000
110-10-106.41056	Management Leave Conversion	10,667	8,500	3,841	8,500
110-10-106.41059	Continuous Service Pay	9,784	10,707	10,066	13,321
110-10-106.41100_001	Overtime Standard	316	5,500	750	4,000
	Account Classification Total: SA - Salaries	985,485	1,166,092	868,208	1,244,885
BE - Benefits					
110-10-106.42002	Medical Dental Plan	164,157	151,347	205,964	141,283
110-10-106.42003	Vision Insurance	1,921	1,998	1,701	1,998
110-10-106.42004	Long Term Disability Insurance	3,708	4,137	3,585	4,056
110-10-106.42005	Life Insurance	2,003	2,087	1,620	1,779
110-10-106.42006	SUI	550	311	275	314
110-10-106.42007	Workers Comp Insurance	941	2,783	2,087	2,056
110-10-106.42008	City Liability Insurance	40,917	49,427	37,067	52,537
110-10-106.42009	PERS	171,488	200,034	151,351	212,922
110-10-106.42010	Medicare Tax	13,859	16,974	12,219	18,051
110-10-106.42011	Social Security	207	930	306	1,240
110-10-106.42012	Retiree Health Insurance	24,100	27,660	21,178	29,219
110-10-106.42013	Deferred Comp	12,796	18,289	10,868	19,095
110-10-106.42014	Deferred Comp In Lieu	5,717	5,700	4,835	5,700
110-10-106.42016	Employee Contrib To PERS	(85,606)	(101,216)	(73,175)	(107,585)
110-10-106.42019	PERS UAL (Unfunded Accrued Liability)	129,398	183,781	153,150	199,073
	Account Classification Total: BE - Benefits	486,159	564,242	533,029	581,738

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 106 Finance

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
CO - Contractual Services					
110-10-106.43010	Contract Attorney	0	10,000	3,448	10,000
110-10-106.43035_000	City Hall Shared Costs-Contract Services Shared Costs	32,454	32,914	23,926	17,272
110-10-106.43055_002	Consultant Audit	34,448	62,570	49,153	40,259
110-10-106.43055_003	Consultant State Mandates	9,600	10,000	8,800	9,000
110-10-106.43060_000	Contract Services General	74,684	90,000	12,999	90,000
110-10-106.43065	Copier Maintenance/Lease	1,388	4,000	1,172	3,000
110-10-106.43066	Printer Maintenance	1,899	3,000	946	2,000
110-10-106.43155	Physicals, Shots & Psychological	0	500	147	500
110-10-106.43175	Transaction Fees-Credit Card	11,449	9,000	4,143	9,000
	Account Classification Total: CO - Contractual Services	165,921	221,984	104,734	181,031
SU - Supplies and Maintenance					
110-10-106.44001_000	Supplies General	9,360	12,600	9,865	14,000
110-10-106.44001_002	Supplies Business Licenses	371	0	0	0
110-10-106.44010_001	Computer Software Maintenance	1,053	29,436	16,576	31,000
110-10-106.44010_100	Computer Replacement	0	1,100	1,019	9,000
110-10-106.44015_001	Utility Billing Supplies	7,242	6,000	3,980	6,000
110-10-106.44015_002	Utility Billing Postage	48,731	48,600	47,481	60,000
110-10-106.44015_003	Utility Billing Forms	11,973	12,100	12,268	14,400
110-10-106.44020	Forms	1,909	2,000	746	2,000
110-10-106.44040_000	Postage General	15,355	18,000	9,936	18,000
110-10-106.44090	Office Equipment & Furniture	22,074	0	0	0
	Account Classification Total: SU - Supplies and Maintenance	118,069	129,836	101,870	154,400
UT - Utilities					
110-10-106.45001_000	Telephone General	3,063	4,000	2,559	4,000
110-10-106.45004	City Hall Shared Costs - Utilities	11,963	11,340	10,452	7,130
110-10-106.45007	Internet Access	1,020	1,200	680	1,200
	Account Classification Total: UT - Utilities	16,046	16,540	13,691	12,330
VE - Vehicle Expenses					
110-10-106.46000	Auto Allowance	1,324	1,320	1,010	1,320
110-10-106.46001	Mileage Reimbursement	109	150	44	150
	Account Classification Total: VE - Vehicle Expenses	1,433	1,470	1,053	1,470
MI - Miscellaneous Expenses					
110-10-106.47005	Advertising	3,645	2,500	2,254	2,500
110-10-106.47040_000	Dues Miscellaneous	1,730	2,000	1,329	2,200
110-10-106.47050	Meetings	115	200	186	300
110-10-106.47065	Professional Development	2,400	2,185	1,894	2,185
110-10-106.47081	Educational Assistance Program Reimbursement	140	500	0	500
110-10-106.47090	Testing & Recruitment	121	1,000	1,858	1,000
110-10-106.47095_000	Training General/Travel	19,507	20,000	6,023	25,000
	Account Classification Total: MI - Miscellaneous Expenses	27,659	28,385	13,544	33,685
CA - Capital Outlay					
110-10-106.51003_003	Capital Outlay - GASB 96 SBITA'S Vertosoft	110,518	0	0	0
	Account Classification Total: CA - Capital Outlay	110,518	0	0	0
DS - Debt Service					
110-10-106.53032_007	SBITA (GASB 96) Debt Service Vertosoft Interest	35,655	0	0	0
110-10-106.53032_008	SBITA (GASB 96) Debt Service Vertosoft Principal	3,492	0	0	0
	Account Classification Total: DS - Debt Service	39,147	0	0	0
TO - Transfers Out					

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 106 Finance

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-10-106.48001_012	Transfers Out To Fd 501 Info Tech-GIS	35,698	0	0	0
110-10-106.48001_083	Transfers Out To Fd 501 for I.T. Services	30,244	42,830	35,690	57,985
110-10-106.48001_085	Transfers Out To Fd 501 IT Infrastructure	2,445	2,579	2,579	4,716
110-10-106.48001_089	Transfers Out To Fd 242 Computer Replacement	2,450	0	0	0
	Account Classification Total: TO - Transfers Out	70,837	45,409	38,269	62,701
	Division Total: 106 - Finance	2,021,274	2,173,958	1,674,398	2,272,240
	Department Total: 10 - Administration	2,021,274	2,173,958	1,674,398	2,272,240
	EXPENSES Total	2,021,274	2,173,958	1,674,398	2,272,240
	Fund REVENUE Total: 110 - General Fund	160,523	32,578	27,058	0
	Fund EXPENSE Total: 110 - General Fund	2,021,274	2,173,958	1,674,398	2,272,240
	Fund Total: 110 - General Fund	(1,860,751)	(2,141,380)	(1,647,340)	(2,272,240)

City Attorney

PURPOSE

To provide legal services to the City Council and City Departments.

GOALS & OBJECTIVES

- Draft, review, and approve all contracts
- Ensure compliance with all Turlock Municipal Code, Stanislaus County, State of California, and Federal requirements
- Draft, review, and approve all resolutions and ordinances
- Manage all litigation
- Monitor violations of the Turlock Municipal Code
- Provide legal advice/guidance to the City Council, City Manager, and all City Departments
- Review and approve all agenda items

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 108 City Attorney

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 10 - Administration					
Division: 108 - City Attorney					
CH - Charges for Services					
110-10-108.35014_009	Salary Reimbursement City Attorney	7,258	0	3,707	0
	Account Classification Total: CH - Charges for Services	7,258	0	3,707	0
	Division Total: 108 - City Attorney	7,258	0	3,707	0
	Department Total: 10 - Administration	7,258	0	3,707	0
	REVENUES Total	7,258	0	3,707	0
EXPENSES					
Department: 10 - Administration					
Division: 108 - City Attorney					
SA - Salaries					
110-10-108.41001	Full Time Salaries	107,954	190,937	93,111	417,852
110-10-108.41051	Confidential Pay	5,398	5,578	4,656	5,842
110-10-108.41055	Vacation Conversion Pay	0	1,000	0	0
	Account Classification Total: SA - Salaries	113,351	197,515	97,766	423,694
BE - Benefits					
110-10-108.42002	Medical Dental Plan	15,926	19,867	19,152	29,062
110-10-108.42003	Vision Insurance	160	274	136	432
110-10-108.42004	Long Term Disability Insurance	427	716	402	1,449
110-10-108.42005	Life Insurance	232	361	182	636
110-10-108.42006	SUI	60	38	30	60
110-10-108.42007	Workers Comp Insurance	109	474	236	707
110-10-108.42008	City Liability Insurance	4,730	8,417	4,192	18,055
110-10-108.42009	PERS	20,034	34,331	17,080	74,146
110-10-108.42010	Medicare Tax	1,621	2,864	1,395	6,144
110-10-108.42012	Retiree Health Insurance	3,239	5,728	2,793	12,536
110-10-108.42013	Deferred Comp	0	955	0	2,089
110-10-108.42016	Employee Contrib To PERS	(10,202)	(17,686)	(8,387)	(38,132)
110-10-108.42019	PERS UAL (Unfunded Accrued Liability)	0	17,930	14,940	38,843
	Account Classification Total: BE - Benefits	36,337	74,269	52,150	146,027
CO - Contractual Services					
110-10-108.43009	City Attorney Services	0	351,653	310,034	0
110-10-108.43010	Contract Attorney	444,068	30,000	13,616	30,000
110-10-108.43035_000	City Hall Shared Costs-Contract Services Shared Costs	8,879	9,055	6,582	9,504
110-10-108.43060_000	Contract Services General	42,923	60,000	6,557	60,000
110-10-108.43066	Printer Maintenance	0	0	0	4,000
110-10-108.43155	Physicals, Shots & Psychological	49	0	0	0
	Account Classification Total: CO - Contractual Services	495,919	450,708	336,789	103,504
SU - Supplies and Maintenance					
110-10-108.44001_000	Supplies General	7,034	3,000	1,536	5,000
110-10-108.44010_001	Computer Software Maintenance	0	0	0	1,500
110-10-108.44010_100	Computer Replacement	0	2,200	2,038	0
110-10-108.44035	Photo Copies	0	200	0	200
110-10-108.44040_000	Postage General	0	200	0	200
	Account Classification Total: SU - Supplies and Maintenance	7,034	5,600	3,574	6,900
UT - Utilities					
110-10-108.45001_000	Telephone General	732	720	611	0

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 108 City Attorney

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-10-108.45001_002	Telephone Wireless/Tablet Service Plan	608	1,000	684	3,000
110-10-108.45004	City Hall Shared Costs - Utilities	3,294	3,120	2,875	3,923
	Account Classification Total: UT - Utilities	4,634	4,840	4,170	6,923
MI - Miscellaneous Expenses					
110-10-108.47015	Books & Subscriptions	0	2,500	0	2,500
110-10-108.47030	Conferences	650	2,500	318	5,000
110-10-108.47040_000	Dues Miscellaneous	0	0	0	1,000
110-10-108.47065	Professional Development	400	500	0	1,200
110-10-108.47325	Attorney Investigations/Litigation	33	75,000	706	75,000
	Account Classification Total: MI - Miscellaneous Expenses	1,083	80,500	1,023	84,700
TO - Transfers Out					
110-10-108.48001_083	Transfers Out To Fd 501 for I.T. Services	3,269	4,179	3,480	11,314
110-10-108.48001_085	Transfers Out To Fd 501 IT Infrastructure	264	251	251	920
	Account Classification Total: TO - Transfers Out	3,533	4,430	3,731	12,234
	Division Total: 108 - City Attorney	661,891	817,862	499,203	783,982
	Department Total: 10 - Administration	661,891	817,862	499,203	783,982
	EXPENSES Total	661,891	817,862	499,203	783,982
	Fund REVENUE Total: 110 - General Fund	7,258	0	3,707	0
	Fund EXPENSE Total: 110 - General Fund	661,891	817,862	499,203	783,982
	Fund Total: 110 - General Fund	(654,633)	(817,862)	(495,496)	(783,982)

Human Relations

VISION

Our Vision is to supporting people and build community.

MISSION

Our Mission is to create an environment that attracts, cultivates, and retains a quality work force.

PURPOSE

We provide quality customer service and assistance to City departments, City employees and the general public.

GOAL

The Human Relations Department's goal is to always provide exceptional service and professionalism throughout the City.

DEPARTMENT OVERVIEW

The Human Relations Department encompasses the functions of Human Resources and Payroll. The department is responsible for a broad range of programs and services for City staff.

Key Responsibilities

- Oversee employee benefits and retirement administration
- Centralized HR department in recruitment, selection, onboarding, and offboarding
- Training and development including Leadership Academy
- Policy and procedure development and compliance with labor laws
- Classification and compensation
- Labor and employee relations
- Workers' compensation and industrial injury management
- Workplace safety and risk management
- Succession planning and coaching
- Employee recognition, engagement and cross department collaboration
- Labor contract administration
- Employee discipline
- Payroll processing and salary administration
- Leave management, long-term disability, and life insurance
- Contract Management
- Personnel records
- Community engagement

Human Relations

HUMAN RELATIONS HIGHLIGHTS FOR CALENDAR YEAR 2025:

- 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
- 7% Vacancy rate

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 109 Human Relations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 10 - Administration					
Division: 109 - Human Relations					
TI - Transfers In					
110-10-109.38001_089	Transfers In Computer Replacement	0	9,720	9,720	0
	Account Classification Total: TI - Transfers In	0	9,720	9,720	0
	Division Total: 109 - Human Relations	0	9,720	9,720	0
	Department Total: 10 - Administration	0	9,720	9,720	0
	REVENUES Total	0	9,720	9,720	0
EXPENSES					
Department: 10 - Administration					
Division: 109 - Human Relations					
SA - Salaries					
110-10-109.41001	Full Time Salaries	816,038	949,713	731,340	1,055,733
110-10-109.41002_000	Part Time Help General	1,283	0	1,866	0
110-10-109.41002_014	Part Time Help Human Relations	51,938	70,000	51,056	70,000
110-10-109.41050	Bilingual Pay	4,573	4,873	4,354	5,018
110-10-109.41051	Confidential Pay	18,581	20,899	16,747	22,620
110-10-109.41052	Educational Incentive	5,809	6,073	6,538	8,018
110-10-109.41053	Sick Leave Conversion Pay	2,898	4,000	4,720	4,000
110-10-109.41055	Vacation Conversion Pay	7,978	7,000	0	7,000
110-10-109.41056	Management Leave Conversion	2,815	4,000	951	4,000
110-10-109.41059	Continuous Service Pay	6,835	7,296	7,686	10,600
110-10-109.41100_001	Overtime Standard	5,907	9,000	3,059	3,000
	Account Classification Total: SA - Salaries	924,655	1,082,854	828,317	1,189,989
BE - Benefits					
110-10-109.42002	Medical Dental Plan	122,472	124,005	153,593	123,119
110-10-109.42003	Vision Insurance	1,586	1,620	1,269	1,728
110-10-109.42004	Long Term Disability Insurance	3,253	3,561	3,155	3,662
110-10-109.42005	Life Insurance	1,755	1,795	1,434	1,606
110-10-109.42006	SUI	494	283	246	298
110-10-109.42007	Workers Comp Insurance	885	2,582	1,994	1,971
110-10-109.42008	City Liability Insurance	38,313	45,832	35,389	50,360
110-10-109.42009	PERS	157,527	181,651	142,915	201,883
110-10-109.42010	Medicare Tax	13,113	15,701	11,776	17,255
110-10-109.42011	Social Security	1,692	2,170	863	2,170
110-10-109.42012	Retiree Health Insurance	24,481	28,492	21,941	31,672
110-10-109.42013	Deferred Comp	13,998	17,333	12,479	19,352
110-10-109.42014	Deferred Comp In Lieu	5,717	5,700	4,835	5,700
110-10-109.42016	Employee Contrib To PERS	(78,961)	(92,146)	(68,987)	(102,329)
110-10-109.42019	PERS UAL (Unfunded Accrued Liability)	119,972	143,439	119,530	174,796
	Account Classification Total: BE - Benefits	426,297	482,018	442,433	533,243
CO - Contractual Services					
110-10-109.43010	Contract Attorney	297,521	300,000	145,398	375,000
110-10-109.43035_000	City Hall Shared Costs-Contract Services Shared Costs	21,992	22,638	16,459	23,761
110-10-109.43060_000	Contract Services General	780	49,000	33,936	239,000
110-10-109.43060_026	Contract Services Target Solutions	17,061	22,000	17,061	25,000
110-10-109.43060_038	Contract Services NeoGov-GovernmentJobs.Com	34,249	75,000	36,630	75,000
110-10-109.43065	Copier Maintenance/Lease	10,435	15,000	7,833	15,000

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 109 Human Relations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-10-109.43066	Printer Maintenance	676	1,000	265	1,000
110-10-109.43085	Fingerprinting	98	200	0	200
110-10-109.43125_010	Maintenance Office/Computer Equip	3,240	7,500	0	0
110-10-109.43125_029	Maintenance Scanner	0	2,500	0	0
110-10-109.43155	Physicals, Shots & Psychological	110	600	49	600
110-10-109.43182	Printing	184	2,000	0	1,000
110-10-109.43755	Strategic/Operational Plan	21,107	105,000	45,619	105,000
	Account Classification Total: CO - Contractual Services	407,453	602,438	303,250	860,561
SU - Supplies and Maintenance					
110-10-109.44001_000	Supplies General	12,582	13,000	8,995	13,000
110-10-109.44010_001	Computer Software Maintenance	438	1,200	481	2,000
110-10-109.44010_100	Computer Replacement	0	1,100	1,019	4,500
110-10-109.44035	Photo Copies	0	500	0	500
110-10-109.44040_000	Postage General	1,293	2,000	1,321	2,000
110-10-109.44090	Office Equipment & Furniture	10,544	0	0	0
	Account Classification Total: SU - Supplies and Maintenance	24,857	17,800	11,817	22,000
UT - Utilities					
110-10-109.45001_000	Telephone General	2,314	3,000	1,787	3,000
110-10-109.45001_002	Telephone Wireless/Tablet Service Plan	498	1,200	372	1,200
110-10-109.45004	City Hall Shared Costs - Utilities	8,235	7,800	7,191	9,808
	Account Classification Total: UT - Utilities	11,047	12,000	9,351	14,008
VE - Vehicle Expenses					
110-10-109.46000	Auto Allowance	2,407	2,400	2,036	2,400
110-10-109.46001	Mileage Reimbursement	121	1,000	121	1,000
	Account Classification Total: VE - Vehicle Expenses	2,528	3,400	2,157	3,400
MI - Miscellaneous Expenses					
110-10-109.47015	Books & Subscriptions	1,409	3,500	1,514	3,500
110-10-109.47030	Conferences	28,374	25,000	13,180	30,000
110-10-109.47040_000	Dues Miscellaneous	1,140	3,750	982	3,750
110-10-109.47050	Meetings	796	1,000	0	1,000
110-10-109.47065	Professional Development	3,900	4,400	0	5,000
110-10-109.47066	Labor Law Posters	3,107	3,500	0	3,500
110-10-109.47079	Medical Testing-COVID 19	0	1,000	0	0
110-10-109.47090	Testing & Recruitment	3,420	7,000	4,550	7,000
110-10-109.47102	Municipal Volunteers Partnership Program	1,006	1,000	600	2,500
110-10-109.47106	Achievement Awards	0	16,000	10,767	20,000
110-10-109.47325	Attorney Investigations/Litigation	39,376	50,000	0	50,000
	Account Classification Total: MI - Miscellaneous Expenses	82,528	116,150	31,592	126,250
TO - Transfers Out					
110-10-109.48001_083	Transfers Out To Fd 501 for I.T. Services	26,157	33,428	27,860	50,913
110-10-109.48001_085	Transfers Out To Fd 501 IT Infrastructure	2,116	2,012	2,012	4,142
110-10-109.48001_089	Transfers Out To Fd 242 Computer Replacement	1,543	0	0	0
	Account Classification Total: TO - Transfers Out	29,816	35,440	29,872	55,055
	Division Total: 109 - Human Relations	1,909,182	2,352,100	1,658,787	2,804,506
	Department Total: 10 - Administration	1,909,182	2,352,100	1,658,787	2,804,506
	EXPENSES Total	1,909,182	2,352,100	1,658,787	2,804,506
	Fund REVENUE Total: 110 - General Fund	0	9,720	9,720	0
	Fund EXPENSE Total: 110 - General Fund	1,909,182	2,352,100	1,658,787	2,804,506
	Fund Total: 110 - General Fund	(1,909,182)	(2,342,380)	(1,649,068)	(2,804,506)

General Government

PURPOSE

The General Government division accounts for those expenditures funded with General Fund dollars which provide City-wide benefit or which are not allocable to a specific General Fund function. In many cities these are referred to as "Non-Departmental" expenditures. Examples of these expenditures include maintenance of shared City facilities, county property tax administrative fees, master plan and specific plan activities that are in the early development stages and General Fund contributions to infrastructure projects.

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 112 General Government

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 10 - Administration					
Division: 112 - General Government					
OR - Other Revenues					
110-10-112.37055	Cash Overages	0	0	101	0
	Account Classification Total: OR - Other Revenues	0	0	101	0
	Division Total: 112 - General Government	0	0	101	0
	Department Total: 10 - Administration	0	0	101	0
	REVENUES Total	0	0	101	0
EXPENSES					
Department: 10 - Administration					
Division: 112 - General Government					
SA - Salaries					
110-10-112.41001	Full Time Salaries	78,778	80,796	66,368	83,223
110-10-112.41050	Bilingual Pay	1,316	1,350	1,109	1,391
110-10-112.41053	Sick Leave Conversion Pay	126	650	541	650
110-10-112.41054	Stand By Wages	412	500	212	500
110-10-112.41055	Vacation Conversion Pay	1,008	1,000	0	1,000
110-10-112.41059	Continuous Service Pay	2,761	2,832	2,326	2,917
110-10-112.41100_001	Overtime Standard	469	1,000	440	500
	Account Classification Total: SA - Salaries	84,872	88,128	70,997	90,181
BE - Benefits					
110-10-112.42002	Medical Dental Plan	14,890	22,655	17,910	21,070
110-10-112.42003	Vision Insurance	164	313	138	313
110-10-112.42004	Long Term Disability Insurance	312	303	286	289
110-10-112.42005	Life Insurance	167	153	129	127
110-10-112.42006	SUI	86	43	43	43
110-10-112.42007	Workers Comp Insurance	951	2,375	2,006	1,705
110-10-112.42008	City Liability Insurance	3,835	6,287	3,352	6,460
110-10-112.42009	PERS	15,090	15,312	12,569	15,787
110-10-112.42010	Medicare Tax	1,202	1,278	1,004	1,308
110-10-112.42012	Retiree Health Insurance	1,575	1,616	1,327	1,664
110-10-112.42013	Deferred Comp	0	674	0	694
110-10-112.42016	Employee Contrib To PERS	(7,468)	(7,664)	(5,997)	(7,889)
110-10-112.42019	PERS UAL (Unfunded Accrued Liability)	24,851	25,998	21,670	28,161
	Account Classification Total: BE - Benefits	55,654	69,343	54,440	69,732
CO - Contractual Services					
110-10-112.43005_000	Alarm Monitoring General	84,173	90,000	72,159	95,000
110-10-112.43014	Compensation Study	68,079	0	0	0
110-10-112.43026	Hearing Officer	0	15,000	0	15,000
110-10-112.43035_001	City Hall Shared Costs-Contract Services Transfers In	(282,123)	(288,245)	(208,589)	(302,217)
110-10-112.43040	Collection Service	706	1,200	1,390	1,200
110-10-112.43060_000	Contract Services General	97,327	50,000	50,000	0
110-10-112.43060_007	Contract Services Cost Allocation Plan	17,750	16,450	15,500	16,000
110-10-112.43064	Fire Extinguisher	216	0	0	0
110-10-112.43100_001	Insurance Property	46,027	58,999	58,828	72,519
110-10-112.43120_003	Building Maintenance BCH Repairs & Supplies-Allocate	47,904	36,000	23,180	40,000
110-10-112.43125_004	Maintenance Elevator/Inspection	6,116	7,000	0	7,000
110-10-112.43125_013	Maintenance New World Software	92,526	97,172	97,367	102,045

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 112 General Government

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-10-112.43166_001	Actuarial Report GASB 68	3,650	3,650	350	3,650
110-10-112.43182	Printing	1,067	0	0	0
110-10-112.43183	LAFCO	58,022	60,000	56,802	60,000
110-10-112.43185	Railroad Lease-S. First St.	0	350	0	350
	Account Classification Total: CO - Contractual Services	241,440	147,576	166,986	110,547
UT - Utilities					
110-10-112.45001_000	Telephone General	28,928	25,000	33,859	40,000
110-10-112.45002_000	Turlock Irrigation District General	69,017	65,000	60,834	75,000
110-10-112.45003_000	PG & E General	3,338	5,500	3,720	5,500
110-10-112.45004	City Hall Shared Costs - Utilities	(102,615)	(97,250)	(89,601)	(122,250)
110-10-112.45005	T-1 Line	621	750	519	750
110-10-112.45015	Cable Services	715	1,000	638	1,000
	Account Classification Total: UT - Utilities	5	0	9,969	0
MI - Miscellaneous Expenses					
110-10-112.47005	Advertising	138	0	138	0
110-10-112.47010	Bank Charges	164,906	56,400	101,151	165,000
110-10-112.47055	Cash Shortages	210	100	(15)	100
110-10-112.47067	Penalties/Fines	5,575	0	5,000	0
110-10-112.47070_003	Property Taxes Turlock Rural	13,451	13,720	13,720	13,994
110-10-112.47070_004	Property Taxes BCH (Downtown Business District)	11,520	12,000	12,096	12,400
110-10-112.47070_006	Property Taxes 144 S Broadway-DwtnBusinessDistr	1,946	2,100	2,043	2,100
110-10-112.47070_007	Property Taxes Montana Avenue	4,848	5,000	4,940	5,100
110-10-112.47070_008	Property Taxes 140 1st St	610	630	640	0
110-10-112.47080	Shoe Allowance	110	645	445	645
110-10-112.47082	Garbage Senior Discount	311,425	293,110	241,192	321,590
110-10-112.47106	Achievement Awards	13,062	0	92	0
110-10-112.47243	Stanislaus Alliance	50,000	50,000	50,000	50,000
110-10-112.47248	Turlock Partnership Incentives Program	0	30,000	13,500	30,000
110-10-112.47304	Sales Tax Contingency Audit	5,985	30,000	1,882	20,000
110-10-112.47306	County Property Tax Admin Fee	121,952	115,000	0	115,000
110-10-112.47558	TDPOA-PBID-Maintenance Services/Clean Up Activities	40,000	40,000	0	0
	Account Classification Total: MI - Miscellaneous Expenses	745,736	648,705	446,825	735,929
BD - Bad Debt					
110-10-112.47012	Bad Debt Expense	212,497	0	24,074	0
	Account Classification Total: BD - Bad Debt	212,497	0	24,074	0
DS - Debt Service					
110-10-112.53023_001	Lease Motorola Principal	287,859	299,719	299,719	312,067
110-10-112.53023_002	Lease Motorola Interest	50,452	38,593	38,592	26,244
	Account Classification Total: DS - Debt Service	338,311	338,312	338,311	338,311
TO - Transfers Out					
110-10-112.48001_013	Transfers Out To Fd 205 GF Contrib to Pedretti	261,544	171,744	143,120	158,569
110-10-112.48001_014	Transfers Out To 205 GF Contrib to Reg Sports	228,054	340,698	283,920	299,640
110-10-112.48001_017	Transfers Out To Fd 301 ADA Improvements	25,000	25,000	25,000	0
110-10-112.48001_212	Transfers Out To Fd 301 Facility Maintenance	60,000	60,000	60,000	0
	Account Classification Total: TO - Transfers Out	574,599	597,442	512,040	458,209
	Division Total: 112 - General Government	2,253,114	1,889,506	1,623,643	1,802,909
	Department Total: 10 - Administration	2,253,114	1,889,506	1,623,643	1,802,909
	EXPENSES Total	2,253,114	1,889,506	1,623,643	1,802,909

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 112 General Government

G/L Account Number	Account Description		FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Fund REVENUE	Total: 110 - General Fund	0	0	101	0
	Fund EXPENSE	Total: 110 - General Fund	2,253,114	1,889,506	1,623,643	1,802,909
	Fund Total: 110 - General Fund		(2,253,114)	(1,889,506)	(1,623,542)	(1,802,909)

COVID 19 (Corona Virus)

PURPOSE

The COVID-19 virus was first detected in Wuhan City, China in December 2019. This symptoms of COVID-19 range from mild to severe, including death. On March 4, 2020, the Governor of the State of California declared a state of emergency in the State of California due to the number of confirmed cases of COVID-19 in the State. On March 11, 2020, the World Health Organization ("WHO") officially classified COVID-19 as a pandemic. On March 13, 2020, the President of the United States declared a national emergency due to COVID-19.

On March 17, 2020, the Director of Emergency Services proclaimed the existance of a local emergency in the City based on conditions or threatened conditions caused by COVID-19 which has been ratified on a monthly basis subsequent to the initial declaration and continues to date.

On March 27, 2020, the federal government passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act to provide emergency assistance and health care response for individuals, families, and businesses affected by the cornonavirus pandemic. The City of Turlock's share of CARES funding totaled $2,508,417 from the Federal Government and $917,463 from the County of Stanislaus for a total of $3,425,880.

These funds have been utilized to assist small businesses with business grants, StanRAD cards, and the VOLT Scholarship program. The CARES Act funds have also been utilized to provide full staffing levels at all four Fire Stations during Fiscal Year 20-21 and support public safety whose services are substantially dedicated to mitigating or responding to the COVID-19 public health emergency. The CARES Act funds have also been utilized to provide PPE (personal protective equipment) to City staff and increase sanitizing of public facilities to assist in mitigating the spread of the Coronavirus, which are all eligible expenditures of these funds.

The funds received from the Federal Government and the County of Stanislaus have been fully utilized as of FY 21/22 and no more funds are anticipated.

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 189 COVID 19

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 10 - Administration					
Division: 189 - COVID 19 (Corona Virus)					
IG - Intergovernmental					
110-10-189.34311	FEMA-4482-DR-CA (COVID 19)	15,741	0	0	0
	Account Classification Total: IG - Intergovernmental	15,741	0	0	0
	Division Total: 189 - COVID 19 (Corona Virus)	15,741	0	0	0
	Department Total: 10 - Administration	15,741	0	0	0
	REVENUES Total	15,741	0	0	0
	Fund REVENUE Total: 110 - General Fund	15,741	0	0	0
	Fund EXPENSE Total: 110 - General Fund				
	Fund Total: 110 - General Fund	15,741	0	0	0

Turlock Police Department

PURPOSE

Turlock Police Department is composed of both sworn and professional full time and part time employees who deliver a full range of law enforcement services to the community. The department now consists of three divisions, Field Operations, Special Operations and Support Operations.

VISION

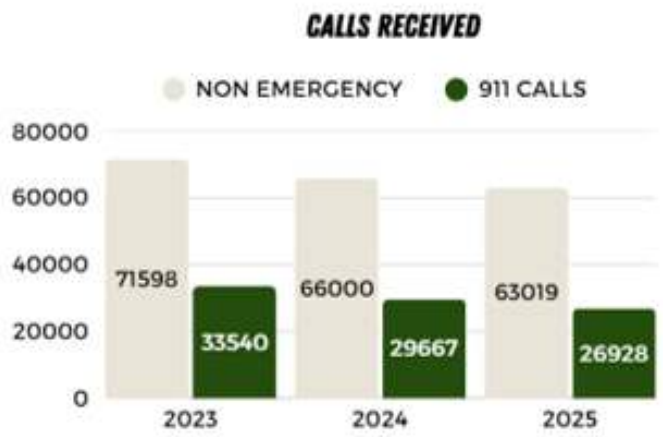
Leading the Way Through Excellence

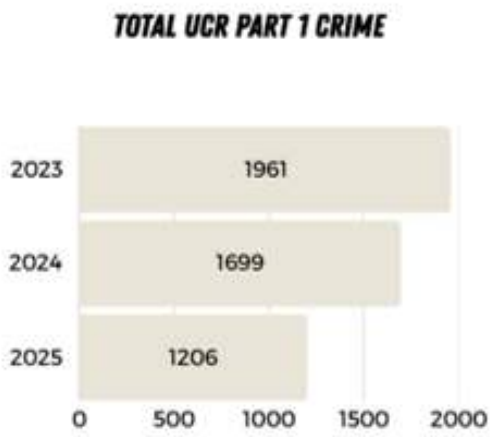
MISSION

As police professionals, we commit ourselves to public service and public safety. As dedicated public servants, we strive for the continual pursuit of justice; for fair and equal application of the law; to treat all persons with dignity and respect; and conduct ourselves in accordance with the law enforcement Code of Ethics for innovative and effective management of resources and to create and maintain an atmosphere that encourages community participation and input which develops lasting partnerships and relationships.

PRIMARY POLICE SERVICES

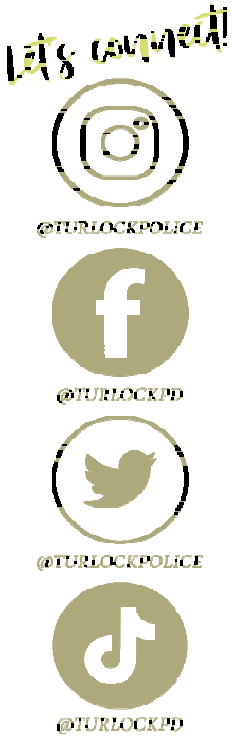
The Police Department continues to work diligently to provide operational efficiencies that will deliver services for the highest priorities. We strive to prioritize calls for service to insure we respond accordingly to threats to life, threats to persons, and property. Recruitment of Police Officers and technology integration remains a top priority for the Police Department. We continue to offer hiring incentives and streamlined recruitment practices. The Police Department is using and pursuing new technology to create efficiencies and enhance public safety.

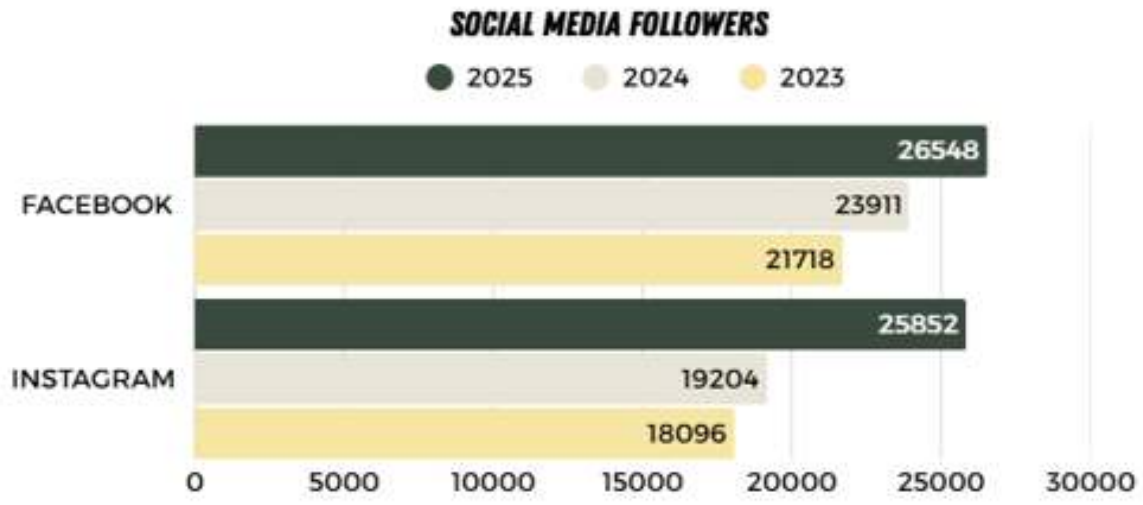


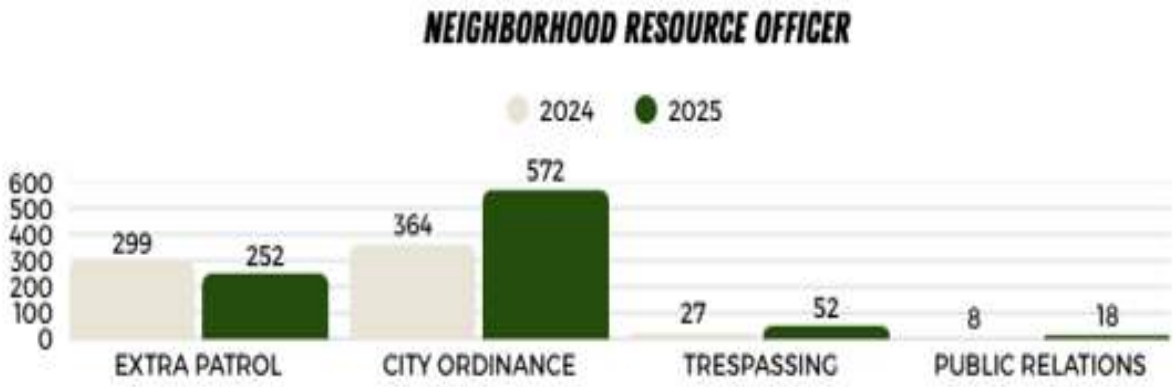


CONNECTIONS WITH THE COMMUNITY

The Turlock Police Department continues to engage our community through personal interactions from calls for service, attendance in numerous community events from cultural celebrations, iconic parades, celebratory events, farmers markets, school events, public meetings, business outreach, neighborhood watch and meet and greets with the Chief of Police. In addition, our outreach efforts and public information and education messaging utilizing social media has been a huge success and we continue to build in this area of communication. We continue with our daily log reports, monthly statistics reports, our annual report and our use of force reports which are also all available on line on our webpage. The continued collaboration of resources with Code Enforcement Officers and our Neighborhood Resource Officer has made a significant impact in addressing homelessness and blight in our community. Through this partnership, we have been able to assist and engage the community to solve quality of life issues and other related concerns. Our endeavors to continue with transparency and continued community involvement are the key to ensuring we are able to be supported by our community. The mutual trust and cooperation has been instrumental in supporting the strong and lasting relationships with our business owners and residents. Our organization understands that our community's public safety needs are paramount. Our commitment to public safety remains steadfast and we endeavor to continuously enhance relationships through communication, trust, and quality interactions with all stakeholders.







PROFESSIONALISM

The pride in professionalism within the Turlock Police Department organization is evident as demonstrated during our interactions with our community. We endeavor as an organization to maintain this level of professionalism regardless of the type of event that the interaction is occurring in, such as high-stress criminal incidents, threats to life or a low stress non-criminal event. We will continue to place an emphasis on and strive to enhance our levels of professionalism throughout our organization.

EFFICIENCIES

With growth, comes the opportunity to build upon programs and services that will directly impact our Community for years to come. We are continuing to build upon programs and services provided in the last year and are seeking out new opportunities to partner with residents, business owners, community leaders, and allied agency partners to deliver quality police services to Turlock. Our work with various community stakeholders allows us to better address problems at the forefront by opening lines of communication and creating new opportunities to enhance services.

BUDGET HIGHLIGHTS

The proposed FY 2026-27 budget includes anticipated increases in personnel costs, including salaries and benefits, as well as adjustments for equipment, technology, and contractual services.

BUDGET HIGHLIGHTS (cont.)

A key investment within this budget is the implementation of Axon Draft One, a report-writing platform that leverages generative artificial intelligence and body-worn camera audio to produce high-quality draft police reports within seconds. This technology is expected to significantly reduce the amount of time officers spend on report writing, allowing them to dedicate more time to proactive patrol, community engagement, and other public safety priorities. The Police Department remains committed to providing personnel with the equipment, technology, and resources necessary to safely and effectively respond to incidents within our community. Enhancing public safety through strategic investments in technology and equipment continues to be a priority. These efforts include upgrading critical equipment, maintaining modern technology systems, and continuing to provide enhanced ballistic protection for personnel.

The Department will continue to carefully evaluate operational needs, prioritize expenditures, and allocate resources responsibly based on available funding to ensure the highest level of service to the residents of the City of Turlock.

HISTORICAL GENERAL FUND AND MEASURE A GENERAL EXPENSE BUDGET

	AMENDED FY 24-25	AMENDED FY 25-26	PROPOSED FY 26-27
SALARIES AND BENEFITS	$28,406,661	$31,199,350	$32,841,136
CONTRACTUAL	$1,259,795	$1,252,809	$1,673,661
SUPPLIES AND MAINTENANCE	$517,521	$604,267	$611,725
VEHICLE/EQUIPMENT FUNDING	$1,988,939	$1,000,000	$1,000,000
MISCELLANEOUS	$1,410,615	$1,349,290	$1,426,250
TOTAL EXPENSES	**$33,583,531**	**$35,405,716**	**$37,552,772**

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund - Division 200 Police Special Operations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 20 - Police					
Division: 200 - Special Operations					
LI - Licenses & Permits					
110-20-200.31052	Other Permits	31,292	30,000	30,803	33,000
	Account Classification Total: LI - Licenses & Permits	31,292	30,000	30,803	33,000
IG - Intergovernmental					
110-20-200.34060	FEMA/OES Strike Team Reimbursement	12,554	10,000	0	10,000
110-20-200.34026	POST Reimbursement	54,285	40,000	15,474	40,000
110-20-200.34027	Extradition Reimbursement	8,077	10,000	7,195	10,000
	Account Classification Total: IG - Intergovernmental	74,915	60,000	22,670	60,000
CH - Charges for Services					
110-20-200.35014_003	Salary Reimbursement Police	188,755	45,000	49,712	100,000
110-20-200.35050	Police Services-Misc	13,773	15,000	9,456	15,000
110-20-200.35051	DUI Cost Recovery	6,805	5,000	900	2,000
110-20-200.35052	Fingerprint Revenue	15,809	12,000	7,607	12,000
110-20-200.35053	Noise Disturbance	50	0	50	0
110-20-200.35056	Vehicle Release	64,520	40,000	47,060	50,000
110-20-200.35186	Cannabis Permit-Plan Check & Inspection	5,482	0	243	0
	Account Classification Total: CH - Charges for Services	295,193	117,000	115,028	179,000
OR - Other Revenues					
110-20-200.37050	Unclaimed Property	689	1,000	1,853	1,000
110-20-200.37055	Cash Overages	0	0	20	0
	Account Classification Total: OR - Other Revenues	689	1,000	1,873	1,000
TI - Transfers In					
110-20-200.38001_089	Transfers In Computer Replacement	0	78,448	78,448	0
	Account Classification Total: TI - Transfers In	0	78,448	78,448	0
	Division Total: 200 - Special Operations	402,089	286,448	248,822	273,000
	Department Total: 20 - Police	402,089	286,448	248,822	273,000
	REVENUES Total	402,089	286,448	248,822	273,000
EXPENSES					
Department: 20 - Police					
Division: 200 - Special Operations					
SA - Salaries					
110-20-200.41001	Full Time Salaries	2,698,399	3,003,310	2,305,153	3,279,893
110-20-200.41002_000	Part Time Help General	0	0	1,004	0
110-20-200.41002_004	Part Time Help Professional Standards	67,649	99,595	45,352	110,000
110-20-200.41004	Non-City Sponsored Events	0	0	967	0
110-20-200.41010_001	Police Special Pay Special Assignment	32,828	34,899	27,809	37,230
110-20-200.41010_002	Police Special Pay FTO	467	0	334	500
110-20-200.41010_006	Police Special Pay POST Officer Differential	174,474	177,621	145,356	188,482
110-20-200.41010_007	Police Special Pay SWAT Pay	11,845	8,967	7,671	9,008
110-20-200.41050	Bilingual Pay	28,019	40,171	32,938	43,355
110-20-200.41051	Confidential Pay	8,514	9,162	7,490	9,697
110-20-200.41052	Educational Incentive	79,900	87,409	78,118	103,977
110-20-200.41053	Sick Leave Conversion Pay	83,627	40,000	28,145	40,000
110-20-200.41054	Stand By Wages	813	1,000	0	1,000
110-20-200.41055	Vacation Conversion Pay	48,394	55,000	26,535	55,000
110-20-200.41056	Management Leave Conversion	7,686	7,500	2,419	7,500

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund - Division 200 Police Special Operations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-20-200.41059	Continuous Service Pay	111,136	113,134	87,422	120,032
110-20-200.41060	Signing Bonus	0	2,000	3,000	2,000
110-20-200.41100_001	Overtime Standard	13,731	20,000	12,893	220,000
110-20-200.41100_004	Overtime Special Operations	333,812	200,000	186,319	0
110-20-200.41100_019	Overtime FEMA/OES StrikeTeam Reimbursable	7,082	10,000	0	10,000
110-20-200.41100_029	Overtime Billable	50,453	25,000	78,031	50,000
110-20-200.41100_033	Overtime Retail Theft Operations	98,964	100,000	46,558	100,000
	Account Classification Total: SA - Salaries	3,857,793	4,034,768	3,123,513	4,387,674
BE - Benefits					
110-20-200.42001	Uniform Allowance	33,579	37,252	34,265	38,230
110-20-200.42002	Medical Dental Plan	370,915	398,541	465,530	393,454
110-20-200.42003	Vision Insurance	3,929	5,194	3,581	5,594
110-20-200.42004	Long Term Disability Insurance	10,710	11,263	9,949	11,377
110-20-200.42005	Life Insurance	5,797	5,676	4,530	4,990
110-20-200.42006	SUI	1,661	886	790	1,406
110-20-200.42007	Workers Comp Insurance	29,340	76,670	60,025	58,300
110-20-200.42008	City Liability Insurance	317,780	332,781	272,753	371,011
110-20-200.42009	PERS	973,188	1,085,407	827,526	1,169,843
110-20-200.42010	Medicare Tax	53,958	58,655	44,602	63,621
110-20-200.42011	Social Security	3,055	6,820	2,850	6,820
110-20-200.42012	Retiree Health Insurance	110,694	121,599	94,792	133,725
110-20-200.42013	Deferred Comp	10,531	11,466	8,753	11,978
110-20-200.42014	Deferred Comp In Lieu	31,486	22,800	17,439	17,100
110-20-200.42016	Employee Contrib To PERS	(315,535)	(345,449)	(267,529)	(381,541)
110-20-200.42019	PERS UAL (Unfunded Accrued Liability)	718,624	779,884	649,900	853,260
	Account Classification Total: BE - Benefits	2,359,711	2,609,445	2,229,759	2,759,168
CO - Contractual Services					
110-20-200.43005_000	Alarm Monitoring General	4,791	7,300	4,333	7,300
110-20-200.43020	Car Wash	5,943	5,100	4,169	5,100
110-20-200.43040	Collection Service	0	200	0	0
110-20-200.43060_015	Contract Services Lexipol	8,235	8,500	8,646	8,993
110-20-200.43060_017	Contract Services Leads Online	3,239	3,300	0	16,600
110-20-200.43060_019	Contract Services Coplink	0	0	0	5,400
110-20-200.43060_028	Contract Services Berla	3,250	3,250	3,250	3,250
110-20-200.43060_029	Contract Services Callyo	3,540	3,600	0	3,540
110-20-200.43060_030	Contract Services Cellebrite	18,500	18,500	18,500	22,377
110-20-200.43060_031	Contract Services Critical Reach	0	1,000	0	1,200
110-20-200.43060_032	Contract Services CDW	6,312	8,859	0	8,859
110-20-200.43060_033	Contract Services TMS	0	800	0	0
110-20-200.43060_034	Contract Services Tracker Maintenance	1,497	2,000	1,497	2,000
110-20-200.43060_037	Contract Services Graykey	11,820	12,000	12,410	12,969
110-20-200.43060_043	Contract Services Veritone	8,200	10,000	8,200	8,200
110-20-200.43063	Fire Sprinkler & Suppression System	4,216	6,700	3,149	6,700
110-20-200.43064	Fire Extinguisher	(117)	600	63	600
110-20-200.43065	Copier Maintenance/Lease	6,637	9,000	7,138	9,000
110-20-200.43066	Printer Maintenance	14,521	18,000	9,999	18,000
110-20-200.43080	Drug Testing	0	500	0	500
110-20-200.43085	Fingerprinting	19,330	20,000	6,970	20,000
110-20-200.43115_000	Maint-Air & Heat General	16,433	17,500	10,430	67,500
110-20-200.43120_003	Building Maintenance BCH Repairs & Supplies-Allocate	19,688	15,000	10,397	15,000

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund - Division 200 Police Special Operations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-20-200.43120_005	Building Maintenance Repairs	21,726	25,000	13,913	25,000
110-20-200.43120_007	Building Maintenance HVAC	36,790	50,000	11,289	0
110-20-200.43125_004	Maintenance Elevator/Inspection	17,600	15,000	0	15,000
110-20-200.43125_013	Maintenance New World Software	7,835	8,227	8,227	8,637
110-20-200.43125_025	Maintenance Generator Repair	23,606	25,000	5,087	25,000
110-20-200.43150	Pest Control	2,826	3,000	2,144	3,000
110-20-200.43155	Physicals, Shots & Psychological	35,265	35,500	25,134	35,500
110-20-200.43210	Clets	5,631	7,600	3,754	7,600
110-20-200.43211	Data Destruction Services	1,628	2,500	2,156	2,500
110-20-200.43214	Biohazard Disposal	1,100	1,500	824	1,500
110-20-200.43215	Cal-ID Program	3,433	3,500	2,476	4,308
110-20-200.43218	Vehicle Rental for Special Operations	26,357	20,000	3,093	20,000
	Account Classification Total: CO - Contractual Services	339,828	368,536	187,245	391,133
SU - Supplies and Maintenance					
110-20-200.44001_000	Supplies General	35,264	46,100	27,446	3,000
110-20-200.44001_010	Supplies Annual Report	953	1,000	0	1,000
110-20-200.44001_011	Supplies Legal Resources	1,270	1,300	1,270	1,300
110-20-200.44001_014	Supplies Prisoner Meals & Transportation	6,478	5,000	2,668	5,000
110-20-200.44001_015	Supplies Victim Medical Expenses	1,800	2,000	150	2,000
110-20-200.44001_016	Supplies Defense Tactics Training Unit	2,824	2,500	147	2,500
110-20-200.44001_022	Supplies Crime Scene/Investigative	2,543	10,500	7,033	10,500
110-20-200.44001_023	Supplies ID Bureau	2,593	2,000	0	2,000
110-20-200.44001_024	Supplies Property/Evidence	4,882	43,000	2,994	43,000
110-20-200.44001_030	Supplies Ammunition	53,213	54,000	43,943	70,000
110-20-200.44001_031	Supplies Badges	6,308	4,000	2,967	4,000
110-20-200.44001_039	Supplies Range	9,484	10,000	4,723	10,000
110-20-200.44001_069	Supplies Weapons/Armory	1,839	1,000	148	2,000
110-20-200.44010_001	Computer Software Maintenance	1,605	17,705	1,829	23,000
110-20-200.44010_013	Computer Police IBM Server Maintenance	1,245	775	0	775
110-20-200.44010_100	Computer Replacement	0	37,400	37,399	61,500
110-20-200.44030_001	Minor Equipment Safety	20,929	16,750	1,526	19,050
110-20-200.44030_003	Minor Equipment Safety-SIU	1,402	2,300	370	0
110-20-200.44030_005	Minor Equipment Office	393	0	0	0
110-20-200.44030_009	Minor Equipment Crime Scene/Investigative	7,310	5,650	763	9,000
110-20-200.44040_000	Postage General	30	0	93	0
110-20-200.44090	Office Equipment & Furniture	10,666	0	0	0
	Account Classification Total: SU - Supplies and Maintenance	173,029	262,980	135,469	269,625
UT - Utilities					
110-20-200.45001_000	Telephone General	38,899	39,100	32,226	39,100
110-20-200.45001_002	Telephone Wireless/Tablet Service Plan	46,912	60,000	44,611	60,000
110-20-200.45002_000	Turlock Irrigation District General	162,791	190,000	154,469	190,000
110-20-200.45003_000	PG & E General	62,674	70,000	59,970	70,000
110-20-200.45006	CDPD/Frame Relay	30,640	25,000	23,270	25,000
110-20-200.45015	Cable Services	6,777	6,200	5,820	6,200
	Account Classification Total: UT - Utilities	348,694	390,300	320,366	390,300
VE - Vehicle Expenses					
110-20-200.46000	Auto Allowance	1,304	1,200	1,018	1,200
	Account Classification Total: VE - Vehicle Expenses	1,304	1,200	1,018	1,200
MI - Miscellaneous Expenses					
110-20-200.47005	Advertising	6,676	6,000	9,850	6,000

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund - Division 200 Police Special Operations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-20-200.47015	Books & Subscriptions	1,051	1,000	426	1,000
110-20-200.47040_000	Dues Miscellaneous	1,809	3,500	1,387	3,500
110-20-200.47050	Meetings	4,484	1,500	655	1,500
110-20-200.47055	Cash Shortages	0	0	(10)	0
110-20-200.47065	Professional Development	1,800	3,100	0	2,200
110-20-200.47080	Shoe Allowance	225	590	315	500
110-20-200.47090	Testing & Recruitment	1,862	3,000	2,044	3,000
110-20-200.47095_000	Training General/Travel	74,280	90,000	38,861	105,000
110-20-200.47095_015	Training EVOC	17,020	20,000	0	20,000
110-20-200.47350	Employee Recognition	4,878	5,000	4,021	5,000
110-20-200.47351	Background Credit Checks	184	500	179	500
110-20-200.47363	Technology	26,092	25,000	11,960	25,000
	Account Classification Total: MI - Miscellaneous Expenses	140,360	159,190	69,686	173,200
TO - Transfers Out					
110-20-200.48001_012	Transfers Out To Fd 501 Info Tech-GIS	53,556	50,595	15,657	52,195
110-20-200.48001_083	Transfers Out To Fd 501 for I.T. Services	97,762	120,760	100,630	169,145
110-20-200.48001_085	Transfers Out To Fd 501 IT Infrastructure	12,885	11,938	11,938	25,031
110-20-200.48001_088	Transfers Out Public Safety MDC's	67,680	0	0	0
110-20-200.48001_089	Transfers Out To Fd 242 Computer Replacement	21,029	0	0	0
	Account Classification Total: TO - Transfers Out	252,912	183,293	128,225	246,371
	Division Total: 200 - Special Operations	7,473,631	8,009,712	6,195,281	8,618,671
	Department Total: 20 - Police	7,473,631	8,009,712	6,195,281	8,618,671
	EXPENSES Total	7,473,631	8,009,712	6,195,281	8,618,671
	Fund REVENUE Total: 110 - General Fund	402,089	286,448	248,822	273,000
	Fund EXPENSE Total: 110 - General Fund	7,473,631	8,009,712	6,195,281	8,618,671
	Fund Total: 110 - General Fund	(7,071,542)	(7,723,264)	(5,946,459)	(8,345,671)

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund - Division 205 Support Operations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
EXPENSES					
Department: 20 - Police					
Division: 205 - Support Operations					
SA - Salaries					
110-20-205.41001	Full Time Salaries	1,560,713	2,106,454	1,567,399	2,220,475
110-20-205.41002_000	Part Time Help General	60,867	74,320	47,195	72,400
110-20-205.41010_002	Police Special Pay FTO	462	0	0	0
110-20-205.41010_005	Police Special Pay Police Cadet Program	127,800	137,760	100,682	137,760
110-20-205.41010_006	Police Special Pay POST Officer Differential	17,402	19,163	16,019	20,666
110-20-205.41050	Bilingual Pay	5,554	6,290	6,794	8,476
110-20-205.41051	Confidential Pay	4,149	4,466	3,665	4,817
110-20-205.41052	Educational Incentive	23,270	25,691	26,926	36,359
110-20-205.41053	Sick Leave Conversion Pay	5,605	4,000	4,693	4,000
110-20-205.41055	Vacation Conversion Pay	24,411	4,000	6,286	6,000
110-20-205.41056	Management Leave Conversion	0	2,500	0	2,500
110-20-205.41059	Continuous Service Pay	37,114	42,243	32,360	39,323
110-20-205.41100_001	Overtime Standard	290,762	200,000	237,716	200,000
110-20-205.49006	Salary Credits From Other Departments	(112)	0	(404)	0
	Account Classification Total: SA - Salaries	2,157,994	2,626,887	2,049,331	2,752,776
BE - Benefits					
110-20-205.42001	Uniform Allowance	23,126	30,660	28,917	29,380
110-20-205.42002	Medical Dental Plan	185,202	366,526	261,883	324,821
110-20-205.42003	Vision Insurance	2,153	4,752	2,091	4,320
110-20-205.42004	Long Term Disability Insurance	6,059	7,899	6,623	7,702
110-20-205.42005	Life Insurance	3,275	3,981	2,987	3,378
110-20-205.42006	SUI	1,535	865	925	864
110-20-205.42007	Workers Comp Insurance	3,222	12,117	7,209	4,575
110-20-205.42008	City Liability Insurance	103,777	126,973	101,047	133,209
110-20-205.42009	PERS	301,851	402,813	295,236	427,364
110-20-205.42010	Medicare Tax	30,978	38,090	29,747	39,915
110-20-205.42011	Social Security	9,936	13,149	8,689	13,030
110-20-205.42012	Retiree Health Insurance	59,158	79,710	58,322	83,765
110-20-205.42013	Deferred Comp	2,024	3,687	2,102	3,940
110-20-205.42014	Deferred Comp In Lieu	23,733	22,800	26,312	34,200
110-20-205.42016	Employee Contrib To PERS	(150,757)	(205,788)	(142,418)	(216,837)
110-20-205.42019	PERS UAL (Unfunded Accrued Liability)	402,763	466,177	388,480	504,966
	Account Classification Total: BE - Benefits	1,008,033	1,374,411	1,078,150	1,398,592
CO - Contractual Services					
110-20-205.43060_000	Contract Services General	8,712	12,500	3,082	52,600
110-20-205.43195	Special Legal Counsel	7,710	50,000	3,654	30,000
	Account Classification Total: CO - Contractual Services	16,421	62,500	6,736	82,600
SU - Supplies and Maintenance					
110-20-205.44001_000	Supplies General	24,349	31,200	9,112	41,200
110-20-205.44030_001	Minor Equipment Safety	4,186	7,500	4,154	7,500
110-20-205.44040_000	Postage General	11,912	11,000	11,641	13,000
	Account Classification Total: SU - Supplies and Maintenance	40,447	49,700	24,907	61,700
MI - Miscellaneous Expenses					
110-20-205.47040_000	Dues Miscellaneous	477	700	608	700
110-20-205.47065	Professional Development	1,000	500	0	500

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund - Division 205 Support Operations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-20-205.47095_000	Training General/Travel	38,269	38,000	16,257	45,000
	Account Classification Total: MI - Miscellaneous Expenses	39,746	39,200	16,865	46,200
TO - Transfers Out					
110-20-205.48001_083	Transfers Out To Fd 501 for I.T. Services	91,550	121,178	100,980	164,054
110-20-205.48001_085	Transfers Out To Fd 501 IT Infrastructure	12,066	11,980	11,980	24,278
	Account Classification Total: TO - Transfers Out	103,616	133,158	112,960	188,332
	Division Total: 205 - Support Operations	3,366,258	4,285,856	3,288,949	4,530,200
	Department Total: 20 - Police	3,366,258	4,285,856	3,288,949	4,530,200
	EXPENSES Total	3,366,258	4,285,856	3,288,949	4,530,200
	Fund REVENUE Total: 110 - General Fund				
	Fund EXPENSE Total: 110 - General Fund	3,366,258	4,285,856	3,288,949	4,530,200
	Fund Total: 110 - General Fund	(3,366,258)	(4,285,856)	(3,288,949)	(4,530,200)

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund - Division 210 Field Operations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 20 - Police					
Division: 210 - Field Operations					
FN - Fines, Forfeitures and Penalties					
110-20-210.32040	Parking Citations	26,393	20,000	23,994	25,000
	Account Classification Total: FN - Fines, Forfeitures and Penalties	26,393	20,000	23,994	25,000
IG - Intergovernmental					
110-20-210.34028	OJP - Vests	16,489	4,000	0	4,000
110-20-210.34024	Turlock High School (SRO)	160,377	180,000	144,483	190,000
110-20-210.34025	Pitman High School (SRO)	159,160	180,000	143,515	190,000
110-20-210.34031	Turlock Junior High (SRO)	0	180,000	151,063	190,000
	Account Classification Total: IG - Intergovernmental	336,026	544,000	439,061	574,000
CH - Charges for Services					
110-20-210.35061	Abandoned Vehicles	47,760	60,000	36,899	60,000
110-20-210.35062	Abatement Revenue	20,352	10,000	2,200	10,000
110-20-210.35063	Garage Sale Permits	2,490	2,500	1,910	2,500
	Account Classification Total: CH - Charges for Services	70,602	72,500	41,009	72,500
OR - Other Revenues					
110-20-210.37010_000	Miscellaneous General	26	0	1	0
110-20-210.37220_005	Insurance Refund/Recovery General	15,615	0	0	0
110-20-210.39101	SBITA Issued	1,872,708	0	0	0
	Account Classification Total: OR - Other Revenues	1,888,349	0	1	0
TI - Transfers In					
110-20-210.38001_002	Transfers In BL&Prop172Police Share Trs Fd116	466,664	450,000	375,000	450,000
110-20-210.38001_025	Transfers In Fr Fd 231 CFD #2 for Police	790,709	768,200	0	924,500
110-20-210.38001_089	Transfers In Computer Replacement	0	9,970	9,970	0
110-20-210.38005_002	Transfers In - Reporting GASB 96 SBITA'S	383,880	0	0	0
	Account Classification Total: TI - Transfers In	1,641,253	1,228,170	384,970	1,374,500
	Division Total: 210 - Field Operations	3,962,623	1,864,670	889,035	2,046,000
	Department Total: 20 - Police	3,962,623	1,864,670	889,035	2,046,000
	REVENUES Total	3,962,623	1,864,670	889,035	2,046,000
EXPENSES					
Department: 20 - Police					
Division: 210 - Field Operations					
SA - Salaries					
110-20-210.41001	Full Time Salaries	6,276,945	6,936,544	5,360,373	7,408,915
110-20-210.41002_000	Part Time Help General	10,486	50,000	23,970	50,000
110-20-210.41010_001	Police Special Pay Special Assignment	15,983	29,670	16,677	21,941
110-20-210.41010_002	Police Special Pay FTO	10,174	15,000	10,374	15,000
110-20-210.41010_003	Police Special Pay Holiday Pay Out - 4/11 Schedule	259,829	247,000	272,901	247,000
110-20-210.41010_004	Police Special Pay K-9 Officer Differential	49,355	46,000	42,873	52,200
110-20-210.41010_006	Police Special Pay POST Officer Differential	369,191	421,253	337,576	422,017
110-20-210.41010_007	Police Special Pay SWAT Pay	22,518	25,077	18,028	23,940
110-20-210.41050	Bilingual Pay	68,748	57,207	55,679	69,986
110-20-210.41052	Educational Incentive	207,800	216,923	177,780	224,837
110-20-210.41053	Sick Leave Conversion Pay	18,443	80,000	25,423	50,000
110-20-210.41055	Vacation Conversion Pay	52,287	75,000	12,227	55,000
110-20-210.41056	Management Leave Conversion	20,059	20,000	6,675	20,000
110-20-210.41059	Continuous Service Pay	205,546	235,564	182,007	253,161

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund - Division 210 Field Operations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-20-210.41060	Signing Bonus	0	40,000	26,000	40,000
110-20-210.41100_001	Overtime Standard	498,986	460,000	338,556	460,000
110-20-210.41100_002	Overtime County Fair	42,775	50,000	56,431	50,000
110-20-210.41100_003	Overtime Court	115,091	80,000	122,831	80,000
110-20-210.41100_005	Overtime Turlock School District	126,270	100,000	33,927	35,000
110-20-210.41100_029	Overtime Billable	31,020	20,000	13,472	20,000
110-20-210.41100_031	Overtime Community Assist Response Engage	36,060	50,000	67,020	75,000
110-20-210.41100_032	Overtime Collateral Duty Training	246,671	150,000	270,817	150,000
110-20-210.49006	Salary Credits From Other Departments	(119,827)	(90,000)	(81,385)	(100,000)
110-20-210.49007	Salary Charges From Other Departments	11,763	0	0	0
	Account Classification Total: SA - Salaries	8,576,171	9,315,238	7,390,232	9,723,997
BE - Benefits					
110-20-210.42001	Uniform Allowance	90,514	88,980	86,313	87,705
110-20-210.42002	Medical Dental Plan	884,677	868,948	955,811	810,640
110-20-210.42003	Vision Insurance	10,251	10,800	8,134	10,692
110-20-210.42004	Long Term Disability Insurance	24,820	26,162	22,954	25,700
110-20-210.42005	Life Insurance	13,441	13,185	10,432	11,272
110-20-210.42006	SUI	3,922	1,938	1,946	1,955
110-20-210.42007	Workers Comp Insurance	77,793	204,208	168,039	148,375
110-20-210.42008	City Liability Insurance	782,695	864,492	698,178	895,104
110-20-210.42009	PERS	2,332,635	2,534,345	1,988,307	2,663,594
110-20-210.42010	Medicare Tax	123,987	136,376	107,208	142,448
110-20-210.42011	Social Security	0	620	0	3,100
110-20-210.42012	Retiree Health Insurance	268,875	304,216	229,760	322,252
110-20-210.42013	Deferred Comp	21,569	26,998	18,418	28,077
110-20-210.42014	Deferred Comp In Lieu	69,927	85,500	71,488	85,500
110-20-210.42016	Employee Contrib To PERS	(838,980)	(871,770)	(691,187)	(925,202)
110-20-210.42019	PERS UAL (Unfunded Accrued Liability)	1,897,961	1,862,367	1,551,970	2,084,822
	Account Classification Total: BE - Benefits	5,764,086	6,157,365	5,227,770	6,396,034
CO - Contractual Services					
110-20-210.43060_000	Contract Services General	4,668	8,500	7,695	22,360
110-20-210.43060_018	Contract Services Social Media Archive	7,188	7,600	7,547	7,548
110-20-210.43060_036	Contract Services Ticket Writers	7,196	10,000	0	10,000
110-20-210.43061	CPOA LDF	4,629	7,000	4,058	7,000
110-20-210.43125_010	Maintenance Office/Computer Equip	1,970	2,500	0	2,500
110-20-210.43125_013	Maintenance New World Software	1,521	1,596	1,595	1,677
110-20-210.43167	Recruitment	7,630	8,000	3,203	8,000
110-20-210.43213	Transcription Services	10,428	33,500	2,935	108,500
110-20-210.43321	Nuisance Cleanup	3,981	5,000	0	5,000
	Account Classification Total: CO - Contractual Services	49,211	83,696	27,033	172,585
SU - Supplies and Maintenance					
110-20-210.44001_000	Supplies General	3,271	5,500	2,818	5,500
110-20-210.44001_017	Supplies Honor Guard	67	3,000	0	3,000
110-20-210.44001_018	Supplies Drones	14,952	20,000	5,583	20,000
110-20-210.44001_030	Supplies Ammunition	630	0	0	0
110-20-210.44001_033	Supplies CRT/SWAT	29,031	35,000	15,109	35,000
110-20-210.44001_034	Supplies Patrol Car Decals	5,337	5,000	386	5,000
110-20-210.44001_036	Supplies First Aid	0	21,000	2,043	11,000
110-20-210.44001_038	Supplies Crime Prevention	4,580	5,500	3,403	9,000
110-20-210.44001_053	Supplies Program	0	0	0	10,000

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund - Division 210 Field Operations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-20-210.44001_060	Supplies Graffiti Abatement	1,531	2,000	212	2,000
110-20-210.44001_061	Supplies Nuisance Abatement	0	10,000	737	13,600
110-20-210.44001_259	Supplies Uniform Replacement	69	500	108	500
110-20-210.44010_100	Computer Replacement	0	2,200	2,038	7,500
110-20-210.44020	Forms	0	0	264	0
110-20-210.44030_001	Minor Equipment Safety	46,788	50,000	35,740	50,000
110-20-210.44030_079	Minor Equipment Police Reserve Program	12,532	0	0	0
110-20-210.44030_080	Minor Equipment Vest Replacement	18,536	55,000	13,728	25,000
110-20-210.44035	Photo Copies	0	250	0	250
Account Classification Total: SU - Supplies and Maintenance		137,323	214,950	82,169	197,350
UT - Utilities					
110-20-210.45001_002	Telephone Wireless/Tablet Service Plan	90	150	0	150
Account Classification Total: UT - Utilities		90	150	0	150
VE - Vehicle Expenses					
110-20-210.46000	Auto Allowance	0	1,200	0	0
110-20-210.46020	Fleet Maintenance Labor	360,596	100,000	133,307	100,000
110-20-210.46025	Outside Contractor Labor	44,950	35,000	37,511	35,000
110-20-210.46031	Fuel	290,224	290,000	241,730	325,000
110-20-210.46032	Vehicle & Small Equipment Maintenance Parts	281,468	81,000	60,178	81,000
110-20-210.46034	Vehicle Insurance	17,398	14,900	15,940	21,700
Account Classification Total: VE - Vehicle Expenses		994,636	522,100	488,666	562,700
MI - Miscellaneous Expenses					
110-20-210.47010	Bank Charges	923	900	503	1,000
110-20-210.47040_000	Dues Miscellaneous	2,345	3,250	3,005	3,250
110-20-210.47050	Meetings	22	1,500	100	1,500
110-20-210.47065	Professional Development	2,600	3,100	0	3,100
110-20-210.47080	Shoe Allowance	0	200	0	200
110-20-210.47081	Educational Assistance Program Reimbursement	750	3,000	750	3,000
110-20-210.47095_000	Training General/Travel	102,703	100,000	55,656	115,000
110-20-210.47100	Volunteers in Police (VIPS)	4,258	4,300	3,449	4,300
110-20-210.47119	Police Academy	39,036	65,000	24,835	65,000
110-20-210.47120	Emergency Operations Center	0	1,500	0	1,500
110-20-210.47353	Police Dog Program	12,057	10,000	7,808	10,000
110-20-210.47354	Explorer Program	2,516	2,000	2,455	4,000
110-20-210.47355	Promotional Merchandise	1,506	6,350	2,494	5,000
Account Classification Total: MI - Miscellaneous Expenses		168,716	201,100	101,055	216,850
CA - Capital Outlay					
110-20-210.51003_002	Capital Outlay - GASB 96 SBITA'S Axon	1,872,708	0	0	0
Account Classification Total: CA - Capital Outlay		1,872,708	0	0	0
DS - Debt Service					
110-20-210.53032_005	SBITA (GASB 96) Debt Service Axon Interest	301,594	0	0	0
110-20-210.53032_006	SBITA (GASB 96) Debt Service Axon Principal	50,296	0	0	0
Account Classification Total: DS - Debt Service		351,890	0	0	0
TO - Transfers Out					
110-20-210.48001_083	Transfers Out To Fd 501 for I.T. Services	264,837	346,823	289,030	475,191
110-20-210.48001_085	Transfers Out To Fd 501 IT Infrastructure	33,182	34,287	34,287	70,322
110-20-210.48001_089	Transfers Out To Fd 242 Computer Replacement	2,977	0	0	0
110-20-210.48001_090	Transfers Out Vehicle & Equip Replacement	800,000	0	0	0

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund - Division 210 Field Operations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-20-210.48001_123	Transfers Out for Police Equipment	229,107	0	0	0
	Account Classification Total: TO - Transfers Out	1,330,103	381,110	323,317	545,513
	Division Total: 210 - Field Operations	19,244,934	16,875,709	13,640,242	17,815,179
	Department Total: 20 - Police	19,244,934	16,875,709	13,640,242	17,815,179
	EXPENSES Total	19,244,934	16,875,709	13,640,242	17,815,179
	Fund REVENUE Total: 110 - General Fund	3,962,623	1,864,670	889,035	2,046,000
	Fund EXPENSE Total: 110 - General Fund	19,244,934	16,875,709	13,640,242	17,815,179
	Fund Total: 110 - General Fund	(15,282,311)	(15,011,039)	(12,751,207)	(15,769,179)

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund - Division 215 Animal Services

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 20 - Police					
Division: 215 - Animal Services					
LI - Licenses & Permits					
110-20-215.31020	Dog Licenses	59,881	65,000	46,799	65,000
110-20-215.31021	Dog Licence Citations (admin)	0	0	100	0
110-20-215.31022	Breeder Certificates	1,500	2,000	600	0
	Account Classification Total: LI - Licenses & Permits	61,381	67,000	47,499	65,000
FN - Fines, Forfeitures and Penalties					
110-20-215.32030	NonSpayed/Unneutered Penalties	0	500	0	0
	Account Classification Total: FN - Fines, Forfeitures and Penalties	0	500	0	0
CH - Charges for Services					
110-20-215.35057	Animal Shelter Fees	33,846	25,000	9,705	25,000
110-20-215.35058	Animal Services & Control-Misc	7,714	1,000	2,662	1,000
110-20-215.35060	Animal Control-Microchips	1,794	3,000	850	3,000
110-20-215.35066	Animal Services-Delinquent Dog	1,750	3,000	910	3,000
	Account Classification Total: CH - Charges for Services	45,104	32,000	14,127	32,000
TI - Transfers In					
110-20-215.38001_089	Transfers In Computer Replacement	0	6,410	6,410	0
	Account Classification Total: TI - Transfers In	0	6,410	6,410	0
	Division Total: 215 - Animal Services	106,485	105,910	68,036	97,000
	Department Total: 20 - Police	106,485	105,910	68,036	97,000
	REVENUES Total	106,485	105,910	68,036	97,000
EXPENSES					
Department: 20 - Police					
Division: 215 - Animal Services					
SA - Salaries					
110-20-215.41001	Full Time Salaries	263,272	279,700	232,534	305,867
110-20-215.41002_000	Part Time Help General	68,248	81,600	56,217	70,320
110-20-215.41002_005	Part Time Help Clerical	16,432	41,280	24,571	42,320
110-20-215.41010_002	Police Special Pay FTO	940	0	0	0
110-20-215.41053	Sick Leave Conversion Pay	0	500	0	500
110-20-215.41055	Vacation Conversion Pay	0	1,500	0	1,500
110-20-215.41059	Continuous Service Pay	2,317	5,238	4,660	5,527
110-20-215.41100_001	Overtime Standard	15,529	25,000	19,409	25,000
	Account Classification Total: SA - Salaries	366,737	434,818	337,390	451,034
BE - Benefits					
110-20-215.42001	Uniform Allowance	5,560	5,560	5,560	5,560
110-20-215.42002	Medical Dental Plan	50,807	52,572	60,929	49,293
110-20-215.42003	Vision Insurance	497	648	420	648
110-20-215.42004	Long Term Disability Insurance	1,054	1,049	1,004	1,061
110-20-215.42005	Life Insurance	565	529	456	465
110-20-215.42006	SUI	273	172	138	167
110-20-215.42007	Workers Comp Insurance	3,386	9,564	8,134	6,707
110-20-215.42008	City Liability Insurance	16,343	18,543	15,742	19,221
110-20-215.42009	PERS	47,108	50,451	41,163	54,775
110-20-215.42010	Medicare Tax	5,297	6,305	4,885	6,540
110-20-215.42011	Social Security	5,250	7,619	4,996	6,984
110-20-215.42012	Retiree Health Insurance	12,321	13,090	10,893	14,315
110-20-215.42014	Deferred Comp In Lieu	5,717	5,700	4,835	5,700

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund - Division 215 Animal Services

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-20-215.42016	Employee Contrib To PERS	(24,078)	(25,644)	(20,191)	(28,151)
110-20-215.42019	PERS UAL (Unfunded Accrued Liability)	68,555	71,719	59,770	77,687
	Account Classification Total: BE - Benefits	198,654	217,877	198,732	220,972
CO - Contractual Services					
110-20-215.43065	Copier Maintenance/Lease	296	1,500	297	1,500
110-20-215.43066	Printer Maintenance	93	500	59	500
110-20-215.43115_000	Maint-Air & Heat General	3,897	6,000	4,524	6,000
110-20-215.43120_002	Building Maintenance Janitorial Services	3,527	2,500	961	3,500
110-20-215.43150	Pest Control	960	1,000	728	2,000
110-20-215.43155	Physicals, Shots & Psychological	0	350	0	350
110-20-215.43175	Transaction Fees-Credit Card	181	300	94	300
110-20-215.43219	Euthanasia/Disposal	1,747	2,000	1,320	2,000
110-20-215.43222	Vet Service	915	8,000	7,126	5,000
	Account Classification Total: CO - Contractual Services	11,615	22,150	15,107	21,150
SU - Supplies and Maintenance					
110-20-215.44001_000	Supplies General	5,503	6,000	4,255	8,000
110-20-215.44001_050	Supplies Dog & Cat Food	819	1,000	680	2,000
110-20-215.44001_051	Supplies Dog Licenses	17	800	0	800
110-20-215.44001_052	Supplies Microchips	1,843	3,000	1,086	3,000
110-20-215.44001_053	Supplies Program	489	500	92	500
110-20-215.44010_100	Computer Replacement	0	3,300	3,057	3,000
110-20-215.44020	Forms	0	1,000	0	1,000
110-20-215.44030_010	Minor Equipment Apprehension	4,255	2,750	880	5,750
110-20-215.44040_000	Postage General	2,675	4,000	1,641	4,000
	Account Classification Total: SU - Supplies and Maintenance	15,603	22,350	11,692	28,050
UT - Utilities					
110-20-215.45001_000	Telephone General	526	500	374	500
110-20-215.45002_000	Turlock Irrigation District General	9,382	12,000	6,612	10,000
110-20-215.45003_000	PG & E General	807	1,500	940	1,500
	Account Classification Total: UT - Utilities	10,716	14,000	7,925	12,000
VE - Vehicle Expenses					
110-20-215.46020	Fleet Maintenance Labor	14,222	5,000	1,884	5,000
110-20-215.46025	Outside Contractor Labor	189	250	97	250
110-20-215.46031	Fuel	10,608	10,400	7,424	12,000
110-20-215.46032	Vehicle & Small Equipment Maintenance Parts	4,137	1,000	385	1,000
110-20-215.46034	Vehicle Insurance	324	200	183	200
	Account Classification Total: VE - Vehicle Expenses	29,481	16,850	9,972	18,450
MI - Miscellaneous Expenses					
110-20-215.47010	Bank Charges	1,025	1,100	468	1,100
110-20-215.47055	Cash Shortages	10	0	0	0
110-20-215.47095_000	Training General/Travel	520	0	0	0
	Account Classification Total: MI - Miscellaneous Expenses	1,555	1,100	468	1,100
TO - Transfers Out					
110-20-215.48001_083	Transfers Out To Fd 501 for I.T. Services	13,079	16,714	13,930	22,628
110-20-215.48001_085	Transfers Out To Fd 501 IT Infrastructure	1,724	1,652	1,652	3,349
110-20-215.48001_089	Transfers Out To Fd 242 Computer Replacement	1,900	0	0	0
	Account Classification Total: TO - Transfers Out	16,703	18,366	15,582	25,977
	Division Total: 215 - Animal Services	651,064	747,511	596,869	778,733
	Department Total: 20 - Police	651,064	747,511	596,869	778,733
	EXPENSES Total	651,064	747,511	596,869	778,733

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund - Division 215 Animal Services

G/L Account Number	Account Description		FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Fund REVENUE	Total: 110 - General Fund	106,485	105,910	68,036	97,000
	Fund EXPENSE	Total: 110 - General Fund	651,064	747,511	596,869	778,733
	Fund Total: 110 - General Fund		(544,580)	(641,601)	(528,833)	(681,733)

Turlock Fire Department

PURPOSE

The mission of the Turlock Fire Department is to protect the lives, property, and well-being of the residents and visitors of our community. This mission is achieved through proactive fire and life safety code enforcement, public education, highly trained personnel, and the delivery of emergency services supported by well-maintained apparatus, equipment, and fire stations. We are committed to continuously improving the quality, efficiency, and cost-effectiveness of our services while providing the highest level of care, professionalism, and protection to those we serve.

PROGRAMS

The Turlock Fire Department's mission is to protect life, property, and the environment through professional, compassionate, and effective emergency services. The Turlock Fire Department provides 24-hour emergency response services from four fire stations, including fire suppression, emergency medical services, rescue operations, fire prevention, public education, and disaster response. We are committed to operational excellence, regional collaboration, and continuous improvement to enhance service levels in a fiscally responsible and community-focused manner.

GOALS AND OBJECTIVES

Turlock Fire's stated goal is to "Protect your quality of life with pride and compassion." To accomplish this objective the department strives to maintain excellent incident response times and to quickly, safely, and efficiently mitigate emergencies. We expect our firefighters to always be professional, capable, and compassionate when interacting with the public. The department accomplishes its mission while being fiscally responsible to the city and the taxpayers. Our goals and objectives are stated below.

- In cooperation with our regional fire service partners, we are continuously exploring ways to collaborate, become more efficient, and deliver excellent customer service. Through our administrative contract with Modesto Fire Department, we are pursuing cost-effective ways to make best use of our resources and improve existing department programs.

GOALS AND OBJECTIVES (cont.)

- We are committed to delivering high-quality fire protection and emergency services while maintaining strong fiscal stewardship of public resources. To maximize the City's financial investment, we will actively pursue grants, leverage cooperative funding opportunities, and other alternative revenue sources. We will also continue to strengthen partnerships with local, county, state, and federal agencies to enhance regional collaboration, improve operational efficiency, expand access to training and specialized resources, and strengthen our collective ability to respond effectively to a wide range of emergencies through shared expertise and coordinated deployment of assets.

- Continue efforts to recruit, develop, and retain highly qualified personnel through competitive staffing strategies, professional development opportunities, leadership succession planning, and a positive organizational culture focused on operational excellence, accountability, and employee wellness.

- Continue progressing toward a multi-year phased staffing plan for a fifth apparatus, specifically a ladder truck company, to enhance operational effectiveness, firefighter safety, and current and future service delivery needs. The phased approach shall consider fiscal sustainability, deployment effectiveness, adopted Citygate Standards of Coverage, and regional fire service best practices.

- Coordinate with the Building and Engineering Departments to strategically plan, prioritize, and budget for the repair, renovation, and replacement of aging fire stations to meet the current and future service delivery needs of the community. A top priority of this effort is the relocation and replacement of Fire Station 34, which currently operates from a former single-family residence originally converted for fire station use more than 30 years ago that does not meet the operational, safety, or functional needs of a modern fire station. Facility improvements shall consider operational readiness, compliance with applicable building and fire codes, seismic and ADA standards, gender-inclusive accommodations, and industry best practices related to firefighter health, safety, and wellness.

GOALS AND OBJECTIVES (cont.)

- Establish and implement a phased non-transport Advanced Life Support (ALS) paramedic program to enhance emergency medical response capabilities and improve patient outcomes within the community. Program development shall include personnel training and certification, acquisition of medical equipment and pharmaceuticals, and coordination with the County EMS Agency. With support from the Modesto Fire Department EMS Division, the program will incorporate clinical oversight, supervision, quality assurance and improvement measures, and EMS policy guidance to ensure operational effectiveness, regulatory compliance, and long-term fiscal sustainability while coordinating effectively with regional EMS partners.

- Continue to strategically plan, budget, and save for the planned replacement of fire apparatus and staff vehicles in accordance with national best practices, operational demands, and findings from the Citygate Fire Services Master Plan. Fleet replacement planning shall consider apparatus type, operational use, age, mileage, reliability, maintenance costs, and long-term service delivery needs to ensure the department maintains safe, reliable, and operationally effective vehicles and equipment.

- Continue to strategically plan, budget, and save for the replacement of critical firefighting equipment to maintain operational readiness, firefighter safety, and compliance with applicable standards and best practices. Equipment replacement planning shall consider age, condition, reliability, manufacturer service life, technological advancements, and operational needs.

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 300 Fire Services

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 30 - Fire					
Division: 300 - Operations					
IG - Intergovernmental					
110-30-300.34060	FEMA/OES Strike Team Reimbursement	342,746	200,000	90,556	200,000
	Account Classification Total: IG - Intergovernmental	342,746	200,000	90,556	200,000
CH - Charges for Services					
110-30-300.35014_006	Salary Reimbursement Fire	2,057	2,000	601	2,000
110-30-300.35100	Fire Fees-Prevention	124,308	115,000	124,886	130,000
110-30-300.35104	EMS Contract	108,304	120,000	71,846	120,000
110-30-300.35155	Records Mgmt. Fee	0	0	0	5,000
	Account Classification Total: CH - Charges for Services	234,669	237,000	197,333	257,000
OR - Other Revenues					
110-30-300.37010_000	Miscellaneous General	45	500	286	500
	Account Classification Total: OR - Other Revenues	45	500	286	500
TI - Transfers In					
110-30-300.38001_001	Transfers In BL&Prop172 Fire Share Trs Fd 116	66,664	50,000	41,670	50,000
110-30-300.38001_026	Transfers In Fr Fd 231 CFD #2 for Fire	331,588	322,100	0	387,700
110-30-300.38001_089	Transfers In Computer Replacement	0	26,163	26,163	0
	Account Classification Total: TI - Transfers In	398,252	398,263	67,833	437,700
	Division Total: 300 - Operations	975,712	835,763	356,009	895,200
	Department Total: 30 - Fire	975,712	835,763	356,009	895,200
	REVENUES Total	975,712	835,763	356,009	895,200
EXPENSES					
Department: 30 - Fire					
Division: 300 - Operations					
SA - Salaries					
110-30-300.41001	Full Time Salaries	4,077,796	4,629,049	3,514,903	4,880,381
110-30-300.41002_000	Part Time Help General	48,781	50,000	43,254	50,000
110-30-300.41020_001	Fire Special Pay EMT Certificates	8,749	8,221	6,719	8,593
110-30-300.41020_002	Fire Special Pay Fitness Incentive	49,948	70,645	69,283	84,848
110-30-300.41020_003	Fire Special Pay FLSA Wages	110,608	110,154	98,165	116,448
110-30-300.41020_004	Fire Special Pay PFP	136,949	137,548	114,693	129,608
110-30-300.41020_005	Fire Special Pay Holiday Pay Out	7,954	15,000	2,867	15,000
110-30-300.41020_007	Fire Special Pay Management Certificate	4,644	7,492	3,359	7,831
110-30-300.41050	Bilingual Pay	9,057	9,600	8,143	9,600
110-30-300.41051	Confidential Pay	5,016	5,141	4,223	5,300
110-30-300.41052	Educational Incentive	65,369	42,000	32,828	39,600
110-30-300.41053	Sick Leave Conversion Pay	85,871	80,000	8,339	50,000
110-30-300.41054	Stand By Wages	90	0	0	0
110-30-300.41055	Vacation Conversion Pay	28,507	40,000	6,504	30,000
110-30-300.41056	Management Leave Conversion	4,867	6,000	0	6,000
110-30-300.41059	Continuous Service Pay	128,133	153,478	121,766	166,486
110-30-300.41100_001	Overtime Standard	916,793	1,000,000	869,271	1,000,000
110-30-300.41100_007	Overtime Department Business	39,139	40,000	27,418	40,000
110-30-300.41100_008	Overtime Fire Calls	3,589	5,000	508	0
110-30-300.41100_009	Overtime Investigations	20,106	20,000	0	20,000
110-30-300.41100_010	Overtime Training	65,641	50,000	50,792	75,000
110-30-300.41100_019	Overtime FEMA/OES StrikeTeam Reimbursable	322,203	180,000	118,405	200,000

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 300 Fire Services

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-30-300.41100_020	Overtime Firefighter Academy	3,332	35,000	26,622	35,000
	Account Classification Total: SA - Salaries	6,143,140	6,694,328	5,128,061	6,969,695
BE - Benefits					
110-30-300.42001	Uniform Allowance	49,619	50,672	47,842	49,560
110-30-300.42002	Medical Dental Plan	687,278	660,720	891,914	643,388
110-30-300.42003	Vision Insurance	7,518	8,662	6,828	9,310
110-30-300.42004	Long Term Disability Insurance	15,834	17,359	14,459	16,929
110-30-300.42005	Life Insurance	8,541	8,749	6,737	7,425
110-30-300.42006	SUI	2,721	1,392	1,359	1,392
110-30-300.42007	Workers Comp Insurance	50,402	136,553	107,144	98,599
110-30-300.42008	City Liability Insurance	335,689	380,990	288,993	396,012
110-30-300.42009	PERS	1,422,817	1,582,343	1,218,632	1,666,706
110-30-300.42010	Medicare Tax	86,077	97,068	70,937	101,061
110-30-300.42011	Social Security	0	3,100	0	3,100
110-30-300.42012	Retiree Health Insurance	243,054	272,482	209,158	287,218
110-30-300.42013	Deferred Comp	5,610	8,760	4,432	9,209
110-30-300.42014	Deferred Comp In Lieu	30,044	34,200	17,592	17,100
110-30-300.42016	Employee Contrib To PERS	(500,197)	(568,049)	(413,580)	(599,845)
110-30-300.42019	PERS UAL (Unfunded Accrued Liability)	1,396,811	1,595,218	1,329,350	1,755,508
	Account Classification Total: BE - Benefits	3,841,817	4,290,219	3,801,796	4,462,672
CO - Contractual Services					
110-30-300.43005_000	Alarm Monitoring General	0	1,200	166	1,200
110-30-300.43005_001	Alarm Monitoring Fire Station 1	1,455	1,600	1,328	1,600
110-30-300.43020	Car Wash	182	300	123	300
110-30-300.43040	Collection Service	0	100	0	100
110-30-300.43060_000	Contract Services General	403,362	425,220	344,919	626,150
110-30-300.43063	Fire Sprinkler & Suppression System	2,250	4,000	710	4,000
110-30-300.43064	Fire Extinguisher	922	3,800	232	3,800
110-30-300.43065	Copier Maintenance/Lease	536	2,500	536	2,500
110-30-300.43066	Printer Maintenance	2,402	3,500	1,274	3,500
110-30-300.43077	Tree Trimming	0	0	0	10,000
110-30-300.43085	Fingerprinting	0	500	490	500
110-30-300.43115_000	Maint-Air & Heat General	13,385	26,800	9,789	26,800
110-30-300.43120_002	Building Maintenance Janitorial Services	9,444	13,900	9,901	16,320
110-30-300.43120_003	Building Maintenance BCH Repairs & Supplies-Allocate	4,000	5,000	0	0
110-30-300.43120_005	Building Maintenance Repairs	64,046	160,000	98,701	160,000
110-30-300.43120_007	Building Maintenance HVAC	198	5,500	0	0
110-30-300.43125_004	Maintenance Elevator/Inspection	1,268	1,200	676	2,500
110-30-300.43125_010	Maintenance Office/Computer Equip	21	1,000	0	1,000
110-30-300.43125_013	Maintenance New World Software	6,039	6,340	6,339	6,657
110-30-300.43125_014	Maintenance Radio Maint/Repair	2,988	3,000	2,725	4,000
110-30-300.43125_016	Maintenance Weed Spraying	0	0	0	9,800
110-30-300.43125_017	Maintenance Wireless Antenna Maint/Repair	0	0	0	2,500
110-30-300.43125_025	Maintenance Generator Repair	0	0	0	6,000
110-30-300.43125_026	Maintenance Fire Station	58,298	60,000	20,442	77,000
110-30-300.43140	Pagers	172	0	186	220
110-30-300.43150	Pest Control	2,584	3,000	1,930	3,300
110-30-300.43155	Physicals, Shots & Psychological	79,766	113,025	25,811	100,000
110-30-300.43240	Fire Equip Maint Supplies/Replacement	9,544	11,500	4,199	11,500
110-30-300.43241	Fire Plan Checks/Inspections	20,312	27,000	22,511	30,000

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 300 Fire Services

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-30-300.43244	Safety Clothing Repairs	11,377	35,625	11,836	39,900
110-30-300.43245	Self Contained Breathing Apparatus (SCBA) Maintenance	9,895	12,500	2,339	33,700
Account Classification Total: CO - Contractual Services		704,445	928,110	567,160	1,184,847
SU - Supplies and Maintenance					
110-30-300.44001_000	Supplies General	13,326	15,000	7,478	16,000
110-30-300.44001_083	Supplies Buildings & Grounds	21,229	21,000	8,805	22,000
110-30-300.44001_086	Supplies Engines	80	0	0	0
110-30-300.44001_087	Supplies Fitness	7,930	8,000	3,696	8,000
110-30-300.44001_088	Supplies Hazardous Materials	8,794	9,000	2,550	10,500
110-30-300.44001_090	Supplies Emergency Medical	11,493	10,400	10,251	25,600
110-30-300.44001_091	Supplies Prevention Bureau	12,189	16,000	5,116	17,000
110-30-300.44001_092	Supplies Rescue Systems	2,945	4,000	1,121	5,500
110-30-300.44001_094	Supplies Training	14,874	17,000	3,554	22,000
110-30-300.44001_095	Supplies Wildland	2,561	2,700	0	2,700
110-30-300.44001_096	Supplies Honor Guard	1,799	1,900	0	1,900
110-30-300.44001_097	Supplies Wildland Boots	2,877	5,000	1,373	5,000
110-30-300.44001_264	Supplies Department Functions/Ceremonies	8,149	8,500	2,867	9,000
110-30-300.44005_001	Chemicals Suppression Agents	8,895	10,000	0	12,000
110-30-300.44010_001	Computer Software Maintenance	1,119	5,650	981	16,000
110-30-300.44010_100	Computer Replacement	0	14,300	14,296	3,000
110-30-300.44030_000	Minor Equipment Miscellaneous	16,857	20,000	5,037	20,000
110-30-300.44030_004	Minor Equipment Fire Station	1,678	13,500	1,995	13,500
110-30-300.44030_005	Minor Equipment Office	8,817	9,400	9,519	13,200
110-30-300.44030_014	Minor Equipment Self Contained Breathing Apparat	17,139	20,500	1,626	22,000
110-30-300.44030_015	Minor Equipment Fire Hose Replacement	19,474	20,500	0	21,000
110-30-300.44030_016	Minor Equipment Station Furniture Replacement	3,357	6,500	0	12,000
110-30-300.44030_017	Minor Equipment Radio	57,994	63,000	35,002	42,000
110-30-300.44030_019	Minor Equipment Safety Clothing	110,604	115,200	54,810	120,000
110-30-300.44030_020	Minor Equipment Arson Investigation	0	5,000	0	5,000
110-30-300.44030_056	Minor Equipment New Engine	0	0	0	50,000
110-30-300.44030_070	Minor Equipment Rescue	19,751	22,000	13,043	22,000
110-30-300.44040_000	Postage General	493	1,200	1,262	1,200
Account Classification Total: SU - Supplies and Maintenance		374,421	445,250	184,383	518,100
UT - Utilities					
110-30-300.45001_000	Telephone General	10,290	13,500	8,480	13,500
110-30-300.45001_002	Telephone Wireless/Tablet Service Plan	18,336	10,950	15,073	27,350
110-30-300.45001_003	Telephone Fire Engine Cell Phones	2,341	3,000	1,625	0
110-30-300.45002_000	Turlock Irrigation District General	39,507	65,000	35,752	45,000
110-30-300.45003_000	PG & E General	18,432	30,000	18,977	20,000
110-30-300.45015	Cable Services	753	600	647	4,100
Account Classification Total: UT - Utilities		89,660	123,050	80,554	109,950
VE - Vehicle Expenses					
110-30-300.46020	Fleet Maintenance Labor	54,495	13,500	10,893	13,500
110-30-300.46025	Outside Contractor Labor	200,280	210,000	59,666	210,000
110-30-300.46030_000	CNG General	0	300	0	300
110-30-300.46031	Fuel	75,017	80,000	64,176	90,000
110-30-300.46032	Vehicle & Small Equipment Maintenance Parts	59,960	25,000	6,622	25,000
110-30-300.46033	Tires & Tubes	0	9,000	2,752	9,000
110-30-300.46034	Vehicle Insurance	11,675	20,900	19,923	23,100

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 300 Fire Services

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Account Classification Total: VE - Vehicle Expenses	401,427	358,700	164,032	370,900
MI - Miscellaneous Expenses					
110-30-300.47015	Books & Subscriptions	771	1,200	179	1,200
110-30-300.47040_000	Dues Miscellaneous	0	1,000	0	1,000
110-30-300.47065	Professional Development	1,600	1,700	0	1,100
110-30-300.47080	Shoe Allowance	25	35	35	200
110-30-300.47081	Educational Assistance Program Reimbursement	1,995	2,000	0	2,000
110-30-300.47090	Testing & Recruitment	4,854	5,850	819	5,850
110-30-300.47095_000	Training General/Travel	22,657	21,000	9,392	21,000
110-30-300.47095_004	Training Arson Investigation	5,210	5,000	100	5,000
110-30-300.47095_005	Training Cal Fire Prevention Institute	6,499	7,200	0	7,200
110-30-300.47120	Emergency Operations Center	2,727	2,800	0	2,800
110-30-300.47553	FEMA/OES Strike Team Reimbursable (non-personnel)	2,945	7,000	1,515	7,000
	Account Classification Total: MI - Miscellaneous Expenses	49,283	54,785	12,040	54,350
TO - Transfers Out					
110-30-300.48001_012	Transfers Out To Fd 501 Info Tech-GIS	53,556	50,595	15,657	52,195
110-30-300.48001_083	Transfers Out To Fd 501 for I.T. Services	180,157	230,240	191,870	311,702
110-30-300.48001_085	Transfers Out To Fd 501 IT Infrastructure	15,755	15,755	15,755	32,368
110-30-300.48001_089	Transfers Out To Fd 242 Computer Replacement	4,824	0	0	0
110-30-300.48001_090	Transfers Out Vehicle & Equip Replacement	850,000	0	0	0
110-30-300.48001_092	Transfers Out To Fd130 Fire Safety Cloth&Equip	445,000	0	0	0
	Account Classification Total: TO - Transfers Out	1,549,292	296,590	223,282	396,265
	Division Total: 300 - Operations	13,153,483	13,191,032	10,161,309	14,066,779
	Department Total: 30 - Fire	13,153,483	13,191,032	10,161,309	14,066,779
	EXPENSES Total	13,153,483	13,191,032	10,161,309	14,066,779
	Fund REVENUE Total: 110 - General Fund	975,712	835,763	356,009	895,200
	Fund EXPENSE Total: 110 - General Fund	13,153,483	13,191,032	10,161,309	14,066,779
	Fund Total: 110 - General Fund	(12,177,771)	(12,355,269)	(9,805,300)	(13,171,579)

Planning Division

PURPOSE

The Planning Division has three principal responsibilities:

- Prepare, maintain and implement the City's General Plan, Specific Plans, Master Plans, and other types of plans
- Conduct environmental reviews of public and private projects under the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA)
- Administer the City's Zoning and Subdivision Ordinances including the review of land use, development, and subdivision projects for compliance with applicable policies, regulations, and standards

The Planning Division provides professional planning services and support to the City Council and Planning Commission and information on zoning and development matters to the public. The Division also provides technical support on a variety of planning and environmental studies for other departments within the City.

PROGRAMS

Most of the time and resources of the Planning Division are committed to reviewing and processing applications for various approvals and permits required by the Municipal Code or State law. To facilitate this process, the Planning Division manages a no-cost predevelopment process to give applicants early feedback on their projects and help them understand the process, time schedules, and costs. The Planning Division also prepares Specific Plans or Master Plans to plan areas proposed for annexation consistent with the City's Area-wide Planning Policy and works on General Plan and Code amendments and special studies to meet State requirements or at the direction of the City Council.

The Division handles most of the environmental review needs of the City and manages the annexation of new residential projects to Community Facilities District No. 2 (an additional tax to pay for services). Providing information to the public and other City staff is a significant part of the Planning Division's ongoing information program. Maintaining records, maps, and updating information is also a part of the Division's service to the public.

GOALS AND OBJECTIVES

- Adopt updates to the Zoning Ordinance
- Provide outstanding customer service
- Adopt Housing Element

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 400 Planning

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 40 - Development Services					
Division: 400 - Planning					
LI - Licenses & Permits					
110-40-400.31040	Home Occupation Permits	9,516	9,000	8,856	10,000
110-40-400.31041	Residential Parking Permits	0	30	0	30
	Account Classification Total: LI - Licenses & Permits	9,516	9,030	8,856	10,030
CH - Charges for Services					
110-40-400.35150	Zoning & Subdivision Fees	99,058	85,000	84,875	95,000
110-40-400.35151	Encroachment Permit Revenue	2,233	1,200	90	1,200
110-40-400.35152	Environmental Pro-Mitigation	10,920	10,000	7,735	10,000
110-40-400.35154	Building Plan Review	25,054	25,000	30,759	30,000
110-40-400.35155	Records Mgmt. Fee	0	0	0	45,000
110-40-400.37433	Salary Reimbursement from Cannabis	0	2,000	0	0
	Account Classification Total: CH - Charges for Services	137,265	123,200	123,459	181,200
OR - Other Revenues					
110-40-400.37009	Credit Card Revenue for Permits-DSD	17,958	15,000	15,946	18,000
110-40-400.37010_000	Miscellaneous General	0	50	20	50
110-40-400.37415	Reimbursement from Housing - NEPA	0	500	0	800
110-40-400.37419	Reimbursement from Fd 305 Devel Cap Proj Review	0	100	0	100
110-40-400.37428	Reimbursement from Dev Engr Maps	13,595	7,000	9,742	8,000
	Account Classification Total: OR - Other Revenues	31,553	22,650	25,708	26,950
TI - Transfers In					
110-40-400.38001_037	Transfers In Fr Fd 130 Records Management	25,000	25,000	20,830	30,000
110-40-400.38001_068	Transfers In Fr 110 for CIP Annual Report	1,000	1,000	1,000	0
110-40-400.38001_089	Transfers In Computer Replacement	0	6,559	6,559	0
	Account Classification Total: TI - Transfers In	26,000	32,559	28,389	30,000
	Division Total: 400 - Planning	204,334	187,439	186,412	248,180
	Department Total: 40 - Development Services	204,334	187,439	186,412	248,180
	REVENUES Total	204,334	187,439	186,412	248,180
EXPENSES					
Department: 40 - Development Services					
Division: 400 - Planning					
SA - Salaries					
110-40-400.41001	Full Time Salaries	432,331	578,046	401,389	623,570
110-40-400.41002_000	Part Time Help General	2,175	27,000	6,163	27,000
110-40-400.41050	Bilingual Pay	0	0	405	2,168
110-40-400.41052	Educational Incentive	2,347	1,800	3,068	5,013
110-40-400.41053	Sick Leave Conversion Pay	759	1,000	810	1,500
110-40-400.41055	Vacation Conversion Pay	1,400	15,000	7,905	5,000
110-40-400.41056	Management Leave Conversion	0	1,500	0	1,500
110-40-400.41059	Continuous Service Pay	10,905	13,794	10,296	12,415
110-40-400.41100_001	Overtime Standard	0	3,000	397	1,000
	Account Classification Total: SA - Salaries	449,918	641,140	430,431	679,166
BE - Benefits					
110-40-400.42002	Medical Dental Plan	49,127	66,084	60,546	62,259
110-40-400.42003	Vision Insurance	403	756	358	756
110-40-400.42004	Long Term Disability Insurance	1,680	2,134	1,653	2,131
110-40-400.42005	Life Insurance	910	1,075	755	935

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 400 Planning

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-40-400.42006	SUI	270	175	137	175
110-40-400.42007	Workers Comp Insurance	585	2,144	1,601	1,609
110-40-400.42008	City Liability Insurance	18,247	26,345	18,070	28,076
110-40-400.42009	PERS	79,505	105,097	73,156	112,961
110-40-400.42010	Medicare Tax	6,083	9,297	6,183	9,848
110-40-400.42011	Social Security	512	2,238	408	2,238
110-40-400.42012	Retiree Health Insurance	9,775	14,693	9,739	15,908
110-40-400.42013	Deferred Comp	6,215	11,865	6,430	12,402
110-40-400.42014	Deferred Comp In Lieu	11,434	11,400	9,670	11,400
110-40-400.42016	Employee Contrib To PERS	(39,359)	(52,609)	(34,691)	(57,066)
110-40-400.42019	PERS UAL (Unfunded Accrued Liability)	77,125	98,614	82,180	106,820
	Account Classification Total: BE - Benefits	222,512	299,308	236,193	310,452
CO - Contractual Services					
110-40-400.43020	Car Wash	4	50	0	50
110-40-400.43035_000	City Hall Shared Costs-Contract Services Shared Costs	13,177	13,439	9,772	14,105
110-40-400.43040	Collection Service	0	50	0	50
110-40-400.43060_000	Contract Services General	33,163	50,000	5,200	50,000
110-40-400.43065	Copier Maintenance/Lease	845	2,000	258	2,000
110-40-400.43066	Printer Maintenance	592	1,500	301	1,500
110-40-400.43085	Fingerprinting	147	100	49	100
110-40-400.43125_013	Maintenance New World Software	0	0	0	5,003
110-40-400.43155	Physicals, Shots & Psychological	235	300	228	300
	Account Classification Total: CO - Contractual Services	48,162	67,439	15,807	73,108
SU - Supplies and Maintenance					
110-40-400.44001_000	Supplies General	2,565	5,000	1,312	5,000
110-40-400.44010_001	Computer Software Maintenance	0	500	0	21,000
110-40-400.44010_100	Computer Replacement	0	0	0	4,500
110-40-400.44035	Photo Copies	0	2,000	0	2,000
110-40-400.44040_000	Postage General	3,164	5,000	1,557	5,000
	Account Classification Total: SU - Supplies and Maintenance	5,729	12,500	2,869	37,500
UT - Utilities					
110-40-400.45001_000	Telephone General	401	1,000	291	1,000
110-40-400.45001_002	Telephone Wireless/Tablet Service Plan	2,081	1,800	1,096	1,800
110-40-400.45004	City Hall Shared Costs - Utilities	4,888	4,630	4,269	5,822
	Account Classification Total: UT - Utilities	7,369	7,430	5,656	8,622
VE - Vehicle Expenses					
110-40-400.46000	Auto Allowance	1,082	1,200	1,018	1,200
110-40-400.46020	Fleet Maintenance Labor	1,754	2,500	231	2,000
110-40-400.46025	Outside Contractor Labor	28	1,000	0	1,000
110-40-400.46031	Fuel	76	200	0	200
110-40-400.46032	Vehicle & Small Equipment Maintenance Parts	3,048	1,000	12	1,000
110-40-400.46034	Vehicle Insurance	3	4	3	0
	Account Classification Total: VE - Vehicle Expenses	5,992	5,904	1,264	5,400
MI - Miscellaneous Expenses					
110-40-400.47005	Advertising	8,157	10,000	7,609	10,000
110-40-400.47009	Credit Card Charges for Permits-DSD	16,001	15,000	7,384	15,000
110-40-400.47015	Books & Subscriptions	2,527	2,800	1,725	2,800
110-40-400.47040_000	Dues Miscellaneous	0	200	0	200
110-40-400.47040_001	Dues StanCOG	5,195	5,500	5,198	5,500
110-40-400.47050	Meetings	0	200	0	200

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 400 Planning

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-40-400.47065	Professional Development	800	950	0	950
110-40-400.47081	Educational Assistance Program Reimbursement	0	1,000	0	1,000
110-40-400.47089	Environmental Filing Fees	1,645	5,000	0	5,000
110-40-400.47090	Testing & Recruitment	162	3,500	2,178	3,500
110-40-400.47095_000	Training General/Travel	9,305	7,000	2,136	17,000
	Account Classification Total: MI - Miscellaneous Expenses	43,791	51,150	26,230	61,150
BD - Bad Debt					
110-40-400.47012	Bad Debt Expense	0	1,500	0	1,500
	Account Classification Total: BD - Bad Debt	0	1,500	0	1,500
TO - Transfers Out					
110-40-400.48001_012	Transfers Out To Fd 501 Info Tech-GIS	35,704	33,730	10,438	34,797
110-40-400.48001_083	Transfers Out To Fd 501 for I.T. Services	17,983	22,982	19,150	31,114
110-40-400.48001_085	Transfers Out To Fd 501 IT Infrastructure	1,466	1,491	1,491	3,000
110-40-400.48001_089	Transfers Out To Fd 242 Computer Replacement	800	0	0	0
110-40-400.48001_246	Transfers Out General Fund Admin	64,932	0	0	0
110-40-400.48001_247	Transfers Out Asset Replacement	5,000	0	0	0
	Account Classification Total: TO - Transfers Out	125,885	58,203	31,079	68,911
	Division Total: 400 - Planning	909,358	1,144,574	749,529	1,245,809
	Department Total: 40 - Development Services	909,358	1,144,574	749,529	1,245,809
	EXPENSES Total	909,358	1,144,574	749,529	1,245,809
	Fund REVENUE Total: 110 - General Fund	204,334	187,439	186,412	248,180
	Fund EXPENSE Total: 110 - General Fund	909,358	1,144,574	749,529	1,245,809
	Fund Total: 110 - General Fund	(705,024)	(957,135)	(563,117)	(997,629)

Building & Safety Division

PURPOSE

The purpose of the Building and Safety Division is to protect the public health and safety through the effective administration of California's Model Building Codes and the City of Turlock's Municipal Code. This is accomplished through the building permit process, which requires:

1) Building plans to be reviewed for compliance with the model and municipal codes
2) A permit to build
3) Construction that is inspected to ensure compliance with the Code(s) and approved plans

PROGRAMS

The primary function of the Building and Safety Division Program is reviewing plans for code compliance and inspecting buildings during construction phases. In addition, the Building and Safety Division partners with the Fire Department and Code Enforcement to reduce safety hazards on existing buildings and responds to complaints concerning substandard and dangerous buildings. Additionally, we provide paraprofessional and technical assistance at the public counter in response to our various customer service needs. The Building and Safety Division also participates in the interdepartmental predevelopment process intended to facilitate the review and approval stages of the development process. The Building and Safety Division Program continues to lead in implementing the City's records retention and storage program to maintain current and historical property records.

GOALS AND OBJECTIVES

- Implement new software with robust automated functionality and online abilities; to allow for plan review status look up, on-line inspection scheduling and resulting, project tracking and improve the electronic plan submittal process.
- Coordinate with other City departments to streamline existing processes and develop standard performance targets for the plan check program.
- Encourage additional training and opportunity for existing staff to help facilitate advancement and retention
- Focus on effective recruitment of vacant positions; Chief Building Official

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 405 Building

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 40 - Development Services					
Division: 405 - Building					
LI - Licenses & Permits					
110-40-405.31030_001	Building Inspection Services Non FBHR	1,128,813	880,000	1,180,488	1,200,000
110-40-405.31034	Occupancy Permits	39,528	30,000	35,403	40,000
110-40-405.31036	Permit Handling/Issuance	413,675	320,000	273,342	320,000
	Account Classification Total: LI - Licenses & Permits	1,582,015	1,230,000	1,489,233	1,560,000
CH - Charges for Services					
110-40-405.35155	Records Mgmt. Fee	0	0	0	160,000
110-40-405.35185_001	Plan Checking Services Non-FBHR	794,980	600,000	448,512	600,000
	Account Classification Total: CH - Charges for Services	794,980	600,000	448,512	760,000
OR - Other Revenues					
110-40-405.37010_000	Miscellaneous General	1,811	1,200	3,213	1,500
110-40-405.37050	Unclaimed Property	0	0	175	0
110-40-405.37030	Sale of Property	25	0	0	0
	Account Classification Total: OR - Other Revenues	1,836	1,200	3,388	1,500
TI - Transfers In					
110-40-405.38001_089	Transfers In Computer Replacement	0	14,091	14,091	0
	Account Classification Total: TI - Transfers In	0	14,091	14,091	0
	Division Total: 405 - Building	2,378,831	1,845,291	1,955,224	2,321,500
	Department Total: 40 - Development Services	2,378,831	1,845,291	1,955,224	2,321,500
	REVENUES Total	2,378,831	1,845,291	1,955,224	2,321,500
EXPENSES					
Department: 40 - Development Services					
Division: 405 - Building					
SA - Salaries					
110-40-405.41001	Full Time Salaries	666,065	1,044,608	629,059	1,143,999
110-40-405.41002_000	Part Time Help General	31,243	70,000	16,035	55,000
110-40-405.41050	Bilingual Pay	2,161	2,326	1,896	2,396
110-40-405.41052	Educational Incentive	1,316	1,200	2,093	3,000
110-40-405.41053	Sick Leave Conversion Pay	713	2,000	2,481	2,500
110-40-405.41055	Vacation Conversion Pay	5,639	4,000	0	4,000
110-40-405.41056	Management Leave Conversion	0	2,000	0	2,000
110-40-405.41059	Continuous Service Pay	6,875	7,511	6,145	12,328
110-40-405.41100_001	Overtime Standard	0	5,000	0	5,000
	Account Classification Total: SA - Salaries	714,013	1,138,645	657,709	1,230,223
BE - Benefits					
110-40-405.42002	Medical Dental Plan	98,636	142,091	132,417	131,783
110-40-405.42003	Vision Insurance	1,140	1,728	1,067	1,620
110-40-405.42004	Long Term Disability Insurance	2,554	4,577	2,666	3,968
110-40-405.42005	Life Insurance	1,381	2,111	1,235	1,741
110-40-405.42006	SUI	660	357	300	365
110-40-405.42007	Workers Comp Insurance	1,120	5,061	2,644	3,651
110-40-405.42008	City Liability Insurance	32,031	45,738	31,043	51,949
110-40-405.42009	PERS	120,260	186,151	112,716	205,693
110-40-405.42010	Medicare Tax	10,004	16,510	9,366	17,838
110-40-405.42011	Social Security	1,162	4,340	994	3,410
110-40-405.42012	Retiree Health Insurance	14,138	23,607	13,297	26,503
110-40-405.42013	Deferred Comp	5,288	11,891	5,170	15,164

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 405 Building

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-40-405.42014	Deferred Comp In Lieu	18,440	17,100	17,117	22,800
110-40-405.42016	Employee Contrib To PERS	(60,878)	(95,008)	(54,493)	(104,555)
110-40-405.42019	PERS UAL (Unfunded Accrued Liability)	188,532	197,229	164,360	223,351
	Account Classification Total: BE - Benefits	434,470	563,483	439,899	605,281
CO - Contractual Services					
110-40-405.43020	Car Wash	95	200	46	200
110-40-405.43035_000	City Hall Shared Costs-Contract Services Shared Costs	30,785	31,404	22,830	32,961
110-40-405.43040	Collection Service	0	100	0	100
110-40-405.43060_000	Contract Services General	146,717	135,000	33,755	135,000
110-40-405.43060_011	Contract Services Inspection	0	10,000	0	10,000
110-40-405.43065	Copier Maintenance/Lease	3,063	5,000	3,066	5,000
110-40-405.43066	Printer Maintenance	210	1,000	402	500
110-40-405.43085	Fingerprinting	98	100	147	200
110-40-405.43125_013	Maintenance New World Software	0	0	0	5,043
110-40-405.43155	Physicals, Shots & Psychological	470	1,000	681	1,000
110-40-405.43160	Building Rent BCH	16,830	0	0	0
110-40-405.43260	Plan Check Services	211,453	250,000	118,040	250,000
	Account Classification Total: CO - Contractual Services	409,719	433,804	178,966	440,004
SU - Supplies and Maintenance					
110-40-405.44001_000	Supplies General	2,465	4,500	1,510	5,000
110-40-405.44010_001	Computer Software Maintenance	1,309	5,000	1,430	42,000
110-40-405.44010_100	Computer Replacement	0	1,100	1,019	7,500
110-40-405.44020	Forms	632	1,000	95	1,000
110-40-405.44040_000	Postage General	222	700	244	700
	Account Classification Total: SU - Supplies and Maintenance	4,628	12,300	4,297	56,200
UT - Utilities					
110-40-405.45001_000	Telephone General	1,120	2,500	869	2,500
110-40-405.45001_002	Telephone Wireless/Tablet Service Plan	1,957	5,000	1,438	3,000
110-40-405.45004	City Hall Shared Costs - Utilities	11,422	10,821	9,975	13,606
	Account Classification Total: UT - Utilities	14,499	18,321	12,282	19,106
VE - Vehicle Expenses					
110-40-405.46000	Auto Allowance	1,082	1,200	1,018	1,200
110-40-405.46020	Fleet Maintenance Labor	7,443	2,500	1,806	4,000
110-40-405.46025	Outside Contractor Labor	56	1,000	271	1,000
110-40-405.46031	Fuel	2,097	3,000	1,813	4,000
110-40-405.46032	Vehicle & Small Equipment Maintenance Parts	1,916	1,500	1,683	1,500
110-40-405.46034	Vehicle Insurance	15	20	13	20
	Account Classification Total: VE - Vehicle Expenses	12,609	9,220	6,604	11,720
MI - Miscellaneous Expenses					
110-40-405.47014	Code Adoption	0	500	330	0
110-40-405.47015	Books & Subscriptions	2,704	9,000	9,680	5,000
110-40-405.47050	Meetings	0	500	0	500
110-40-405.47065	Professional Development	300	950	0	950
110-40-405.47080	Shoe Allowance	668	1,050	666	1,050
110-40-405.47081	Educational Assistance Program Reimbursement	0	1,000	0	1,000
110-40-405.47090	Testing & Recruitment	19,986	20,000	5,588	20,000
110-40-405.47095_000	Training General/Travel	15,395	15,000	2,848	15,000
	Account Classification Total: MI - Miscellaneous Expenses	39,053	48,000	19,111	43,500
BD - Bad Debt					

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 405 Building

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-40-405.47012	Bad Debt Expense	0	5,000	0	5,000
	Account Classification Total: BD - Bad Debt	0	5,000	0	5,000
TO - Transfers Out					
110-40-405.48001_012	Transfers Out To Fd 501 Info Tech-GIS	35,704	33,730	10,438	34,797
110-40-405.48001_083	Transfers Out To Fd 501 for I.T. Services	37,601	48,053	40,040	65,056
110-40-405.48001_085	Transfers Out To Fd 501 IT Infrastructure	3,065	3,119	3,119	6,273
110-40-405.48001_089	Transfers Out To Fd 242 Computer Replacement	3,777	0	0	0
110-40-405.48001_246	Transfers Out General Fund Admin	129,863	0	0	0
110-40-405.48001_247	Transfers Out Asset Replacement	20,000	0	0	0
	Account Classification Total: TO - Transfers Out	230,010	84,902	53,597	106,126
	Division Total: 405 - Building	1,859,001	2,313,675	1,372,466	2,517,160
	Department Total: 40 - Development Services	1,859,001	2,313,675	1,372,466	2,517,160
	EXPENSES Total	1,859,001	2,313,675	1,372,466	2,517,160
	Fund REVENUE Total: 110 - General Fund	2,378,831	1,845,291	1,955,224	2,321,500
	Fund EXPENSE Total: 110 - General Fund	1,859,001	2,313,675	1,372,466	2,517,160
	Fund Total: 110 - General Fund	519,830	(468,384)	582,759	(195,660)

Engineering Division

PURPOSE

The purpose of the Engineering Division is to provide professional engineering design, surveying, and project management for capital improvement projects; ensure compliance to all City standards for all public improvements; ensure compliance to all improvement plan requirements for all on-site improvements; ensure compliance of all lot line adjustments, lot mergers, parcel maps, and subdivision maps with the Subdivision Map Act requirements; impose conditions to mitigate development impacts on the public infrastructure; and develop and update various development impact fees to insure new development mitigates its impact on the City's infrastructure.

PROGRAMS

Capital Improvements

The capital improvement program provides for the installation of public infrastructure for various City of Turlock Departments. With funding provided by these departments, the Engineering Program provides topographic survey collection, improvement plan preparation/design, right of way and easements acquisition, project management, construction staking, and construction inspection. In addition, staff prepares all Caltrans and StanCog documents necessary for the appropriation, design, and construction funding obligation and final reports for all Federal and State grant funding. Through this process, staff is able to secure Congestion Mitigation and Air Quality (CMAQ), Surface Transportation Program (STP), Active Transportation Program (ATP), and Highway Safety Improvement Program (HSIP) grant funding for use within the City.

Land Development

The development program provides for the review of all proposed development activity within the City. With funding provided by developers through fees, the Engineering Program reviews proposed development, imposes conditions, processes lot line adjustments, lot mergers, parcel maps, and subdivision maps. In addition, staff reviews/approves improvement plans and issues grading and encroachment permits. Staff also forms the City's Maintenance District for each development and reviews each building permit application and prepares/calculates impact fees based on use and zoning. The Development Program is also charged with the responsibility to create, implement, and update various fee programs. Specifically, the Development Program provides program management and oversight for the Capital Facilities Fee, Northwest Triangle Specific Plan, North Turlock Master Plan, Northeast Turlock Master Plan, East Tuolumne Master Plan, Turlock Regional Industrial Specific Plan, and Master Storm Drainage programs.

PROGRAMS (cont.)

Inspection

The inspection program provides assurances that all public improvements installed by the City or by development meet or exceed the standards set forth in the City of Turlock Standard Specifications and Drawings. In addition, through the grading permit process, the inspection staff reviews on-site improvements for conformance with the approved improvement plans. Lastly, staff coordinates with other divisions as to specialized testing needs. Specifically, staff coordinates the TV inspection on sewer and storm lines as well as the bacteriological testing of water lines.

Traffic and Transportation

Responsible for the planning and implementation of the orderly and safe multimodal traffic movement throughout the City. Traffic engineering provides oversight in the enhancement of roadways and intersections to improve safety and efficiency, conducts studies, implements traffic signal timing and seeks grant funding for traffic safety improvements.

GOALS AND OBJECTIVES

- Continue to provide professional engineering design, project management and inspection for capital improvement projects
- Continue to review and impose conditions on new development to ensure that the proposed development mitigates its current and future impacts
- Ensure all new construction meets or exceeds the City of Turlock Standard Specifications and Drawings
- Monitor and impose all development impact fees on new construction

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 410 Engineering

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 40 - Development Services					
Division: 410 - Engineering					
CH - Charges for Services					
110-40-410.35155	Records Mgmt. Fee	0	0	0	105,000
110-40-410.35189	Building Permit Fees	130,572	100,000	94,456	110,000
110-40-410.35190	Grading Permit-Plan Check & Inspection	148,033	105,000	174,470	150,000
110-40-410.35191	Utility Co Inspec Permit Fee	296,048	165,000	303,338	300,000
110-40-410.35192	Capital Projects-Engineering Services	1,701,702	2,165,000	1,045,700	1,868,000
110-40-410.35193	Planning Permit Fees	15,935	14,000	9,919	14,000
110-40-410.35194	Subdiv Plan Check/Encroachment	21,755	15,000	21,863	22,000
110-40-410.35195	Lot Line Adjustments & Abandonments	12,847	10,000	12,112	13,000
110-40-410.35196	GIS - Engineering Services	62,215	45,000	34,339	45,000
110-40-410.35199	Monument Preservation Services	708	0	0	0
110-40-410.35203	Engineering Inspection Services	63,173	44,000	38,506	44,000
110-40-410.35204	Engineering Plan Check Services	50,225	21,000	42,768	40,000
110-40-410.35212	CFD Annexations	0	0	15,700	15,000
	Account Classification Total: CH - Charges for Services	2,503,212	2,684,000	1,793,170	2,726,000
OR - Other Revenues					
110-40-410.37010_000	Miscellaneous General	12,700	0	16	0
110-40-410.37030	Sale of Property	0	0	152	0
110-40-410.37032	Sales of Supplies & Specs	210	0	46	0
110-40-410.37080	Office Space	10,125	13,500	9,000	13,500
	Account Classification Total: OR - Other Revenues	23,035	13,500	9,214	13,500
TI - Transfers In					
110-40-410.38001_037	Transfers In Fr Fd 130 Records Management	15,000	15,000	12,500	0
110-40-410.38001_089	Transfers In Computer Replacement	0	30,874	30,874	0
	Account Classification Total: TI - Transfers In	15,000	45,874	43,374	0
	Division Total: 410 - Engineering	2,541,247	2,743,374	1,845,757	2,739,500
	Department Total: 40 - Development Services	2,541,247	2,743,374	1,845,757	2,739,500
	REVENUES Total	2,541,247	2,743,374	1,845,757	2,739,500
EXPENSES					
Department: 40 - Development Services					
Division: 410 - Engineering					
SA - Salaries					
110-40-410.41001	Full Time Salaries	1,557,170	2,148,540	1,410,993	1,929,617
110-40-410.41002_000	Part Time Help General	49,552	60,000	59,682	60,000
110-40-410.41050	Bilingual Pay	5,408	4,860	5,492	4,993
110-40-410.41051	Confidential Pay	1,549	1,285	1,055	1,325
110-40-410.41052	Educational Incentive	5,608	5,618	4,413	4,531
110-40-410.41053	Sick Leave Conversion Pay	10,420	10,000	7,421	10,000
110-40-410.41055	Vacation Conversion Pay	18,180	8,000	0	15,000
110-40-410.41056	Management Leave Conversion	370	5,000	205	3,000
110-40-410.41059	Continuous Service Pay	16,655	18,540	14,711	17,641
110-40-410.41100_001	Overtime Standard	878	5,000	129	1,000
110-40-410.49006	Salary Credits From Other Departments	(32,021)	0	0	0
110-40-410.49007	Salary Charges From Other Departments	2,799	0	1,324	0
	Account Classification Total: SA - Salaries	1,636,567	2,266,843	1,505,425	2,047,107
BE - Benefits					

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 410 Engineering

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-40-410.42002	Medical Dental Plan	207,659	300,555	243,469	231,375
110-40-410.42003	Vision Insurance	2,559	4,061	2,130	3,337
110-40-410.42004	Long Term Disability Insurance	6,182	8,301	6,050	6,693
110-40-410.42005	Life Insurance	3,329	4,184	2,756	2,936
110-40-410.42006	SUI	887	615	512	523
110-40-410.42007	Workers Comp Insurance	3,545	12,842	7,915	7,699
110-40-410.42008	City Liability Insurance	67,338	98,107	63,038	86,157
110-40-410.42009	PERS	285,881	397,991	258,521	347,819
110-40-410.42010	Medicare Tax	23,339	33,812	21,264	29,683
110-40-410.42011	Social Security	371	3,720	0	3,720
110-40-410.42012	Retiree Health Insurance	36,785	51,539	33,078	44,662
110-40-410.42013	Deferred Comp	19,328	26,664	17,275	22,716
110-40-410.42014	Deferred Comp In Lieu	5,717	5,700	5,167	5,700
110-40-410.42016	Employee Contrib To PERS	(143,359)	(201,946)	(125,226)	(176,230)
110-40-410.42019	PERS UAL (Unfunded Accrued Liability)	337,980	355,011	295,840	326,286
	Account Classification Total: BE - Benefits	857,539	1,101,156	831,789	943,076
CO - Contractual Services					
110-40-410.43010	Contract Attorney	0	80,000	70,870	50,000
110-40-410.43020	Car Wash	154	300	84	200
110-40-410.43035_000	City Hall Shared Costs-Contract Services Shared Costs	54,489	55,583	40,411	58,336
110-40-410.43055_007	Consultant City Surveyor	0	10,000	0	0
110-40-410.43060_000	Contract Services General	40,549	40,000	16,399	24,000
110-40-410.43065	Copier Maintenance/Lease	4,895	5,500	4,224	5,000
110-40-410.43066	Printer Maintenance	2,174	2,500	1,882	2,500
110-40-410.43085	Fingerprinting	98	250	103	250
110-40-410.43100_001	Insurance Property	1,419	1,791	1,791	2,690
110-40-410.43125_010	Maintenance Office/Computer Equip	0	1,000	0	1,000
110-40-410.43125_013	Maintenance New World Software	0	0	0	5,043
110-40-410.43155	Physicals, Shots & Psychological	235	500	235	500
110-40-410.43228_001	Radio System Maintenance Motorola System	0	0	0	240
110-40-410.43228_002	Radio System Maintenance Subscriber	0	0	0	577
	Account Classification Total: CO - Contractual Services	104,013	197,424	135,998	150,336
SU - Supplies and Maintenance					
110-40-410.44001_000	Supplies General	6,820	10,000	8,761	10,000
110-40-410.44010_001	Computer Software Maintenance	32,709	61,650	60,036	90,000
110-40-410.44010_100	Computer Replacement	0	3,400	3,392	3,000
110-40-410.44035	Photo Copies	0	1,000	0	500
110-40-410.44040_000	Postage General	295	500	548	500
110-40-410.44090	Office Equipment & Furniture	1,886	0	0	0
110-40-410.44091	Field Supplies	699	3,000	1,394	2,000
	Account Classification Total: SU - Supplies and Maintenance	42,409	79,550	74,131	106,000
UT - Utilities					
110-40-410.45001_000	Telephone General	2,803	3,000	2,669	3,000
110-40-410.45001_002	Telephone Wireless/Tablet Service Plan	6,015	8,000	5,191	6,000
110-40-410.45004	City Hall Shared Costs - Utilities	20,217	19,153	17,656	24,082
	Account Classification Total: UT - Utilities	29,035	30,153	25,516	33,082
VE - Vehicle Expenses					
110-40-410.46000	Auto Allowance	516	480	587	480
110-40-410.46020	Fleet Maintenance Labor	13,205	8,500	3,701	5,000
110-40-410.46025	Outside Contractor Labor	84	2,500	0	500

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 410 Engineering

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-40-410.46031	Fuel	6,945	7,800	7,355	7,500
110-40-410.46032	Vehicle & Small Equipment Maintenance Parts	2,269	3,000	2,081	2,500
110-40-410.46034	Vehicle Insurance	704	600	615	700
	Account Classification Total: VE - Vehicle Expenses	23,723	22,880	14,339	16,680
MI - Miscellaneous Expenses					
110-40-410.47005	Advertising	960	3,000	1,379	2,000
110-40-410.47015	Books & Subscriptions	1,795	1,000	852	1,500
110-40-410.47040_000	Dues Miscellaneous	360	1,200	0	360
110-40-410.47041	Notary Public Expenses	0	500	516	500
110-40-410.47050	Meetings	0	1,000	0	500
110-40-410.47065	Professional Development	2,307	2,875	737	3,585
110-40-410.47080	Shoe Allowance	1,127	3,000	1,333	1,500
110-40-410.47081	Educational Assistance Program Reimbursement	0	500	0	500
110-40-410.47090	Testing & Recruitment	0	4,000	0	1,000
110-40-410.47095_000	Training General/Travel	10,225	10,000	3,868	10,000
	Account Classification Total: MI - Miscellaneous Expenses	16,774	27,075	8,686	21,445
TO - Transfers Out					
110-40-410.48001_012	Transfers Out To Fd 501 Info Tech-GIS	35,704	33,730	10,438	34,797
110-40-410.48001_068	Transfers Out To 110-40-400 CIP Annual Report	1,000	1,000	1,000	0
110-40-410.48001_083	Transfers Out To Fd 501 for I.T. Services	67,747	91,093	75,910	106,352
110-40-410.48001_085	Transfers Out To Fd 501 IT Infrastructure	5,521	5,369	5,369	10,253
110-40-410.48001_089	Transfers Out To Fd 242 Computer Replacement	3,372	0	0	0
110-40-410.48001_246	Transfers Out General Fund Admin	229,705	0	0	0
110-40-410.48001_247	Transfers Out Asset Replacement	25,000	0	0	0
110-40-410.48005_002	Transfers Out - Reporting GASB 96 SBITA'S	11,744	0	0	0
	Account Classification Total: TO - Transfers Out	379,793	131,192	92,717	151,402
	Division Total: 410 - Engineering	3,089,853	3,856,273	2,688,601	3,469,128
	Department Total: 40 - Development Services	3,089,853	3,856,273	2,688,601	3,469,128
	EXPENSES Total	3,089,853	3,856,273	2,688,601	3,469,128
	Fund REVENUE Total: 110 - General Fund	2,541,247	2,743,374	1,845,757	2,739,500
	Fund EXPENSE Total: 110 - General Fund	3,089,853	3,856,273	2,688,601	3,469,128
	Fund Total: 110 - General Fund	(548,606)	(1,112,899)	(842,844)	(729,628)

Division 500 Public Facilities

PURPOSE

The Public Facilities Maintenance Division oversees the maintenance of government-owned public buildings and facilities, as well as the surrounding landscape areas.

GOALS AND OBJECTIVES

- Provide safe and well-maintained facilities for the community, recreation programs, and City of Turlock employees.
- Provide support to facility users during meetings and events.
- Conduct routine safety inspections of the facilities, making any necessary repairs.
- Effectively manage watering restrictions and monitor impacts to help prevent the loss of trees.

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 500 Public Facilities

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
EXPENSES					
Department: 50 - Municipal Services					
Division: 500 - Public Facilities					
SA - Salaries					
110-50-500.41001	Full Time Salaries	242,727	329,562	246,202	327,788
110-50-500.41002_000	Part Time Help General	88,417	100,000	65,033	100,000
110-50-500.41002_005	Part Time Help Clerical	1,829	2,000	2,100	2,000
110-50-500.41050	Bilingual Pay	94	129	106	132
110-50-500.41051	Confidential Pay	189	257	211	265
110-50-500.41052	Educational Incentive	26	0	204	240
110-50-500.41053	Sick Leave Conversion Pay	1,222	1,500	1,634	1,000
110-50-500.41054	Stand By Wages	1,526	2,200	560	2,200
110-50-500.41055	Vacation Conversion Pay	6,119	4,000	1,314	3,000
110-50-500.41056	Management Leave Conversion	420	2,000	214	1,000
110-50-500.41059	Continuous Service Pay	6,179	6,895	5,632	8,522
110-50-500.41100_001	Overtime Standard	1,327	3,000	1,562	3,000
110-50-500.49006	Salary Credits From Other Departments	(49,706)	0	(355)	0
110-50-500.49007	Salary Charges From Other Departments	106,460	0	0	0
	Account Classification Total: SA - Salaries	406,829	451,543	324,414	449,147
BE - Benefits					
110-50-500.42002	Medical Dental Plan	51,199	55,971	69,652	50,802
110-50-500.42003	Vision Insurance	520	734	501	713
110-50-500.42004	Long Term Disability Insurance	948	1,236	1,036	1,137
110-50-500.42005	Life Insurance	519	623	461	499
110-50-500.42006	SUI	257	184	146	177
110-50-500.42007	Workers Comp Insurance	2,846	9,417	6,020	7,324
110-50-500.42008	City Liability Insurance	21,557	27,542	20,076	26,160
110-50-500.42009	PERS	45,133	59,128	45,106	58,838
110-50-500.42010	Medicare Tax	4,795	6,547	4,606	6,513
110-50-500.42011	Social Security	5,592	6,324	4,162	6,324
110-50-500.42012	Retiree Health Insurance	5,698	7,756	5,853	7,600
110-50-500.42013	Deferred Comp	3,526	5,106	3,635	4,753
110-50-500.42014	Deferred Comp In Lieu	2,462	2,850	2,750	2,850
110-50-500.42016	Employee Contrib To PERS	(22,223)	(33,362)	(21,685)	(33,474)
110-50-500.42019	PERS UAL (Unfunded Accrued Liability)	36,848	69,926	58,270	75,745
	Account Classification Total: BE - Benefits	159,678	219,982	200,589	215,961
CO - Contractual Services					
110-50-500.43020	Car Wash	18	25	0	25
110-50-500.43063	Fire Sprinkler & Suppression System	700	750	350	750
110-50-500.43064	Fire Extinguisher	208	350	173	350
110-50-500.43065	Copier Maintenance/Lease	80	150	81	150
110-50-500.43077	Tree Trimming	0	20,000	19,910	20,000
110-50-500.43110	Laundry & Linen Service	0	2,000	0	1,000
110-50-500.43115_000	Maint-Air & Heat General	1,502	1,530	761	1,530
110-50-500.43115_001	Maint-Air & Heat Columbia Center	2,486	3,000	1,259	3,000
110-50-500.43115_004	Maint-Air & Heat Rube Boesch	2,454	2,470	1,243	2,470
110-50-500.43115_005	Maint-Air & Heat Senior Center	12,979	6,100	2,176	6,100
110-50-500.43120_005	Building Maintenance Repairs	23,396	25,000	9,095	25,000
110-50-500.43125_037	Maintenance MMS Subscription	1,352	1,352	1,352	1,352
110-50-500.43150	Pest Control	1,453	1,500	1,098	1,500

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 500 Public Facilities

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-50-500.43155	Physicals, Shots & Psychological	744	1,000	279	1,000
	Account Classification Total: CO - Contractual Services	47,371	65,227	37,776	64,227
SU - Supplies and Maintenance					
110-50-500.44001_000	Supplies General	24,300	21,500	9,922	25,000
	Account Classification Total: SU - Supplies and Maintenance	24,300	21,500	9,922	25,000
UT - Utilities					
110-50-500.45001_000	Telephone General	693	700	801	700
110-50-500.45001_002	Telephone Wireless/Tablet Service Plan	456	500	342	500
110-50-500.45002_000	Turlock Irrigation District General	17,166	18,000	12,736	12,000
110-50-500.45003_000	PG & E General	4,360	8,300	3,608	5,000
110-50-500.45007	Internet Access	3,620	4,000	3,297	6,000
	Account Classification Total: UT - Utilities	26,295	31,500	20,783	24,200
VE - Vehicle Expenses					
110-50-500.46000	Auto Allowance	806	840	893	840
110-50-500.46010	Equipment Rental	985	1,000	0	1,000
110-50-500.46020	Fleet Maintenance Labor	17,766	3,000	6,821	5,500
110-50-500.46025	Outside Contractor Labor	1,666	5,500	493	2,000
110-50-500.46031	Fuel	4,837	5,750	4,681	5,750
110-50-500.46032	Vehicle & Small Equipment Maintenance Parts	5,752	3,000	5,282	3,000
110-50-500.46034	Vehicle Insurance	2	5	2	10
	Account Classification Total: VE - Vehicle Expenses	31,814	19,095	18,172	18,100
MI - Miscellaneous Expenses					
110-50-500.47065	Professional Development	340	450	27	490
110-50-500.47080	Shoe Allowance	404	800	922	1,000
110-50-500.47081	Educational Assistance Program Reimbursement	0	2,000	425	2,000
110-50-500.47090	Testing & Recruitment	515	500	103	500
110-50-500.47095_000	Training General/Travel	3,718	5,000	2,621	5,000
	Account Classification Total: MI - Miscellaneous Expenses	4,977	8,750	4,098	8,990
TO - Transfers Out					
110-50-500.48001_083	Transfers Out To Fd 501 for I.T. Services	15,302	22,355	18,630	30,265
110-50-500.48001_085	Transfers Out To Fd 501 IT Infrastructure	1,134	920	920	2,641
	Account Classification Total: TO - Transfers Out	16,436	23,275	19,550	32,906
	Division Total: 500 - Public Facilities	717,700	840,872	635,305	838,531
	Department Total: 50 - Municipal Services	717,700	840,872	635,305	838,531
	EXPENSES Total	717,700	840,872	635,305	838,531
	Fund REVENUE Total: 110 - General Fund				
	Fund EXPENSE Total: 110 - General Fund	717,700	840,872	635,305	838,531
	Fund Total: 110 - General Fund	(717,700)	(840,872)	(635,305)	(838,531)

Division 600 Park Maintenance

PURPOSE

The Park Maintenance Division oversees the operation, maintenance, safety, and design of all parks, playgrounds, water features, skate park, and other related amenities. This Division also provides support for picnic area rentals throughout the park season.

GOALS AND OBJECTIVES

- Provide safe, well-designed, and attractively maintained park facilities for the citizens of Turlock to enjoy
- Effectively manage park watering restrictions and monitor impacts to help prevent the loss of trees
- Conduct routine safety inspections of all playgrounds and surrounding areas, and take the necessary steps to mitigate identified hazards
- Promote the value and importance of Turlock's urban forest through the annual Arbor Day and Go Green Week tree planting events
- Encourage individuals, local businesses, civic groups, and community organizations to support the beautification and maintenance of Turlock's parks through volunteerism, donations, and sponsorship opportunities offered by the Adopt-A-Park Program.

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 600 Parks Maintenance

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 60 - Parks					
Division: 600 - Maintenance					
CH - Charges for Services					
110-60-600.35014_004	Salary Reimbursement Parks	11,592	10,000	10,618	0
110-60-600.35156	Plan Review	1,827	2,000	1,386	2,000
	Account Classification Total: CH - Charges for Services	13,419	12,000	12,004	2,000
OR - Other Revenues					
110-60-600.37010_000	Miscellaneous General	0	0	3,326	0
110-60-600.37030	Sale of Property	534	0	35	0
	Account Classification Total: OR - Other Revenues	534	0	3,361	0
TI - Transfers In					
110-60-600.38001_027	Transfers In Fr Fd 231 CFD #2 for Parks	114,780	111,500	0	134,200
110-60-600.38001_159	Transfers In Airport Support	10,000	0	0	0
	Account Classification Total: TI - Transfers In	124,780	111,500	0	134,200
	Division Total: 600 - Maintenance	138,733	123,500	15,365	136,200
	Department Total: 60 - Parks	138,733	123,500	15,365	136,200
	REVENUES Total	138,733	123,500	15,365	136,200
EXPENSES					
Department: 60 - Parks					
Division: 600 - Maintenance					
SA - Salaries					
110-60-600.41001	Full Time Salaries	347,515	460,368	335,930	480,487
110-60-600.41002_000	Part Time Help General	50,489	55,000	34,074	55,000
110-60-600.41002_005	Part Time Help Clerical	1,615	2,000	2,608	2,000
110-60-600.41050	Bilingual Pay	1,546	1,617	1,271	1,666
110-60-600.41051	Confidential Pay	189	257	211	265
110-60-600.41052	Educational Incentive	26	0	204	240
110-60-600.41053	Sick Leave Conversion Pay	1,514	2,500	2,263	1,500
110-60-600.41054	Stand By Wages	1,766	4,000	1,183	4,000
110-60-600.41055	Vacation Conversion Pay	2,233	2,500	396	2,000
110-60-600.41056	Management Leave Conversion	420	0	214	500
110-60-600.41059	Continuous Service Pay	5,605	7,201	5,862	7,646
110-60-600.41100_001	Overtime Standard	4,481	4,500	3,931	4,500
110-60-600.49006	Salary Credits From Other Departments	(225,122)	0	(2,172)	0
110-60-600.49007	Salary Charges From Other Departments	218,439	0	0	0
	Account Classification Total: SA - Salaries	410,716	539,943	385,974	559,804
BE - Benefits					
110-60-600.42002	Medical Dental Plan	88,741	94,237	132,243	88,171
110-60-600.42003	Vision Insurance	878	1,199	979	1,199
110-60-600.42004	Long Term Disability Insurance	1,368	1,726	1,424	1,667
110-60-600.42005	Life Insurance	740	870	644	731
110-60-600.42006	SUI	433	242	194	215
110-60-600.42007	Workers Comp Insurance	4,120	11,916	9,402	9,880
110-60-600.42008	City Liability Insurance	26,378	38,202	25,177	38,909
110-60-600.42009	PERS	63,884	84,164	61,276	87,548
110-60-600.42010	Medicare Tax	5,873	7,497	5,199	7,757
110-60-600.42011	Social Security	3,235	3,534	2,274	3,534
110-60-600.42012	Retiree Health Insurance	7,447	9,897	7,269	10,322
110-60-600.42013	Deferred Comp	2,673	4,383	3,040	4,576

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 600 Parks Maintenance

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-60-600.42014	Deferred Comp In Lieu	7,058	7,524	2,582	7,524
110-60-600.42016	Employee Contrib To PERS	(31,568)	(42,309)	(29,875)	(44,152)
110-60-600.42019	PERS UAL (Unfunded Accrued Liability)	89,122	123,178	102,650	133,428
	Account Classification Total: BE - Benefits	270,382	346,260	324,479	351,309
CO - Contractual Services					
110-60-600.43005_000	Alarm Monitoring General	919	500	360	500
110-60-600.43020	Car Wash	39	30	28	30
110-60-600.43065	Copier Maintenance/Lease	80	150	81	150
110-60-600.43066	Printer Maintenance	1	0	0	0
110-60-600.43077	Tree Trimming	0	20,000	20,000	20,000
110-60-600.43100_001	Insurance Property	0	384	384	448
110-60-600.43110	Laundry & Linen Service	2,044	2,500	1,538	2,500
110-60-600.43125_012	Maintenance Vandalism	1,572	3,000	1,212	3,000
110-60-600.43125_014	Maintenance Radio Maint/Repair	923	3,000	0	0
110-60-600.43125_037	Maintenance MMS Subscription	2,703	2,703	2,703	2,702
110-60-600.43150	Pest Control	1,633	2,000	1,234	2,000
110-60-600.43153	Gopher Control	30,718	30,000	10,395	0
110-60-600.43155	Physicals, Shots & Psychological	1,600	2,500	1,020	2,500
110-60-600.43170	Security	74,604	93,000	55,896	93,000
110-60-600.43228_001	Radio System Maintenance Motorola System	3,273	3,339	3,324	14,385
110-60-600.43228_002	Radio System Maintenance Subscriber	7,053	7,378	7,158	31,413
	Account Classification Total: CO - Contractual Services	127,161	170,484	105,333	172,628
SU - Supplies and Maintenance					
110-60-600.44001_000	Supplies General	103,204	100,000	75,305	123,000
110-60-600.44005_010	Chemicals Fertilizers	2,296	2,300	0	2,300
110-60-600.44010_001	Computer Software Maintenance	0	200	0	200
110-60-600.44030_000	Minor Equipment Miscellaneous	2,325	3,000	600	3,000
	Account Classification Total: SU - Supplies and Maintenance	107,826	105,500	75,905	128,500
UT - Utilities					
110-60-600.45001_000	Telephone General	554	500	585	700
110-60-600.45001_002	Telephone Wireless/Tablet Service Plan	777	1,500	637	1,500
110-60-600.45002_000	Turlock Irrigation District General	17,512	23,000	14,534	23,000
	Account Classification Total: UT - Utilities	18,843	25,000	15,755	25,200
VE - Vehicle Expenses					
110-60-600.46000	Auto Allowance	300	408	346	408
110-60-600.46010	Equipment Rental	795	3,000	2,137	3,000
110-60-600.46020	Fleet Maintenance Labor	117,419	35,000	35,213	35,000
110-60-600.46025	Outside Contractor Labor	6,775	6,000	295	6,000
110-60-600.46031	Fuel	29,631	32,700	26,120	37,700
110-60-600.46032	Vehicle & Small Equipment Maintenance Parts	86,323	33,750	21,251	33,750
110-60-600.46034	Vehicle Insurance	1,325	2,400	2,561	2,705
	Account Classification Total: VE - Vehicle Expenses	242,568	113,258	87,924	118,563
MI - Miscellaneous Expenses					
110-60-600.47065	Professional Development	214	282	27	294
110-60-600.47080	Shoe Allowance	778	2,000	1,737	2,100
110-60-600.47081	Educational Assistance Program Reimbursement	699	2,000	0	2,000
110-60-600.47090	Testing & Recruitment	649	800	807	900
110-60-600.47095_000	Training General/Travel	476	5,000	2,711	5,000
	Account Classification Total: MI - Miscellaneous Expenses	2,816	10,082	5,283	10,294

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 600 Parks Maintenance

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
TO - Transfers Out					
110-60-600.48001_012	Transfers Out To Fd 501 Info Tech-GIS	35,704	33,730	10,438	34,797
110-60-600.48001_083	Transfers Out To Fd 501 for I.T. Services	26,027	41,242	34,370	55,835
110-60-600.48001_085	Transfers Out To Fd 501 IT Infrastructure	1,928	2,328	2,328	4,872
110-60-600.48001_090	Transfers Out Vehicle & Equip Replacement	50,000	0	0	0
	Account Classification Total: TO - Transfers Out	113,659	77,300	47,136	95,504
	Division Total: 600 - Maintenance	1,293,971	1,387,827	1,047,788	1,461,802
	Department Total: 60 - Parks	1,293,971	1,387,827	1,047,788	1,461,802
	EXPENSES Total	1,293,971	1,387,827	1,047,788	1,461,802
	Fund REVENUE Total: 110 - General Fund	138,733	123,500	15,365	136,200
	Fund EXPENSE Total: 110 - General Fund	1,293,971	1,387,827	1,047,788	1,461,802
	Fund Total: 110 - General Fund	(1,155,238)	(1,264,327)	(1,032,424)	(1,325,602)

Fund 110 Recreation Admin, Programs, Sports, Aquatics, Youth

PURPOSE

The Recreation Division enhances quality of life by strengthening social infrastructure and supporting economic development. Families and individuals of all ages have opportunities to enrich their lives through a variety of programs and activities, including sports, community events, arts, social and educational programs, and a wide range of enrichment classes.

GOALS AND OBJECTIVES

- Provide high-quality recreation, sports, aquatics, community events, and social and educational programs that promote youth enrichment, strengthen family relationships, and offer safe, positive alternatives to negative behaviors and crime.
- Develop and strengthen community partnerships, collaborations, and sponsorships that enhance programs and services while maximizing City resources. Collaborate with local businesses and organizations to support and implement community events such as the annual Turlock Downtown Christmas Parade, Turkey Trot Fun Run, and Family Fun Nights.
- Support efforts that promote tourism and strengthen the local business community.
- Provide youth and senior recreation scholarships to assist underserved populations who are unable to pay for fee-based programs and activities.
- Provide staff support to community groups such as the Police Activities League (PAL), the Turlock Senior Citizens Group, the Parks, Arts, and Recreation Commission, and the Turlock Municipal Airport.
- Promote the use of the Pedretti Park Sports Complex and Gemperle Fields at the Turlock-Stanislaus Regional Sports Complex, resulting in economic benefits through increased transient occupancy and sales tax revenue.

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 620 Parks, Recreation & PFM

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 61 - Recreation					
Division: 620 - Recreation Administration					
CH - Charges for Services					
110-61-620.35063	Garage Sale Permits	7,470	7,000	5,730	7,000
110-61-620.35700	Annual Participation Fee	39,105	30,000	13,280	9,000
	Account Classification Total: CH - Charges for Services	46,575	37,000	19,010	16,000
OR - Other Revenues					
110-61-620.37010_000	Miscellaneous General	0	0	3	0
110-61-620.37070	Cancellation/No Show Fees	24	500	48	100
110-61-620.37060_002	Sports Facilities Rental Revenue Alloc	16,046	10,000	11,947	17,000
110-61-620.37062	Park Reservations	11,592	10,000	10,508	12,000
110-61-620.37063_002	Building Rentals Rube Boesch Center	2,425	2,500	2,130	2,500
110-61-620.37063_003	Building Rentals Senior Center	17,153	15,000	15,997	15,000
	Account Classification Total: OR - Other Revenues	47,240	38,000	40,633	46,600
TI - Transfers In					
110-61-620.38001_089	Transfers In Computer Replacement	0	14,404	14,404	0
	Account Classification Total: TI - Transfers In	0	14,404	14,404	0
	Division Total: 620 - Recreation Administration	93,815	89,404	74,047	62,600
	Department Total: 61 - Recreation	93,815	89,404	74,047	62,600
	REVENUES Total	93,815	89,404	74,047	62,600
EXPENSES					
Department: 61 - Recreation					
Division: 620 - Recreation Administration					
SA - Salaries					
110-61-620.41001	Full Time Salaries	177,172	250,106	202,191	263,007
110-61-620.41002_005	Part Time Help Clerical	5,436	8,000	3,465	12,000
110-61-620.41050	Bilingual Pay	2,318	3,290	2,660	3,551
110-61-620.41051	Confidential Pay	189	257	211	265
110-61-620.41052	Educational Incentive	2,223	3,162	2,554	3,419
110-61-620.41053	Sick Leave Conversion Pay	2,680	2,500	3,908	3,000
110-61-620.41055	Vacation Conversion Pay	3,295	1,500	0	2,000
110-61-620.41056	Management Leave Conversion	2,248	0	1,249	1,500
110-61-620.41059	Continuous Service Pay	1,677	2,380	1,926	2,549
110-61-620.41100_001	Overtime Standard	9	500	0	0
110-61-620.41300_011	Salary/Benefit Transfer from FD 270-ASES Grant	(32,405)	(50,400)	(8,346)	0
	Account Classification Total: SA - Salaries	164,844	221,295	209,818	291,291
BE - Benefits					
110-61-620.42002	Medical Dental Plan	22,494	24,010	39,865	31,584
110-61-620.42003	Vision Insurance	211	248	306	464
110-61-620.42004	Long Term Disability Insurance	702	938	876	912
110-61-620.42005	Life Insurance	384	473	395	400
110-61-620.42006	SUI	134	68	66	70
110-61-620.42007	Workers Comp Insurance	395	1,384	1,090	1,226
110-61-620.42008	City Liability Insurance	8,191	15,797	9,223	12,217
110-61-620.42009	PERS	32,398	46,359	36,608	47,825
110-61-620.42010	Medicare Tax	2,805	3,943	3,089	4,224
110-61-620.42011	Social Security	337	496	209	744
110-61-620.42012	Retiree Health Insurance	4,667	6,588	5,315	6,947

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 620 Parks, Recreation & PFM

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-61-620.42013	Deferred Comp	2,885	4,529	3,581	4,799
110-61-620.42014	Deferred Comp In Lieu	3,814	6,042	290	342
110-61-620.42016	Employee Contrib To PERS	(16,468)	(23,328)	(17,936)	(24,551)
110-61-620.42019	PERS UAL (Unfunded Accrued Liability)	0	39,625	33,020	42,922
	Account Classification Total: BE - Benefits	62,950	127,172	115,998	130,125
CO - Contractual Services					
110-61-620.43005_000	Alarm Monitoring General	0	0	0	52,000
110-61-620.43020	Car Wash	49	100	35	100
110-61-620.43035_000	City Hall Shared Costs-Contract Services Shared Costs	5,835	6,410	3,686	6,409
110-61-620.43064	Fire Extinguisher	24	300	0	100
110-61-620.43065	Copier Maintenance/Lease	940	1,000	955	1,000
110-61-620.43066	Printer Maintenance	3,126	2,500	1,835	3,000
110-61-620.43100_007	Insurance Abuse & Molestation	5,159	5,159	5,159	23,000
110-61-620.43115_003	Maint-Air & Heat Recreation Building	3,374	6,500	1,709	5,000
110-61-620.43125_013	Maintenance New World Software	257	270	270	283
110-61-620.43150	Pest Control	1,020	1,020	770	1,020
110-61-620.43155	Physicals, Shots & Psychological	49	200	0	200
110-61-620.43175	Transaction Fees-Credit Card	183	300	121	300
	Account Classification Total: CO - Contractual Services	20,016	23,759	14,539	92,412
SU - Supplies and Maintenance					
110-61-620.44001_000	Supplies General	3,858	7,500	4,080	8,000
110-61-620.44001_100	Supplies Recreation Building	0	600	45	0
110-61-620.44001_155	Supplies Promotional Activity	442	0	0	0
110-61-620.44010_001	Computer Software Maintenance	454	1,550	1,543	29,000
110-61-620.44010_009	Computer Rec Mgmt Software Maintenance	14,028	14,450	14,209	15,000
110-61-620.44010_100	Computer Replacement	0	6,600	6,114	3,000
110-61-620.44040_000	Postage General	87	1,200	160	500
	Account Classification Total: SU - Supplies and Maintenance	18,868	31,900	26,151	55,500
UT - Utilities					
110-61-620.45001_000	Telephone General	1,322	1,500	1,071	1,600
110-61-620.45001_002	Telephone Wireless/Tablet Service Plan	296	1,000	57	300
110-61-620.45002_000	Turlock Irrigation District General	2,777	3,000	2,257	3,000
110-61-620.45002_007	Turlock Irrigation District Recreation Building	2,996	3,500	2,440	3,500
110-61-620.45003_005	PG & E Recreation Building	726	1,000	655	1,000
110-61-620.45004	City Hall Shared Costs - Utilities	108	140	83	140
	Account Classification Total: UT - Utilities	8,226	10,140	6,563	9,540
VE - Vehicle Expenses					
110-61-620.46000	Auto Allowance	194	264	224	264
110-61-620.46020	Fleet Maintenance Labor	4,598	3,550	966	3,000
110-61-620.46025	Outside Contractor Labor	56	100	28	100
110-61-620.46031	Fuel	2,026	3,000	967	3,000
110-61-620.46032	Vehicle & Small Equipment Maintenance Parts	165	1,500	68	1,500
110-61-620.46034	Vehicle Insurance	29	30	26	30
	Account Classification Total: VE - Vehicle Expenses	7,067	8,444	2,279	7,894
MI - Miscellaneous Expenses					
110-61-620.47010	Bank Charges	16,555	23,800	10,306	16,600
110-61-620.47040_000	Dues Miscellaneous	585	600	0	600
110-61-620.47055	Cash Shortages	(10)	0	(3)	0
110-61-620.47065	Professional Development	672	726	627	732

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 620 Parks, Recreation & PFM

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-61-620.47081	Educational Assistance Program Reimbursement	500	1,000	0	1,000
110-61-620.47095_000	Training General/Travel	113	1,500	178	1,500
110-61-620.47305	Music Licensing	1,756	2,000	1,806	3,000
	Account Classification Total: MI - Miscellaneous Expenses	20,171	29,626	12,915	23,432
TO - Transfers Out					
110-61-620.48001_083	Transfers Out To Fd 501 for I.T. Services	16,937	21,770	18,140	29,473
110-61-620.48001_085	Transfers Out To Fd 501 IT Infrastructure	1,255	1,229	1,229	2,572
110-61-620.48001_089	Transfers Out To Fd 242 Computer Replacement	2,214	0	0	0
110-61-620.48001_090	Transfers Out Vehicle & Equip Replacement	7,500	0	0	0
	Account Classification Total: TO - Transfers Out	27,906	22,999	19,369	32,045
	Division Total: 620 - Recreation Administration	330,049	475,335	407,631	642,239
	Department Total: 61 - Recreation	330,049	475,335	407,631	642,239
	EXPENSES Total	330,049	475,335	407,631	642,239
	Fund REVENUE Total: 110 - General Fund	93,815	89,404	74,047	62,600
	Fund EXPENSE Total: 110 - General Fund	330,049	475,335	407,631	642,239
	Fund Total: 110 - General Fund	(236,234)	(385,931)	(333,585)	(579,639)

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 622 Recreation - Programs/Events

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 61 - Recreation					
Division: 622 - Programs/Events					
Program: 002 - Christmas Parade					
CH - Charges for Services					
110-61-622-002.35720	Revenue	10,905	12,000	11,155	12,000
	Account Classification Total: CH - Charges for Services	10,905	12,000	11,155	12,000
	Program Total: 002 - Christmas Parade	10,905	12,000	11,155	12,000
Program: 003 - Self Defense Class					
CH - Charges for Services					
110-61-622-003.35720	Revenue	35,300	35,000	24,903	40,000
	Account Classification Total: CH - Charges for Services	35,300	35,000	24,903	40,000
	Program Total: 003 - Self Defense Class	35,300	35,000	24,903	40,000
Program: 004 - Dance, Etc. Program					
CH - Charges for Services					
110-61-622-004.35720	Revenue	18,700	18,000	20,687	22,000
	Account Classification Total: CH - Charges for Services	18,700	18,000	20,687	22,000
	Program Total: 004 - Dance, Etc. Program	18,700	18,000	20,687	22,000
Program: 005 - Instructional Classes					
CH - Charges for Services					
110-61-622-005.35720	Revenue	17,544	60,000	31,634	100,000
	Account Classification Total: CH - Charges for Services	17,544	60,000	31,634	100,000
	Program Total: 005 - Instructional Classes	17,544	60,000	31,634	100,000
Program: 006 - Babysitting Class					
CH - Charges for Services					
110-61-622-006.35720	Revenue	(36)	0	0	0
	Account Classification Total: CH - Charges for Services	(36)	0	0	0
	Program Total: 006 - Babysitting Class	(36)	0	0	0
Program: 013 - Bounce House					
CH - Charges for Services					
110-61-622-013.35720	Revenue	1,187	900	228	0
	Account Classification Total: CH - Charges for Services	1,187	900	228	0
	Program Total: 013 - Bounce House	1,187	900	228	0
	Division Total: 622 - Programs/Events	83,599	125,900	88,607	174,000
	Department Total: 61 - Recreation	83,599	125,900	88,607	174,000
	REVENUES Total	83,599	125,900	88,607	174,000
EXPENSES					
Department: 61 - Recreation					
Division: 622 - Programs/Events					
CO - Contractual Services					
110-61-622.43155	Physicals, Shots & Psychological	343	0	0	1,000
	Account Classification Total: CO - Contractual Services	343	0	0	1,000
Program: 002 - Christmas Parade					
SA - Salaries					
110-61-622-002.41002_000	Part Time Help General	599	1,200	549	750
	Account Classification Total: SA - Salaries	599	1,200	549	750
BE - Benefits					
110-61-622-002.42006	SUI	0	0	0	0
110-61-622-002.42007	Workers Comp Insurance	1	6	3	3

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 622 Recreation - Programs/Events

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-61-622-002.42008	City Liability Insurance	24	51	23	32
110-61-622-002.42010	Medicare Tax	9	17	8	11
110-61-622-002.42011	Social Security	37	74	34	47
	Account Classification Total: BE - Benefits	72	148	68	93
SU - Supplies and Maintenance					
110-61-622-002.44055	Recreation Supplies	2,650	5,000	2,835	5,000
	Account Classification Total: SU - Supplies and Maintenance	2,650	5,000	2,835	5,000
	Program Total: 002 - Christmas Parade	3,321	6,348	3,452	5,843
Program: 003 - Self Defense Class					
CO - Contractual Services					
110-61-622-003.43727	Turlock Youth Self Defense	21,958	24,500	21,528	28,000
	Account Classification Total: CO - Contractual Services	21,958	24,500	21,528	28,000
	Program Total: 003 - Self Defense Class	21,958	24,500	21,528	28,000
Program: 004 - Dance, Etc. Program					
SA - Salaries					
110-61-622-004.41002_000	Part Time Help General	1,709	2,250	4,200	5,600
	Account Classification Total: SA - Salaries	1,709	2,250	4,200	5,600
BE - Benefits					
110-61-622-004.42006	SUI	1	0	2	2
110-61-622-004.42007	Workers Comp Insurance	4	12	23	21
110-61-622-004.42008	City Liability Insurance	69	96	179	239
110-61-622-004.42010	Medicare Tax	25	33	61	81
110-61-622-004.42011	Social Security	106	140	260	347
	Account Classification Total: BE - Benefits	205	281	525	690
CO - Contractual Services					
110-61-622-004.43161	Facility Rent	10,162	14,000	6,731	15,000
	Account Classification Total: CO - Contractual Services	10,162	14,000	6,731	15,000
	Program Total: 004 - Dance, Etc. Program	12,075	16,531	11,455	21,290
Program: 005 - Instructional Classes					
SA - Salaries					
110-61-622-005.41002_000	Part Time Help General	8,051	18,000	16,771	21,000
	Account Classification Total: SA - Salaries	8,051	18,000	16,771	21,000
BE - Benefits					
110-61-622-005.42006	SUI	6	0	7	9
110-61-622-005.42007	Workers Comp Insurance	17	97	90	79
110-61-622-005.42008	City Liability Insurance	336	767	715	895
110-61-622-005.42010	Medicare Tax	117	261	243	305
110-61-622-005.42011	Social Security	499	1,116	1,040	1,302
	Account Classification Total: BE - Benefits	975	2,241	2,095	2,590
SU - Supplies and Maintenance					
110-61-622-005.44055	Recreation Supplies	8,673	24,000	2,150	21,000
	Account Classification Total: SU - Supplies and Maintenance	8,673	24,000	2,150	21,000
MI - Miscellaneous Expenses					
110-61-622-005.47133	Instructor Costs	0	0	0	20,000
	Account Classification Total: MI - Miscellaneous Expenses	0	0	0	20,000
	Program Total: 005 - Instructional Classes	17,699	44,241	21,015	64,590
Program: 007 - Specialty Events					
SA - Salaries					
110-61-622-007.41002_000	Part Time Help General	0	3,000	1,679	3,000

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 622 Recreation - Programs/Events

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Account Classification Total: SA - Salaries	0	3,000	1,679	3,000
BE - Benefits					
110-61-622-007.42006	SUI	0	0	1	1
110-61-622-007.42007	Workers Comp Insurance	0	16	9	11
110-61-622-007.42008	City Liability Insurance	0	128	72	128
110-61-622-007.42010	Medicare Tax	0	44	24	44
110-61-622-007.42011	Social Security	0	186	104	186
	Account Classification Total: BE - Benefits	0	374	210	370
SU - Supplies and Maintenance					
110-61-622-007.44055	Recreation Supplies	0	3,000	137	0
	Account Classification Total: SU - Supplies and Maintenance	0	3,000	137	0
	Program Total: 007 - Specialty Events	0	6,374	2,026	3,370
	Division Total: 622 - Programs/Events	55,396	97,994	59,477	124,093
	Department Total: 61 - Recreation	55,396	97,994	59,477	124,093
	EXPENSES Total	55,396	97,994	59,477	124,093
	Fund REVENUE Total: 110 - General Fund	83,599	125,900	88,607	174,000
	Fund EXPENSE Total: 110 - General Fund	55,396	97,994	59,477	124,093
	Fund Total: 110 - General Fund	28,204	27,906	29,130	49,907

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 624 Recreation - Sports

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 61 - Recreation					
Division: 624 - Sports					
Program: 051 - Pee Wee					
CH - Charges for Services					
110-61-624-051.35720	Revenue	198	0	0	0
	Account Classification Total: CH - Charges for Services	198	0	0	0
	Program Total: 051 - Pee Wee	198	0	0	0
Program: 053 - Turkey Trot Running Race					
CH - Charges for Services					
110-61-624-053.35720	Revenue	8,870	10,000	7,504	10,000
	Account Classification Total: CH - Charges for Services	8,870	10,000	7,504	10,000
	Program Total: 053 - Turkey Trot Running Race	8,870	10,000	7,504	10,000
Program: 054 - Softball-Adult					
CH - Charges for Services					
110-61-624-054.35720	Revenue	75,534	85,000	76,749	90,000
	Account Classification Total: CH - Charges for Services	75,534	85,000	76,749	90,000
	Program Total: 054 - Softball-Adult	75,534	85,000	76,749	90,000
	Division Total: 624 - Sports	84,602	95,000	84,253	100,000
	Department Total: 61 - Recreation	84,602	95,000	84,253	100,000
	REVENUES Total	84,602	95,000	84,253	100,000
EXPENSES					
Department: 61 - Recreation					
Division: 624 - Sports					
SA - Salaries					
110-61-624.41001	Full Time Salaries	169,744	177,774	145,740	164,473
110-61-624.41052	Educational Incentive	1,805	1,800	1,527	1,350
110-61-624.41053	Sick Leave Conversion Pay	906	1,000	966	1,000
110-61-624.41055	Vacation Conversion Pay	1,875	1,000	0	1,000
110-61-624.41059	Continuous Service Pay	4,406	4,519	3,712	4,655
110-61-624.41100_001	Overtime Standard	710	500	0	0
110-61-624.41300_011	Salary/Benefit Transfer from FD 270-ASES Grant	(63,578)	(75,600)	(20,394)	0
	Account Classification Total: SA - Salaries	115,869	110,993	131,552	172,478
BE - Benefits					
110-61-624.42002	Medical Dental Plan	46,564	31,248	56,000	25,429
110-61-624.42003	Vision Insurance	492	432	416	378
110-61-624.42004	Long Term Disability Insurance	671	667	629	571
110-61-624.42005	Life Insurance	361	336	285	250
110-61-624.42006	SUI	119	60	60	60
110-61-624.42007	Workers Comp Insurance	385	1,019	816	648
110-61-624.42008	City Liability Insurance	7,422	7,815	6,477	7,151
110-61-624.42009	PERS	31,867	32,948	27,022	30,644
110-61-624.42010	Medicare Tax	2,492	2,706	2,105	2,501
110-61-624.42012	Retiree Health Insurance	3,395	3,555	2,915	3,289
110-61-624.42013	Deferred Comp	1,338	1,391	1,141	1,340
110-61-624.42016	Employee Contrib To PERS	(15,836)	(16,568)	(12,944)	(15,343)
110-61-624.42019	PERS UAL (Unfunded Accrued Liability)	34,278	35,860	29,880	38,844
	Account Classification Total: BE - Benefits	113,548	101,469	114,802	95,762
CO - Contractual Services					

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 624 Recreation - Sports

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-61-624.43155	Physicals, Shots & Psychological	270	2,000	367	500
110-61-624.43724	Reimb-Sports Officials	47,198	52,500	28,200	50,000
	Account Classification Total: CO - Contractual Services	47,468	54,500	28,567	50,500
UT - Utilities					
110-61-624.45001_000	Telephone General	1,204	1,200	1,018	1,200
110-61-624.45002_002	Turlock Irrigation District Soderquist Field	3,556	3,500	3,166	3,500
	Account Classification Total: UT - Utilities	4,759	4,700	4,184	4,700
MI - Miscellaneous Expenses					
110-61-624.47095_000	Training General/Travel	0	1,000	0	1,000
	Account Classification Total: MI - Miscellaneous Expenses	0	1,000	0	1,000
Program: 053 - Turkey Trot Running Race					
SA - Salaries					
110-61-624-053.41002_000	Part Time Help General	948	1,200	935	1,000
	Account Classification Total: SA - Salaries	948	1,200	935	1,000
BE - Benefits					
110-61-624-053.42006	SUI	1	1	0	0
110-61-624-053.42007	Workers Comp Insurance	2	6	5	4
110-61-624-053.42008	City Liability Insurance	38	51	40	43
110-61-624-053.42010	Medicare Tax	14	17	14	15
110-61-624-053.42011	Social Security	59	74	58	62
	Account Classification Total: BE - Benefits	113	149	117	124
SU - Supplies and Maintenance					
110-61-624-053.44055	Recreation Supplies	6,514	7,000	3,705	5,500
	Account Classification Total: SU - Supplies and Maintenance	6,514	7,000	3,705	5,500
	Program Total: 053 - Turkey Trot Running Race	7,576	8,349	4,757	6,624
Program: 054 - Softball-Adult					
SU - Supplies and Maintenance					
110-61-624-054.44055	Recreation Supplies	12,420	16,000	9,298	16,000
	Account Classification Total: SU - Supplies and Maintenance	12,420	16,000	9,298	16,000
	Program Total: 054 - Softball-Adult	12,420	16,000	9,298	16,000
	Division Total: 624 - Sports	301,640	297,011	293,158	347,064
	Department Total: 61 - Recreation	301,640	297,011	293,158	347,064
	EXPENSES Total	301,640	297,011	293,158	347,064
	Fund REVENUE Total: 110 - General Fund	84,602	95,000	84,253	100,000
	Fund EXPENSE Total: 110 - General Fund	301,640	297,011	293,158	347,064
	Fund Total: 110 - General Fund	(217,039)	(202,011)	(208,906)	(247,064)

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 626 Recreation - Aquatics

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 61 - Recreation					
Division: 626 - Aquatics					
CH - Charges for Services					
110-61-626.35720	Revenue	712	123,500	54,894	125,000
	Account Classification Total: CH - Charges for Services	712	123,500	54,894	125,000
OR - Other Revenues					
110-61-626.37090_002	Rents & Concessions Columbia	2,007	0	0	0
	Account Classification Total: OR - Other Revenues	2,007	0	0	0
Program: 101 - Rec Swim					
CH - Charges for Services					
110-61-626-101.35720	Revenue	12,314	0	0	0
	Account Classification Total: CH - Charges for Services	12,314	0	0	0
	Program Total: 101 - Rec Swim	12,314	0	0	0
Program: 102 - Swim Lessons					
CH - Charges for Services					
110-61-626-102.35720	Revenue	61,656	0	0	0
	Account Classification Total: CH - Charges for Services	61,656	0	0	0
	Program Total: 102 - Swim Lessons	61,656	0	0	0
Program: 105 - Summer Water Polo					
CH - Charges for Services					
110-61-626-105.35720	Revenue	(50)	0	0	0
	Account Classification Total: CH - Charges for Services	(50)	0	0	0
	Program Total: 105 - Summer Water Polo	(50)	0	0	0
	Division Total: 626 - Aquatics	76,639	123,500	54,894	125,000
	Department Total: 61 - Recreation	76,639	123,500	54,894	125,000
	REVENUES Total	76,639	123,500	54,894	125,000
EXPENSES					
Department: 61 - Recreation					
Division: 626 - Aquatics					
SA - Salaries					
110-61-626.41002_000	Part Time Help General	23,585	177,500	100,509	178,000
110-61-626.41002_012	Part Time Help Attendance & Concession	992	0	0	0
110-61-626.41100_001	Overtime Standard	0	0	38	0
	Account Classification Total: SA - Salaries	24,577	177,500	100,547	178,000
BE - Benefits					
110-61-626.42006	SUI	4	75	35	76
110-61-626.42007	Workers Comp Insurance	52	953	539	664
110-61-626.42008	City Liability Insurance	1,506	7,564	4,285	7,585
110-61-626.42010	Medicare Tax	356	2,574	1,458	2,581
110-61-626.42011	Social Security	1,524	11,005	6,234	11,036
	Account Classification Total: BE - Benefits	3,442	22,171	12,551	21,942
CO - Contractual Services					
110-61-626.43060_000	Contract Services General	900	5,000	200	5,000
110-61-626.43155	Physicals, Shots & Psychological	740	3,500	1,313	3,500
	Account Classification Total: CO - Contractual Services	1,640	8,500	1,513	8,500
SU - Supplies and Maintenance					
110-61-626.44001_000	Supplies General	5,499	21,000	5,577	21,000
110-61-626.44001_036	Supplies First Aid	3,766	0	0	0
110-61-626.44001_258	Supplies Small Equipment Parts	14	5,000	2,260	5,000

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 626 Recreation - Aquatics

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-61-626.44005_006	Chemicals Chlorine	0	0	0	5,000
110-61-626.44005_011	Chemicals Pools	0	65,000	47,318	65,000
Account Classification Total: SU - Supplies and Maintenance		9,279	91,000	55,155	96,000
UT - Utilities					
110-61-626.45002_008	Turlock Irrigation District Columbia Pool	0	12,000	8,393	12,000
110-61-626.45003_008	PG & E Columbia Pool	512	50,000	48,365	55,000
Account Classification Total: UT - Utilities		512	62,000	56,759	67,000
MI - Miscellaneous Expenses					
110-61-626.47030	Conferences	100	1,000	432	1,000
110-61-626.47055	Cash Shortages	(5)	0	(27)	0
Account Classification Total: MI - Miscellaneous Expenses		95	1,000	405	1,000
Program: 100 - Columbia Pool					
SU - Supplies and Maintenance					
110-61-626-100.44001_258	Supplies Small Equipment Parts	15,763	0	0	0
110-61-626-100.44005_011	Chemicals Pools	23,385	0	0	0
Account Classification Total: SU - Supplies and Maintenance		39,148	0	0	0
Program Total: 100 - Columbia Pool		39,148	0	0	0
Program: 101 - Rec Swim					
SA - Salaries					
110-61-626-101.41002_000	Part Time Help General	39,773	0	0	0
Account Classification Total: SA - Salaries		39,773	0	0	0
BE - Benefits					
110-61-626-101.42006	SUI	30	0	0	0
110-61-626-101.42007	Workers Comp Insurance	85	0	0	0
110-61-626-101.42008	City Liability Insurance	1,608	0	0	0
110-61-626-101.42010	Medicare Tax	577	0	0	0
110-61-626-101.42011	Social Security	2,466	0	0	0
Account Classification Total: BE - Benefits		4,765	0	0	0
SU - Supplies and Maintenance					
110-61-626-101.44005_011	Chemicals Pools	4,565	0	0	0
Account Classification Total: SU - Supplies and Maintenance		4,565	0	0	0
Program Total: 101 - Rec Swim		49,103	0	0	0
Program: 102 - Swim Lessons					
SA - Salaries					
110-61-626-102.41002_000	Part Time Help General	63,593	0	130	0
Account Classification Total: SA - Salaries		63,593	0	130	0
BE - Benefits					
110-61-626-102.42006	SUI	47	0	0	0
110-61-626-102.42007	Workers Comp Insurance	136	0	1	0
110-61-626-102.42008	City Liability Insurance	2,571	0	6	0
110-61-626-102.42010	Medicare Tax	922	0	2	0
110-61-626-102.42011	Social Security	3,943	0	8	0
Account Classification Total: BE - Benefits		7,619	0	16	0
SU - Supplies and Maintenance					
110-61-626-102.44001_000	Supplies General	7,657	0	0	0
Account Classification Total: SU - Supplies and Maintenance		7,657	0	0	0
Program Total: 102 - Swim Lessons		78,869	0	146	0
Division Total: 626 - Aquatics		206,664	362,171	227,075	372,442

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 626 Recreation - Aquatics

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Department Total: 61 - Recreation	206,664	362,171	227,075	372,442
	EXPENSES Total	206,664	362,171	227,075	372,442
	Fund REVENUE Total: 110 - General Fund	76,639	123,500	54,894	125,000
	Fund EXPENSE Total: 110 - General Fund	206,664	362,171	227,075	372,442
	Fund Total: 110 - General Fund	(130,025)	(238,671)	(172,182)	(247,442)

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 630 Recreation - Prevention/Youth

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 110 - General Fund					
REVENUES					
Department: 61 - Recreation					
Division: 630 - Prevention/Youth					
Program: 121 - P.L.A.Y. Program					
CH - Charges for Services					
110-61-630-121.35720	Revenue	1,807,637	300,000	81,068	96,000
	Account Classification Total: CH - Charges for Services	1,807,637	300,000	81,068	96,000
	Program Total: 121 - P.L.A.Y. Program	1,807,637	300,000	81,068	96,000
Program: 125 - Off Track Camp					
CH - Charges for Services					
110-61-630-125.35720	Revenue	196,517	225,000	25,259	275,000
	Account Classification Total: CH - Charges for Services	196,517	225,000	25,259	275,000
	Program Total: 125 - Off Track Camp	196,517	225,000	25,259	275,000
	Division Total: 630 - Prevention/Youth	2,004,154	525,000	106,327	371,000
	Department Total: 61 - Recreation	2,004,154	525,000	106,327	371,000
	REVENUES Total	2,004,154	525,000	106,327	371,000
EXPENSES					
Department: 61 - Recreation					
Division: 630 - Prevention/Youth					
SA - Salaries					
110-61-630.41001	Full Time Salaries	59,003	73,387	59,959	59,529
110-61-630.41300_011	Salary/Benefit Transfer from FD 270-ASES Grant	(46,391)	(45,000)	(44,018)	0
	Account Classification Total: SA - Salaries	12,613	28,387	15,941	59,529
BE - Benefits					
110-61-630.42002	Medical Dental Plan	6,814	15,624	8,942	10,898
110-61-630.42003	Vision Insurance	83	216	77	162
110-61-630.42004	Long Term Disability Insurance	240	275	259	206
110-61-630.42005	Life Insurance	129	139	117	91
110-61-630.42006	SUI	60	30	30	30
110-61-630.42007	Workers Comp Insurance	126	394	322	222
110-61-630.42008	City Liability Insurance	2,446	3,127	2,555	2,537
110-61-630.42009	PERS	10,428	12,821	10,475	10,418
110-61-630.42010	Medicare Tax	841	1,064	856	863
110-61-630.42012	Retiree Health Insurance	1,180	1,468	1,199	1,191
110-61-630.42013	Deferred Comp	0	367	0	298
110-61-630.42016	Employee Contrib To PERS	(5,310)	(6,605)	(5,136)	(5,358)
110-61-630.42019	PERS UAL (Unfunded Accrued Liability)	17,139	17,930	14,940	19,422
	Account Classification Total: BE - Benefits	34,176	46,850	34,635	40,980
CO - Contractual Services					
110-61-630.43155	Physicals, Shots & Psychological	8,332	7,500	210	2,000
	Account Classification Total: CO - Contractual Services	8,332	7,500	210	2,000
Program: 120 - Youth Dances					
SA - Salaries					
110-61-630-120.41002_000	Part Time Help General	107	0	0	0
	Account Classification Total: SA - Salaries	107	0	0	0
BE - Benefits					
110-61-630-120.42006	SUI	0	0	0	0
110-61-630-120.42007	Workers Comp Insurance	0	0	0	0
110-61-630-120.42008	City Liability Insurance	4	0	0	0

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 630 Recreation - Prevention/Youth

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
110-61-630-120.42010	Medicare Tax	2	0	0	0
110-61-630-120.42011	Social Security	7	0	0	0
	Account Classification Total: BE - Benefits	13	0	0	0
	Program Total: 120 - Youth Dances	120	0	0	0
Program: 121 - P.L.A.Y. Program					
SA - Salaries					
110-61-630-121.41002_000	Part Time Help General	980,513	240,000	49,854	65,000
110-61-630-121.41053	Sick Leave Conversion Pay	(452)	0	0	0
	Account Classification Total: SA - Salaries	980,062	240,000	49,854	65,000
BE - Benefits					
110-61-630-121.42006	SUI	623	102	11	28
110-61-630-121.42007	Workers Comp Insurance	2,096	1,289	268	243
110-61-630-121.42008	City Liability Insurance	39,637	10,227	2,124	2,770
110-61-630-121.42009	PERS	1,737	0	1,408	0
110-61-630-121.42010	Medicare Tax	14,210	3,480	723	943
110-61-630-121.42011	Social Security	60,715	14,880	3,091	4,030
110-61-630-121.42016	Employee Contrib To PERS	(884)	0	(678)	0
	Account Classification Total: BE - Benefits	118,135	29,978	6,947	8,014
CO - Contractual Services					
110-61-630-121.43100_007	Insurance Abuse & Molestation	8,254	8,253	8,254	0
	Account Classification Total: CO - Contractual Services	8,254	8,253	8,254	0
SU - Supplies and Maintenance					
110-61-630-121.44055	Recreation Supplies	96,414	20,000	1,886	5,000
	Account Classification Total: SU - Supplies and Maintenance	96,414	20,000	1,886	5,000
UT - Utilities					
110-61-630-121.45001_002	Telephone Wireless/Tablet Service Plan	9,073	10,000	4,162	1,000
	Account Classification Total: UT - Utilities	9,073	10,000	4,162	1,000
TO - Transfers Out					
110-61-630-121.48001_090	Transfers Out Vehicle & Equip Replacement	3,500	0	0	0
	Account Classification Total: TO - Transfers Out	3,500	0	0	0
	Program Total: 121 - P.L.A.Y. Program	1,215,437	308,231	71,103	79,014
Program: 125 - Off Track Camp					
SA - Salaries					
110-61-630-125.41002_000	Part Time Help General	122,466	90,000	36,958	90,000
	Account Classification Total: SA - Salaries	122,466	90,000	36,958	90,000
BE - Benefits					
110-61-630-125.42006	SUI	22	38	6	38
110-61-630-125.42007	Workers Comp Insurance	262	483	199	336
110-61-630-125.42008	City Liability Insurance	5,314	3,835	1,575	3,835
110-61-630-125.42010	Medicare Tax	1,776	1,305	536	1,305
110-61-630-125.42011	Social Security	7,593	5,580	2,291	5,580
	Account Classification Total: BE - Benefits	14,966	11,241	4,606	11,094
CO - Contractual Services					
110-61-630-125.43100_007	Insurance Abuse & Molestation	2,064	2,064	2,064	0
	Account Classification Total: CO - Contractual Services	2,064	2,064	2,064	0
SU - Supplies and Maintenance					
110-61-630-125.44055	Recreation Supplies	8,509	17,500	1,694	5,000
	Account Classification Total: SU - Supplies and Maintenance	8,509	17,500	1,694	5,000

City of Turlock Proposed 26-27 Budget
Fund 110 General Fund 630 Recreation - Prevention/Youth

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Program Total: 125 - Off Track Camp	148,006	120,805	45,323	106,094
	Division Total: 630 - Prevention/Youth	1,418,684	511,773	167,212	287,617
	Department Total: 61 - Recreation	1,418,684	511,773	167,212	287,617
	EXPENSES Total	1,418,684	511,773	167,212	287,617
	Fund REVENUE Total: 110 - General Fund	2,004,154	525,000	106,327	371,000
	Fund EXPENSE Total: 110 - General Fund	1,418,684	511,773	167,212	287,617
	Fund Total: 110 - General Fund	585,470	13,227	(60,885)	83,383

Fund 111 - General Fund Reserve

PURPOSE

This General Fund Reserve fund was established in 1992 to support the City during economic fluctuations that affect City revenue generation, to secure greater stability in multi-year financing, and to safeguard the public welfare and interest to provide continued service delivery to the Turlock residents, during unexpected revenue shortage or unplanned, necessary expenditures. This policy is intended to specify targets for the inflows and outflows of the General Fund Reserves, including the quantity of resources to be held in reserves and conditions under which may be used. The City's 2011-2013 Strategic Plan continues to emphasize Fiscal Responsibility as one of seven specific Policy Initiatives.

A General Fund Reserve cash fund has been set up within the general ledger that maintains the cash balance of the General Fund Reserve that is reported within the General Fund upon financial statement consolidation. The balance of the cash will be maintained at a level equal to the General Fund Reserve balance.

The reserve level per the General Fund Reserve Policy, adopted on May 9, 2023, is 22.50% of the General Fund budget.

City of Turlock Proposed 26-27 Budget
Fund 111 - General Fund Reserve (Restricted)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget

No revenues or expenses budgeted for this Fiscal Year.

Fund 112 - GF Reserve for Capital Purchases

PURPOSE

As per the General Fund Reserve Policy, annually the Finance Department is to inform Council of any surplus of reserves above the adopted 22.5%. If it is determined that an operating surplus exists, Council may appropriate funds for nonrecurring purposes such as capital improvements and equipment purchases that are not financed with borrowings or other contributions.

This General Fund Reserve for Capital Purchases was funded by a motion made by Council on March 12, 2024 to allocate $2.2 million to a Capital Improvement Fund from the General Fund Reserve Surplus. This motion was made in accordance with the City's General Fund Reserve Policy that was established on May 2, 2023.

City of Turlock Proposed 26-27 Budget
Fund 112 - GF Reserve for Capital Purchases (Restricted)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 112 - GF Reserve for Capital Purchases					
EXPENSES					
Department: 10 - Administration					
Division: 116 - General Fund Capital					
CA - Capital Outlay					
112-10-116.51270	Construction Project	0	0	0	0
	Account Classification Total: CA - Capital Outlay	0	0	0	0
	Division Total: 116 - General Fund Capital	0	0	0	0
	Department Total: 10 - Administration	0	0	0	0
	EXPENSES Total	0	0	0	0
Fund REVENUE	Total: 112 - GF Reserve for Capital Purchases				
Fund EXPENSE	Total: 112 - GF Reserve for Capital Purchases	0	0	0	0
	Fund Total: 112 - GF Reserve for Capital Purchases	0	0	0	0

Fund 113 Parks, Arts and Recreation Commission

PURPOSE

The Parks, Arts and Recreation Commission shall encourage, stimulate, promote, and foster programs and facilities for the enrichment of the City and thereby contribute to the quality of life in Turlock and develop an awarement in the business community, in local government, and in the general public of Turlock and surrounding communities of the value and benefits of the Arts and constructive use of leisure time in Turlock. The Parks, Arts and Recreation Commission may perform other related functions as directed by the City Council.

GOALS AND OBJECTIVES

- Become informed and knowledgeable about city parks, art opportunities, recreation programs, facilities, and the recreational needs of the community
- Protect and enhance the cultural richness and diversity of the Turlock community by promoting the visual and literary arts in the City Hall Gallery
- Foster cooperation between the City and other government agencies and civic groups interested in the development of community parks, art and recreation programs

The Parks, Arts, and Recreation Commision is a function of the Municipal Services Department, Recreation Division. Therefore, since all available funds in Fund 113 have been expended as of Fiscal Year 2024-2025, this fund is being eliminated in Fiscal Year 2025-2026.

City of Turlock Proposed 26-27 Budget
Fund 113 Parks, Arts & Recreation Commission

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 113 - Parks, Arts & Rec Commission					
EXPENSES					
Department: 61 - Recreation					
Division: 632 - Parks, Arts & Recreation					
Program: 007 - Specialty Events					
SU - Supplies and Maintenance					
113-61-632-007.44001_000	Supplies General	53	0	0	0
	Account Classification Total: SU - Supplies and Maintenance	53	0	0	0
	Program Total: 007 - Specialty Events	53	0	0	0
	Division Total: 632 - Parks, Arts & Recreation	53	0	0	0
	Department Total: 61 - Recreation	53	0	0	0
	EXPENSES Total	53	0	0	0
Fund REVENUE	Total: 113 - Parks, Arts & Rec Commission				
Fund EXPENSE	Total: 113 - Parks, Arts & Rec Commission	53	0	0	0
	Fund Total: 113 - Parks, Arts & Rec Commission	(53)	0	0	0

Fund 115 - Measure A Roads

PURPOSE

Measure A was voted in by Turlock voters in November of 2021 to be effective in April of 2022. As a result, the Turlock City Council approved the usage of 50% of Measure A sales tax revenue be utilized for Roads within the city limits of the City of Turlock.

In September of 2024, Council approved a revised Measure A Expenditure Policy to establish guidelines on the use of the three-quarter (3/4) cent sales tax and increase the usage of Measure A sales tax revenue to be utilized for Roads from 50% to 55%, effective July 1, 2023.

In May of 2026, Council approved the shifting of 3% of the Measure A Roads revenue to Measure A General to fund the hiring of three (3) Firefighters, bringing the Roads revenue from 55% to 52%, effective July 1, 2026.

The City of Turlock Roads Program's primary focus is the preservation, rehabilitation, and reconstruction of the existing City streets. Over the years, as the City's road network has grown to accommodate its growing population, road conditions have deteriorated due to lack of funding specific to maintenance and rehabilitation activities. The primary funding for this program comes from a 52% Measure A allocation, bond proceeds, Measure L, and SB1. In addition, the City seeks other funding sources such as grants, plus state and federal appropriations.

GOALS AND OBJECTIVES

In Spring of 2021, Mayor Bublak announced the Roads Program Initiative with the following goals:

- Increase the funding for road rehabilitation projects
- Prepare more shovel ready projects
- Explore expedited project delivery
- Rehabilitate all roads in the City within 5 years

PROGRAMS

The City developed a Pavement Management Report for the City’s roadway network and updated the StreetSaver database as a basis for identifying and prioritizing streets for repair. The City Council has since approved four (4) Master Agreements for Design Services and four (4) Master Agreements for Construction Management and Inspection Services to provide for design and construction inspection services for roadway rehabilitation projects. To date, 20.5 miles of roadway have been rehabilitated, 5.5 miles are currently in construction, and a total of 19.3 miles are in design phase and slated for construction through 2029.

City of Turlock Proposed 26-27 Budget
Fund 115 Measure A - Roads

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 115 - Measure A - Roads					
Department: 10 - Administration					
Division: 115 - Measure A					
REVENUES					
TX - Taxes					
115-10-115.30020_004	Sales Tax Measure A	8,202,980	8,173,173	4,249,367	7,928,163
	Account Classification Total: TX - Taxes	8,202,980	8,173,173	4,249,367	7,928,163
Program: 801 - 2025 Roads Bond Program					
IN - Interest Income					
115-10-115-801.33000_003	Interest Income 2025 Roads Bond	405,498	100,000	826,238	409,600
	Account Classification Total: IN - Interest Income	405,498	100,000	826,238	409,600
OR - Other Revenues					
115-10-115-801.37800	Long Term Debt Proceeds	31,649,327	0	0	0
	Account Classification Total: OR - Other Revenues	31,649,327	0	0	0
	Program Total: 801 - 2025 Roads Bond Program	32,054,825	100,000	826,238	409,600
	Division Total: 115 - Measure A	40,257,805	8,273,173	5,075,605	8,337,763
	Department Total: 10 - Administration	40,257,805	8,273,173	5,075,605	8,337,763
	REVENUES Total	40,257,805	8,273,173	5,075,605	8,337,763
EXPENSES					
Department: 10 - Administration					
Division: 115 - Measure A					
SA - Salaries					
115-10-115.41001	Full Time Salaries	116,339	194,556	101,168	210,703
115-10-115.41053	Sick Leave Conversion Pay	2,801	3,000	3,523	3,000
115-10-115.41055	Vacation Conversion Pay	2,300	2,000	0	2,000
115-10-115.41059	Continuous Service Pay	5,236	5,542	4,552	5,709
115-10-115.41100_001	Overtime Standard	2,403	5,000	0	0
	Account Classification Total: SA - Salaries	129,078	210,098	109,243	221,412
BE - Benefits					
115-10-115.42002	Medical Dental Plan	16,577	31,248	19,930	29,062
115-10-115.42003	Vision Insurance	162	432	137	432
115-10-115.42004	Long Term Disability Insurance	453	767	436	731
115-10-115.42005	Life Insurance	246	387	198	321
115-10-115.42006	SUI	60	60	30	60
115-10-115.42007	Workers Comp Insurance	275	1,152	582	805
115-10-115.42008	City Liability Insurance	4,167	9,143	3,636	9,192
115-10-115.42009	PERS	21,600	37,669	19,262	38,866
115-10-115.42010	Medicare Tax	1,828	3,191	1,542	3,210
115-10-115.42012	Retiree Health Insurance	2,327	4,091	2,023	4,214
115-10-115.42013	Deferred Comp	1,163	1,639	1,012	1,688
115-10-115.42016	Employee Contrib To PERS	(10,552)	(18,909)	(9,515)	(19,477)
115-10-115.42019	PERS UAL (Unfunded Accrued Liability)	17,139	35,860	29,880	38,844
	Account Classification Total: BE - Benefits	55,444	106,730	69,154	107,948
CO - Contractual Services					
115-10-115.43010	Contract Attorney	22,902	25,000	19,392	25,000
115-10-115.43030	City Engineering Services	405,121	440,117	249,806	382,085
115-10-115.43318	Professional Services-Debt	0	0	2,500	4,300
115-10-115.43327	Construction Management	2,204,329	6,271,168	3,335,868	1,257,580
115-10-115.43366_001	Design Roads	3,727,898	3,405,000	2,176,258	1,729,000
	Account Classification Total: CO - Contractual Services	6,360,250	10,141,285	5,783,824	3,397,965

City of Turlock Proposed 26-27 Budget
Fund 115 Measure A - Roads

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
MI - Miscellaneous Expenses					
115-10-115.47005	Advertising	228	300	138	300
115-10-115.47080	Shoe Allowance	250	700	350	350
	Account Classification Total: MI - Miscellaneous Expenses	478	1,000	488	650
CA - Capital Outlay					
115-10-115.51270	Construction Project	10,857,012	1,000,000	2,251,232	340,000
	Account Classification Total: CA - Capital Outlay	10,857,012	1,000,000	2,251,232	340,000
DS - Debt Service					
115-10-115.53030_001	Roads Bond Interest	0	1,733,125	1,733,125	1,442,250
115-10-115.53030_002	Roads Bond Principal	0	655,000	655,000	945,000
	Account Classification Total: DS - Debt Service	0	2,388,125	2,388,125	2,387,250
Program: 801 - 2025 Roads Bond Program					
CA - Capital Outlay					
115-10-115-801.51270	Construction Project	0	19,999,464	3,351,038	15,713,284
	Account Classification Total: CA - Capital Outlay	0	19,999,464	3,351,038	15,713,284
DS - Debt Service					
115-10-115-801.53106_006	Cost of Issuance 2025 Roads Bond	421,941	0	0	0
	Account Classification Total: DS - Debt Service	421,941	0	0	0
	Program Total: 801 - 2025 Roads Bond Program	421,941	19,999,464	3,351,038	15,713,284
	Division Total: 115 - Measure A	17,824,203	33,846,702	13,953,104	22,168,509
	Department Total: 10 - Administration	17,824,203	33,846,702	13,953,104	22,168,509
	EXPENSES Total	17,824,203	33,846,702	13,953,104	22,168,509
	Fund REVENUE Total: 115 - Measure A - Roads	40,257,805	8,273,173	5,075,605	8,337,763
	Fund EXPENSE Total: 115 - Measure A - Roads	17,824,203	33,846,702	13,953,104	22,168,509
	Fund Total: 115 - Measure A - Roads	22,433,602	(25,573,529)	(8,877,499)	(13,830,746)

City of Turlock Proposed 26-27 Budget
Fund 116 Special Public Safety - Police

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 116 - Special Public Safety					
Department: 20 - Police					
Division: 225 - Police					
REVENUES					
TX - Taxes					
116-20-225.30030	Prop 172 Sales Tax	209,615	208,000	108,836	210,800
	Account Classification Total: TX - Taxes	209,615	208,000	108,836	210,800
LI - Licenses & Permits					
116-20-225.31010	Business Licenses	614,811	687,100	584,970	679,500
	Account Classification Total: LI - Licenses & Permits	614,811	687,100	584,970	679,500
IN - Interest Income					
116-20-225.33000	Interest Income	(5,272)	34,300	0	0
	Account Classification Total: IN - Interest Income	(5,272)	34,300	0	0
	Division Total: 225 - Police	819,154	929,400	693,806	890,300
	Department Total: 20 - Police	819,154	929,400	693,806	890,300
	REVENUES Total	819,154	929,400	693,806	890,300
EXPENSES					
Department: 20 - Police					
Division: 225 - Police					
CO - Contractual Services					
116-20-225.43228	Radio System Maintenance	8,991	50,000	17,676	50,000
116-20-225.43228_001	Radio System Maintenance Motorola System	46,804	46,738	46,205	44,833
116-20-225.43228_002	Radio System Maintenance Subscriber	98,735	103,284	100,217	114,259
116-20-225.43228_004	Radio System Maintenance Microwave	4,650	10,800	4,650	26,250
116-20-225.43229_001	CAD/RMS Tri Tech Maintenance	58,899	62,160	64,916	85,322
116-20-225.43229_002	CAD/RMS Fiber Connectivity	0	4,650	0	4,650
116-20-225.43229_003	CAD/RMS Animal Services Records Mgmt	8,400	9,600	8,400	9,600
	Account Classification Total: CO - Contractual Services	226,480	287,232	242,064	334,914
SU - Supplies and Maintenance					
116-20-225.44010_003	Computer Software	0	100,000	98,000	100,000
	Account Classification Total: SU - Supplies and Maintenance	0	100,000	98,000	100,000
MI - Miscellaneous Expenses					
116-20-225.47010	Bank Charges	164	1,100	373	200
	Account Classification Total: MI - Miscellaneous Expenses	164	1,100	373	200
CA - Capital Outlay					
116-20-225.51020	Equipment Replacement	113,117	100,000	33,521	427,000
	Account Classification Total: CA - Capital Outlay	113,117	100,000	33,521	427,000
TO - Transfers Out					
116-20-225.48001_002	Transfers Out BL&Prop172 Police Share to Fd110	466,664	450,000	375,000	450,000
116-20-225.48001_004	Transfers Out For Youth Prevention Programs	30,000	30,000	30,000	0
116-20-225.48001_090	Transfers Out Vehicle & Equip Replacement	40,000	0	0	0
	Account Classification Total: TO - Transfers Out	536,664	480,000	405,000	450,000
	Division Total: 225 - Police	876,425	968,332	778,958	1,312,114
	Department Total: 20 - Police	876,425	968,332	778,958	1,312,114
	EXPENSES Total	876,425	968,332	778,958	1,312,114
	Fund REVENUE Total: 116 - Special Public Safety	819,154	929,400	693,806	890,300
	Fund EXPENSE Total: 116 - Special Public Safety	876,425	968,332	778,958	1,312,114
	Division Total: 225 - Police	(57,271)	(38,932)	(85,152)	(421,814)

City of Turlock Proposed 26-27 Budget
Fund 116 Special Public Safety - Police

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Division: 230 - Police - Outside Agencies					
REVENUES					
IN - Interest Income					
116-20-230.33000	Interest Income	(574)	3,700	0	0
	Account Classification Total: IN - Interest Income	(574)	3,700	0	0
	Division Total: 230 - Police - Outside Agencies	(574)	3,700	0	0
	Department Total: 20 - Police	(574)	3,700	0	0
	REVENUES Total	(574)	3,700	0	0
	Fund REVENUE Total: 116 - Special Public Safety	(574)	3,700	0	0
	Fund EXPENSE Total: 116 - Special Public Safety				
	Division Total: 230 - Police - Outside Agencies	(574)	3,700	0	0
Division: 305 - Fire					
REVENUES					
TX - Taxes					
116-30-305.30030	Prop 172 Sales Tax	209,616	208,000	108,836	210,800
	Account Classification Total: TX - Taxes	209,616	208,000	108,836	210,800
LI - Licenses & Permits					
116-30-305.31010	Business Licenses	117,107	130,800	111,423	129,400
	Account Classification Total: LI - Licenses & Permits	117,107	130,800	111,423	129,400
IN - Interest Income					
116-30-305.33000	Interest Income	(2,547)	16,500	0	0
116-30-305.33000_002	Interest Income Lease Interest Revenue	7,200	0	0	7,300
	Account Classification Total: IN - Interest Income	4,653	16,500	0	7,300
OR - Other Revenues					
116-30-305.37081	Cell Tower Lease-1030 East Ave	17,157	17,510	13,133	17,510
	Account Classification Total: OR - Other Revenues	17,157	17,510	13,133	17,510
	Division Total: 305 - Fire	348,533	372,810	233,392	365,010
	Department Total: 30 - Fire	348,533	372,810	233,392	365,010
	REVENUES Total	348,533	372,810	233,392	365,010
EXPENSES					
Department: 30 - Fire					
Division: 305 - Fire					
CO - Contractual Services					
116-30-305.43125_026	Maintenance Fire Station	0	2,500	0	0
116-30-305.43228_001	Radio System Maintenance Motorola System	45,822	46,738	46,537	44,832
116-30-305.43228_002	Radio System Maintenance Subscriber	98,735	103,284	100,215	81,539
116-30-305.43228_004	Radio System Maintenance Microwave	4,650	10,800	4,650	48,000
116-30-305.43229_001	CAD/RMS Tri Tech Maintenance	58,899	62,160	64,916	66,000
	Account Classification Total: CO - Contractual Services	208,106	225,482	216,318	240,371
SU - Supplies and Maintenance					
116-30-305.44011	Records Management	118,510	68,900	33,067	88,000
116-30-305.44030_000	Minor Equipment Miscellaneous	6,014	12,000	0	115,000
	Account Classification Total: SU - Supplies and Maintenance	124,524	80,900	33,067	203,000
MI - Miscellaneous Expenses					
116-30-305.47010	Bank Charges	0	0	71	100
	Account Classification Total: MI - Miscellaneous Expenses	0	0	71	100
TO - Transfers Out					

City of Turlock Proposed 26-27 Budget
Fund 116 Special Public Safety - Police

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
116-30-305.48001_001	Transfers Out BL & Prop172Fire Share to Fd 110	66,664	50,000	41,670	50,000
	Account Classification Total: TO - Transfers Out	66,664	50,000	41,670	50,000
	Division Total: 305 - Fire	399,294	356,382	291,126	493,471
	Department Total: 30 - Fire	399,294	356,382	291,126	493,471
	EXPENSES Total	399,294	356,382	291,126	493,471
	Fund REVENUE Total: 116 - Special Public Safety	348,533	372,810	233,392	365,010
	Fund EXPENSE Total: 116 - Special Public Safety	399,294	356,382	291,126	493,471
	Division Total: 305 - Fire	(50,761)	16,428	(57,734)	(128,461)
Fund Total: 116 - Special Public Safety					
	Fund REVENUE Total: 116 - Special Public Safety	1,167,113	1,305,910	927,198	1,255,310
	Fund EXPENSE Total: 116 - Special Public Safety	1,275,719	1,324,714	1,070,084	1,805,585
	Fund Total: 116 - Special Public Safety	(108,606)	(18,804)	(142,886)	(550,275)

Fund 117 - Cannabis

PURPOSE

The City of Turlock established a separate fund to track Cannabis revenue and expenses commencing in FY 20-21 and all subsequent fiscal years. On June 11, 2019, the City adopted Ordinance No. 1255-CS amending the Turlock Municipal Code Title 5, Chapter 5-21, to establish a commercial cannabis pilot program to allow all cannabis businesses permitted by state law. On January 14, 2020, Resolution No. 2020-003 was adopted by Council, approving a policy on the use of cannabis derived public benefit revenues from development agreements.

Currently, there are four dispensaries conducting business in the City of Turlock. Revenue consists of a public benefit amount of 5.25% of gross receipts from operations each month, with a minimum of $25,000 per month for the first year increasing $5,000 per month, on an annual basis, until the fifth year which tops out at $45,000 per month. The public benefit amount of 5.25% includes a one-quarter percent (.25%) dollar amount dedicated to supporting the City of Turlock juvenile drug and alcohol treatment and rehabilitation programs.

City of Turlock Proposed 26-27 Budget
Fund 117 Cannabis

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 117 - Cannabis					
Department: 10 - Administration					
Division: 190 - Cannabis					
REVENUES					
TX - Taxes					
117-10-190.30020_005	Sales Tax Cannabis	229,140	209,000	137,269	235,000
	Account Classification Total: TX - Taxes	229,140	209,000	137,269	235,000
CH - Charges for Services					
117-10-190.35211	Cannabis Inspections	40,550	20,000	1,800	5,000
	Account Classification Total: CH - Charges for Services	40,550	20,000	1,800	5,000
OR - Other Revenues					
117-10-190.37105_002	Cannabis Public Benefit 5.00%	1,642,416	1,772,000	1,291,931	1,109,524
	Account Classification Total: OR - Other Revenues	1,642,416	1,772,000	1,291,931	1,109,524
	Division Total: 190 - Cannabis	1,912,106	2,001,000	1,431,000	1,349,524
	Department Total: 10 - Administration	1,912,106	2,001,000	1,431,000	1,349,524
	REVENUES Total	1,912,106	2,001,000	1,431,000	1,349,524
EXPENSES					
Department: 10 - Administration					
Division: 190 - Cannabis					
SA - Salaries					
117-10-190.41001	Full Time Salaries	0	8,787	0	30,360
117-10-190.41100_001	Overtime Standard	0	0	0	4,000
	Account Classification Total: SA - Salaries	0	8,787	0	34,360
BE - Benefits					
117-10-190.42001	Uniform Allowance	0	0	0	565
117-10-190.42002	Medical Dental Plan	0	2,329	0	7,266
117-10-190.42003	Vision Insurance	0	32	0	108
117-10-190.42004	Long Term Disability Insurance	0	33	0	105
117-10-190.42005	Life Insurance	0	17	0	46
117-10-190.42006	SUI	0	9	0	30
117-10-190.42007	Workers Comp Insurance	0	21	0	58
117-10-190.42008	City Liability Insurance	0	375	0	1,518
117-10-190.42009	PERS	0	1,535	0	5,313
117-10-190.42010	Medicare Tax	0	127	0	498
117-10-190.42012	Retiree Health Insurance	0	175	0	607
117-10-190.42013	Deferred Comp	0	44	0	152
117-10-190.42016	Employee Contrib To PERS	0	(791)	0	(2,732)
117-10-190.42019	PERS UAL (Unfunded Accrued Liability)	0	0	0	9,711
	Account Classification Total: BE - Benefits	0	3,906	0	23,245
MI - Miscellaneous Expenses					
117-10-190.47004	Cannabis Business Expenses	35,850	50,000	33,313	50,000
	Account Classification Total: MI - Miscellaneous Expenses	35,850	50,000	33,313	50,000
CA - Capital Outlay					
117-10-190.51034	Cameras for License Plate Reader Program	11,250	107,000	79,785	121,590
	Account Classification Total: CA - Capital Outlay	11,250	107,000	79,785	121,590
DS - Debt Service					
117-10-190.53031_001	Leases (GASB 87) Debt Service Interest - Stan County LPR	9,661	0	0	0
117-10-190.53031_002	Leases (GASB 87) Debt Service Principal - Stan County LPR	96,720	0	0	0
	Account Classification Total: DS - Debt Service	106,380	0	0	0

City of Turlock Proposed 26-27 Budget
Fund 117 Cannabis

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
TO - Transfers Out					
117-10-190.48001_090	Transfers Out Vehicle & Equip Replacement	54,000	0	0	0
117-10-190.48001_351	Transfers Out To F130 for LPR's	566,775	0	0	0
	Account Classification Total: TO - Transfers Out	620,775	0	0	0
	Division Total: 190 - Cannabis	774,255	169,693	113,098	229,195
	Department Total: 10 - Administration	774,255	169,693	113,098	229,195
	EXPENSES Total	774,255	169,693	113,098	229,195
	Fund REVENUE Total: 117 - Cannabis	1,912,106	2,001,000	1,431,000	1,349,524
	Fund EXPENSE Total: 117 - Cannabis	774,255	169,693	113,098	229,195
	Division Total: 190 - Cannabis	1,137,851	1,831,307	1,317,902	1,120,329
Program: 161 - Diversion/Education					
REVENUES					
OR - Other Revenues					
117-10-190-161.37105_003	Cannabis Drug Diversion/Education .25%	82,086	88,000	64,569	55,476
	Account Classification Total: OR - Other Revenues	82,086	88,000	64,569	55,476
	Program Total: 161 - Diversion/Education	82,086	88,000	64,569	55,476
	Division Total: 190 - Cannabis	82,086	88,000	64,569	55,476
	Department Total: 10 - Administration	82,086	88,000	64,569	55,476
	REVENUES Total	82,086	88,000	64,569	55,476
EXPENSES					
Department: 10 - Administration					
Division: 190 - Cannabis					
Program: 161 - Diversion/Education					
SA - Salaries					
117-10-190-161.41001	Full Time Salaries	0	0	0	40,185
117-10-190-161.41002_000	Part Time Help General	0	0	0	31,000
117-10-190-161.41100_001	Overtime Standard	1,011	0	0	0
117-10-190-161.49007	Salary Charges From Other Departments	0	50,000	0	0
	Account Classification Total: SA - Salaries	1,011	50,000	0	71,185
BE - Benefits					
117-10-190-161.42002	Medical Dental Plan	0	0	0	7,266
117-10-190-161.42003	Vision Insurance	0	0	0	108
117-10-190-161.42004	Long Term Disability Insurance	0	0	0	139
117-10-190-161.42005	Life Insurance	0	0	0	61
117-10-190-161.42006	SUI	0	0	0	73
117-10-190-161.42007	Workers Comp Insurance	9	0	0	266
117-10-190-161.42008	City Liability Insurance	73	0	0	3,033
117-10-190-161.42009	PERS	0	0	0	7,032
117-10-190-161.42010	Medicare Tax	14	0	0	1,032
117-10-190-161.42011	Social Security	0	0	0	1,922
117-10-190-161.42012	Retiree Health Insurance	0	0	0	804
117-10-190-161.42013	Deferred Comp	0	0	0	201
117-10-190-161.42016	Employee Contrib To PERS	0	0	0	(3,617)
	Account Classification Total: BE - Benefits	97	0	0	18,320
MI - Miscellaneous Expenses					
117-10-190-161.47007	Cannabis Diversion/Education Expenses	1,267	30,000	0	10,000
	Account Classification Total: MI - Miscellaneous Expenses	1,267	30,000	0	10,000

City of Turlock Proposed 26-27 Budget
Fund 117 Cannabis

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Program Total: 161 - Diversion/Education	2,375	80,000	0	99,505
	Division Total: 190 - Cannabis	2,375	80,000	0	99,505
	Department Total: 10 - Administration	2,375	80,000	0	99,505
	EXPENSES Total	2,375	80,000	0	99,505
	Fund REVENUE Total: 117 - Cannabis	82,086	88,000	64,569	55,476
	Fund EXPENSE Total: 117 - Cannabis	2,375	80,000	0	99,505
	Program Total: 161 - Diversion/Education	79,712	8,000	64,569	(44,029)
Fund Total: 117 - Cannabis					
	Fund REVENUE Total: 117 - Cannabis	1,994,192	2,089,000	1,495,569	1,405,000
	Fund EXPENSE Total: 117 - Cannabis	776,630	249,693	113,098	328,700
	Fund Total: 117 - Cannabis	1,217,563	1,839,307	1,382,472	1,076,300

Fund 118 - Measure A General

PURPOSE

Measure A was approved by voters on November 3, 2020, to take effect April 1, 2021. Measure A is a local three-quarter (3/4) cent transaction (sales) and use tax for general City revenue purposes, to remain in effect until the voters amend or repeal it, to be collected and administered by the California Department of Tax and Fee Administration (CDTFA).

On July 6, 2020, the Turlock Municipal Code Title 3, chapter 3-11, was amended by Ordinance No. 1281-CS. Measure A contains tough fiscal accountability provisions including annual independent financial audits, citizen oversight, and public disclosure of spending to ensure funds are used efficiently, effectively, and as promised.

48% of the Measure A sales tax revenue is accounted for in this fund to be utilized mainly for Public Safety for Police and Fire, as well as some Park Maintenance.

City of Turlock Proposed 26-27 Budget
Fund 118 Measure A - General

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 118 - Measure A - General					
REVENUES					
Department: 10 - Administration					
Division: 115 - Measure A					
TX - Taxes					
118-10-115.30020_004	Sales Tax Measure A	6,711,530	6,687,141	4,463,461	6,860,910
	Account Classification Total: TX - Taxes	6,711,530	6,687,141	4,463,461	6,860,910
	Division Total: 115 - Measure A	6,711,530	6,687,141	4,463,461	6,860,910
	Department Total: 10 - Administration	6,711,530	6,687,141	4,463,461	6,860,910
Department: 30 - Fire					
Division: 300 - Operations					
Program: 304 - Fire Services					
TX - Taxes					
118-30-300-304.30020_004	Sales Tax Measure A	0	0	0	457,394
	Account Classification Total: TX - Taxes	0	0	0	457,394
	Program Total: 304 - Fire Services	0	0	0	457,394
	Division Total: 300 - Operations	0	0	0	457,394
	Department Total: 30 - Fire	0	0	0	457,394
	REVENUES Total	6,711,530	6,687,141	4,463,461	7,318,304
EXPENSES					
Department: 10 - Administration					
Division: 102 - City Manager					
SA - Salaries					
118-10-102.41001	Full Time Salaries	45,209	0	0	0
118-10-102.41052	Educational Incentive	1,130	0	0	0
118-10-102.41055	Vacation Conversion Pay	879	0	0	0
118-10-102.41056	Management Leave Conversion	1,507	0	0	0
	Account Classification Total: SA - Salaries	48,725	0	0	0
BE - Benefits					
118-10-102.42002	Medical Dental Plan	1,349	0	0	0
118-10-102.42003	Vision Insurance	66	0	0	0
118-10-102.42004	Long Term Disability Insurance	183	0	0	0
118-10-102.42005	Life Insurance	99	0	0	0
118-10-102.42007	Workers Comp Insurance	47	0	0	0
118-10-102.42008	City Liability Insurance	1,926	0	0	0
118-10-102.42009	PERS	8,193	0	0	0
118-10-102.42010	Medicare Tax	705	0	0	0
118-10-102.42012	Retiree Health Insurance	1,356	0	0	0
118-10-102.42013	Deferred Comp	1,582	0	0	0
118-10-102.42014	Deferred Comp In Lieu	1,527	0	0	0
118-10-102.42016	Employee Contrib To PERS	(4,170)	0	0	0
118-10-102.42019	PERS UAL (Unfunded Accrued Liability)	4,284	0	0	0
	Account Classification Total: BE - Benefits	17,146	0	0	0
UT - Utilities					
118-10-102.45001_000	Telephone General	289	0	0	0
	Account Classification Total: UT - Utilities	289	0	0	0
VE - Vehicle Expenses					
118-10-102.46000	Auto Allowance	643	0	0	0
	Account Classification Total: VE - Vehicle Expenses	643	0	0	0
	Division Total: 102 - City Manager	66,803	0	0	0

City of Turlock Proposed 26-27 Budget
Fund 118 Measure A - General

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Division: 103 - Economic Development and Comm					
SA - Salaries					
118-10-103.41001	Full Time Salaries	45,209	0	0	0
118-10-103.41055	Vacation Conversion Pay	879	0	0	0
118-10-103.41056	Management Leave Conversion	1,507	0	0	0
	Account Classification Total: SA - Salaries	47,595	0	0	0
BE - Benefits					
118-10-103.42002	Medical Dental Plan	6,212	0	0	0
118-10-103.42003	Vision Insurance	66	0	0	0
118-10-103.42004	Long Term Disability Insurance	183	0	0	0
118-10-103.42005	Life Insurance	99	0	0	0
118-10-103.42007	Workers Comp Insurance	45	0	0	0
118-10-103.42008	City Liability Insurance	1,915	0	0	0
118-10-103.42009	PERS	7,993	0	0	0
118-10-103.42010	Medicare Tax	674	0	0	0
118-10-103.42012	Retiree Health Insurance	1,356	0	0	0
118-10-103.42016	Employee Contrib To PERS	(4,069)	0	0	0
118-10-103.42019	PERS UAL (Unfunded Accrued Liability)	4,284	0	0	0
	Account Classification Total: BE - Benefits	18,758	0	0	0
VE - Vehicle Expenses					
118-10-103.46000	Auto Allowance	643	0	0	0
	Account Classification Total: VE - Vehicle Expenses	643	0	0	0
	Division Total: 103 - Economic Development and Comm	66,995	0	0	0
Division: 106 - Finance					
SA - Salaries					
118-10-106.41001	Full Time Salaries	33,151	0	0	0
118-10-106.41100_001	Overtime Standard	48	0	0	0
	Account Classification Total: SA - Salaries	33,199	0	0	0
BE - Benefits					
118-10-106.42002	Medical Dental Plan	9,070	0	0	0
118-10-106.42003	Vision Insurance	112	0	0	0
118-10-106.42004	Long Term Disability Insurance	134	0	0	0
118-10-106.42005	Life Insurance	70	0	0	0
118-10-106.42007	Workers Comp Insurance	32	0	0	0
118-10-106.42008	City Liability Insurance	1,342	0	0	0
118-10-106.42009	PERS	5,861	0	0	0
118-10-106.42010	Medicare Tax	451	0	0	0
118-10-106.42012	Retiree Health Insurance	663	0	0	0
118-10-106.42013	Deferred Comp	166	0	0	0
118-10-106.42016	Employee Contrib To PERS	(2,984)	0	0	0
118-10-106.42019	PERS UAL (Unfunded Accrued Liability)	7,284	0	0	0
	Account Classification Total: BE - Benefits	22,200	0	0	0
	Division Total: 106 - Finance	55,399	0	0	0
Division: 109 - Human Relations					
SA - Salaries					
118-10-109.41001	Full Time Salaries	16,766	0	0	0
118-10-109.41051	Confidential Pay	838	0	0	0
	Account Classification Total: SA - Salaries	17,605	0	0	0
BE - Benefits					
118-10-109.42002	Medical Dental Plan	6,212	0	0	0
118-10-109.42003	Vision Insurance	66	0	0	0

City of Turlock Proposed 26-27 Budget
Fund 118 Measure A - General

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
118-10-109.42004	Long Term Disability Insurance	66	0	0	0
118-10-109.42005	Life Insurance	36	0	0	0
118-10-109.42007	Workers Comp Insurance	17	0	0	0
118-10-109.42008	City Liability Insurance	712	0	0	0
118-10-109.42009	PERS	3,112	0	0	0
118-10-109.42010	Medicare Tax	242	0	0	0
118-10-109.42012	Retiree Health Insurance	503	0	0	0
118-10-109.42013	Deferred Comp	84	0	0	0
118-10-109.42016	Employee Contrib To PERS	(1,584)	0	0	0
118-10-109.42019	PERS UAL (Unfunded Accrued Liability)	4,284	0	0	0
	Account Classification Total: BE - Benefits	13,749	0	0	0
	Division Total: 109 - Human Relations	31,353	0	0	0
Division: 115 - Measure A					
MI - Miscellaneous Expenses					
118-10-115.47304	Sales Tax Contingency Audit	8,423	15,000	287	15,000
	Account Classification Total: MI - Miscellaneous Expenses	8,423	15,000	287	15,000
	Division Total: 115 - Measure A	8,423	15,000	287	15,000
	Department Total: 10 - Administration	228,974	15,000	287	15,000
Department: 20 - Police					
Division: 200 - Special Operations					
SA - Salaries					
118-20-200.41001	Full Time Salaries	82,757	89,034	72,571	96,393
118-20-200.41051	Confidential Pay	4,138	4,452	3,629	4,820
118-20-200.41053	Sick Leave Conversion Pay	0	1,000	0	0
118-20-200.41055	Vacation Conversion Pay	0	1,000	0	0
118-20-200.41059	Continuous Service Pay	1,241	1,336	1,089	1,446
118-20-200.41100_001	Overtime Standard	599	4,000	45	5,000
	Account Classification Total: SA - Salaries	88,736	100,822	77,333	107,659
BE - Benefits					
118-20-200.42001	Uniform Allowance	1,280	1,130	1,280	1,130
118-20-200.42002	Medical Dental Plan	15,926	15,624	19,152	14,531
118-20-200.42003	Vision Insurance	160	216	136	216
118-20-200.42004	Long Term Disability Insurance	330	334	313	334
118-20-200.42005	Life Insurance	177	168	142	147
118-20-200.42006	SUI	57	30	30	30
118-20-200.42007	Workers Comp Insurance	86	393	189	179
118-20-200.42008	City Liability Insurance	3,720	4,690	3,339	4,890
118-20-200.42009	PERS	15,578	16,599	13,502	18,001
118-20-200.42010	Medicare Tax	1,279	1,462	1,111	1,561
118-20-200.42012	Retiree Health Insurance	2,483	1,781	2,177	1,928
118-20-200.42013	Deferred Comp	0	445	0	482
118-20-200.42016	Employee Contrib To PERS	(7,932)	(8,534)	(6,956)	(9,239)
118-20-200.42019	PERS UAL (Unfunded Accrued Liability)	17,139	17,930	14,940	19,422
	Account Classification Total: BE - Benefits	50,284	52,268	49,355	53,612
MI - Miscellaneous Expenses					
118-20-200.47065	Professional Development	400	500	0	500
	Account Classification Total: MI - Miscellaneous Expenses	400	500	0	500
	Division Total: 200 - Special Operations	139,419	153,590	126,688	161,771
Division: 205 - Support Operations					
SA - Salaries					
118-20-205.41001	Full Time Salaries	336,740	375,916	309,878	403,941

City of Turlock Proposed 26-27 Budget
Fund 118 Measure A - General

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
118-20-205.41010_006	Police Special Pay POST Officer Differential	5,924	6,244	5,129	6,616
118-20-205.41050	Bilingual Pay	7,651	8,104	6,504	8,628
118-20-205.41052	Educational Incentive	7,895	8,738	7,290	9,287
118-20-205.41053	Sick Leave Conversion Pay	0	3,000	0	1,000
118-20-205.41055	Vacation Conversion Pay	6,935	3,000	0	1,000
118-20-205.41056	Management Leave Conversion	0	3,000	0	1,000
118-20-205.41059	Continuous Service Pay	10,532	11,390	9,465	14,997
118-20-205.41100_001	Overtime Standard	16,951	10,000	9,124	10,000
	Account Classification Total: SA - Salaries	392,628	429,392	347,389	456,469
BE - Benefits					
118-20-205.42001	Uniform Allowance	3,690	3,540	3,690	3,390
118-20-205.42002	Medical Dental Plan	47,446	36,948	56,422	34,762
118-20-205.42003	Vision Insurance	492	432	416	432
118-20-205.42004	Long Term Disability Insurance	1,340	1,410	1,336	1,401
118-20-205.42005	Life Insurance	719	710	602	615
118-20-205.42006	SUI	179	89	89	89
118-20-205.42007	Workers Comp Insurance	382	1,724	849	746
118-20-205.42008	City Liability Insurance	16,502	19,855	15,099	19,059
118-20-205.42009	PERS	67,816	78,150	61,540	84,408
118-20-205.42010	Medicare Tax	5,654	6,226	5,011	6,619
118-20-205.42012	Retiree Health Insurance	11,402	12,631	10,470	13,537
118-20-205.42013	Deferred Comp	3,729	4,788	3,808	5,181
118-20-205.42014	Deferred Comp In Lieu	5,717	5,700	4,360	5,700
118-20-205.42016	Employee Contrib To PERS	(33,391)	(37,153)	(29,789)	(40,116)
118-20-205.42019	PERS UAL (Unfunded Accrued Liability)	51,417	53,790	44,830	58,265
	Account Classification Total: BE - Benefits	183,094	188,840	178,733	194,088
UT - Utilities					
118-20-205.45001_000	Telephone General	722	0	611	0
	Account Classification Total: UT - Utilities	722	0	611	0
VE - Vehicle Expenses					
118-20-205.46000	Auto Allowance	2,407	2,400	2,036	2,400
	Account Classification Total: VE - Vehicle Expenses	2,407	2,400	2,036	2,400
MI - Miscellaneous Expenses					
118-20-205.47065	Professional Development	0	600	0	600
	Account Classification Total: MI - Miscellaneous Expenses	0	600	0	600
CA - Capital Outlay					
118-20-205.51413	HVAC	309,055	0	0	0
	Account Classification Total: CA - Capital Outlay	309,055	0	0	0
	Division Total: 205 - Support Operations	887,906	621,232	528,768	653,557
Division: 210 - Field Operations					
SA - Salaries					
118-20-210.41001	Full Time Salaries	1,234,983	1,827,167	1,484,457	1,964,309
118-20-210.41010_001	Police Special Pay Special Assignment	3,311	5,537	3,993	5,869
118-20-210.41010_002	Police Special Pay FTO	4,485	0	5,226	7,500
118-20-210.41010_006	Police Special Pay POST Officer Differential	60,434	81,289	72,768	96,803
118-20-210.41010_007	Police Special Pay SWAT Pay	3,913	5,537	4,549	5,869
118-20-210.41050	Bilingual Pay	9,262	17,679	17,496	26,778
118-20-210.41052	Educational Incentive	36,200	46,060	43,892	56,764
118-20-210.41053	Sick Leave Conversion Pay	3,447	6,000	2,469	4,000
118-20-210.41055	Vacation Conversion Pay	6,577	6,000	1,924	6,000

City of Turlock Proposed 26-27 Budget
Fund 118 Measure A - General

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
118-20-210.41056	Management Leave Conversion	3,965	5,000	1,035	4,000
118-20-210.41059	Continuous Service Pay	40,744	48,778	45,447	62,886
118-20-210.41060	Signing Bonus	34,929	25,000	1,071	25,000
118-20-210.41100_001	Overtime Standard	68,974	70,000	73,345	80,000
118-20-210.49006	Salary Credits From Other Departments	0	0	(3,991)	0
	Account Classification Total: SA - Salaries	1,511,224	2,144,047	1,753,682	2,345,778
BE - Benefits					
118-20-210.42001	Uniform Allowance	14,531	25,150	25,507	25,750
118-20-210.42002	Medical Dental Plan	213,821	296,855	332,608	267,259
118-20-210.42003	Vision Insurance	2,467	4,104	2,786	3,888
118-20-210.42004	Long Term Disability Insurance	4,923	6,852	6,360	6,814
118-20-210.42005	Life Insurance	2,671	3,454	2,912	2,989
118-20-210.42006	SUI	868	565	611	565
118-20-210.42007	Workers Comp Insurance	14,158	49,817	41,916	37,603
118-20-210.42008	City Liability Insurance	124,941	182,857	150,286	198,296
118-20-210.42009	PERS	397,284	559,711	486,652	624,097
118-20-210.42010	Medicare Tax	21,480	31,089	25,104	34,014
118-20-210.42012	Retiree Health Insurance	50,245	75,041	63,214	81,149
118-20-210.42013	Deferred Comp	4,600	5,634	3,776	5,860
118-20-210.42014	Deferred Comp In Lieu	1,679	0	4,835	5,700
118-20-210.42016	Employee Contrib To PERS	(161,532)	(238,736)	(199,765)	(258,372)
118-20-210.42019	PERS UAL (Unfunded Accrued Liability)	336,256	510,779	425,650	557,671
	Account Classification Total: BE - Benefits	1,028,391	1,513,172	1,372,453	1,593,283
SU - Supplies and Maintenance					
118-20-210.44030_001	Minor Equipment Safety	0	54,287	54,287	55,000
	Account Classification Total: SU - Supplies and Maintenance	0	54,287	54,287	55,000
MI - Miscellaneous Expenses					
118-20-210.47065	Professional Development	500	600	0	600
	Account Classification Total: MI - Miscellaneous Expenses	500	600	0	600
TO - Transfers Out					
118-20-210.48001_090	Transfers Out Vehicle & Equip Replacement	0	900,000	900,000	700,000
118-20-210.48001_123	Transfers Out for Police Equipment	0	100,000	100,000	300,000
118-20-210.48001_351	Transfers Out To F130 for LPR's	566,775	0	0	0
118-20-210.48005_002	Transfers Out - Reporting GASB 96 SBITA'S	54,287	0	0	0
	Account Classification Total: TO - Transfers Out	621,062	1,000,000	1,000,000	1,000,000
	Division Total: 210 - Field Operations	3,161,177	4,712,106	4,180,422	4,994,661
	Department Total: 20 - Police	4,188,502	5,486,928	4,835,877	5,809,989
Department: 30 - Fire					
Division: 300 - Operations					
SA - Salaries					
118-30-300.41001	Full Time Salaries	838,687	824,830	649,979	867,507
118-30-300.41020_001	Fire Special Pay EMT Certificates	5,882	7,397	6,035	8,118
118-30-300.41020_002	Fire Special Pay Fitness Incentive	5,067	10,317	2,186	9,019
118-30-300.41020_003	Fire Special Pay FLSA Wages	11,481	13,559	11,454	14,439
118-30-300.41020_004	Fire Special Pay PFP	15,013	20,636	12,739	9,330
118-30-300.41020_007	Fire Special Pay Management Certificate	2,941	3,698	5,015	8,118
118-30-300.41050	Bilingual Pay	0	0	157	0
118-30-300.41052	Educational Incentive	7,458	6,098	10,337	6,459
118-30-300.41053	Sick Leave Conversion Pay	0	2,500	802	1,000
118-30-300.41055	Vacation Conversion Pay	679	5,000	7,292	7,500

City of Turlock Proposed 26-27 Budget
Fund 118 Measure A - General

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
118-30-300.41056	Management Leave Conversion	0	2,000	0	0
118-30-300.41059	Continuous Service Pay	9,238	15,675	10,008	19,101
118-30-300.41100_001	Overtime Standard	106,704	150,000	101,404	110,000
	Account Classification Total: SA - Salaries	1,003,150	1,061,710	817,407	1,060,591
BE - Benefits					
118-30-300.42001	Uniform Allowance	8,455	9,930	10,165	9,930
118-30-300.42002	Medical Dental Plan	109,778	120,767	123,585	104,286
118-30-300.42003	Vision Insurance	1,213	1,512	904	1,296
118-30-300.42004	Long Term Disability Insurance	2,751	3,093	2,750	3,009
118-30-300.42005	Life Insurance	1,494	1,559	1,237	1,320
118-30-300.42006	SUI	504	268	267	268
118-30-300.42007	Workers Comp Insurance	7,882	20,709	16,182	14,505
118-30-300.42008	City Liability Insurance	53,954	60,058	45,161	58,566
118-30-300.42009	PERS	202,855	242,397	191,207	258,562
118-30-300.42010	Medicare Tax	13,747	15,394	11,449	15,379
118-30-300.42012	Retiree Health Insurance	33,383	39,337	30,851	41,728
118-30-300.42013	Deferred Comp	3,249	4,563	3,317	4,901
118-30-300.42014	Deferred Comp In Lieu	8,821	11,400	11,095	17,100
118-30-300.42016	Employee Contrib To PERS	(88,824)	(104,505)	(82,958)	(110,653)
118-30-300.42019	PERS UAL (Unfunded Accrued Liability)	250,772	283,654	236,380	311,641
	Account Classification Total: BE - Benefits	610,034	710,136	601,594	731,838
CO - Contractual Services					
118-30-300.43318	Professional Services-Debt	500	0	0	500
	Account Classification Total: CO - Contractual Services	500	0	0	500
UT - Utilities					
118-30-300.45001_000	Telephone General	589	750	611	750
	Account Classification Total: UT - Utilities	589	750	611	750
MI - Miscellaneous Expenses					
118-30-300.47065	Professional Development	0	600	0	600
118-30-300.47080	Shoe Allowance	0	100	0	0
	Account Classification Total: MI - Miscellaneous Expenses	0	700	0	600
CA - Capital Outlay					
118-30-300.51020	Equipment Replacement	1,755,110	0	0	0
	Account Classification Total: CA - Capital Outlay	1,755,110	0	0	0
DS - Debt Service					
118-30-300.53026_001	PNC Lease - Fire Trucks Interest	53,498	50,160	50,159	46,706
118-30-300.53026_002	PNC Lease - Fire Trucks Principal	97,916	101,255	101,255	104,707
	Account Classification Total: DS - Debt Service	151,414	151,415	151,414	151,413
TO - Transfers Out					
118-30-300.48001_090	Transfers Out Vehicle & Equip Replacement	0	555,000	555,000	670,000
118-30-300.48001_092	Transfers Out To Fd130 Fire Safety Cloth&Equip	0	445,000	445,000	330,000
	Account Classification Total: TO - Transfers Out	0	1,000,000	1,000,000	1,000,000
Program: 304 - Fire Services					
SA - Salaries					
118-30-300-304.41001	Full Time Salaries	0	0	0	221,040
	Account Classification Total: SA - Salaries	0	0	0	221,040
BE - Benefits					
118-30-300-304.42001	Uniform Allowance	0	0	0	3,300
118-30-300-304.42002	Medical Dental Plan	0	0	0	43,593
118-30-300-304.42003	Vision Insurance	0	0	0	648

City of Turlock Proposed 26-27 Budget
Fund 118 Measure A - General

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
118-30-300-304.42004	Long Term Disability Insurance	0	0	0	767
118-30-300-304.42005	Life Insurance	0	0	0	336
118-30-300-304.42006	SUI	0	0	0	89
118-30-300-304.42007	Workers Comp Insurance	0	0	0	3,307
118-30-300-304.42008	City Liability Insurance	0	0	0	13,056
118-30-300-304.42009	PERS	0	0	0	61,140
118-30-300-304.42010	Medicare Tax	0	0	0	3,205
118-30-300-304.42012	Retiree Health Insurance	0	0	0	13,793
118-30-300-304.42016	Employee Contrib To PERS	0	0	0	(30,393)
	Account Classification Total: BE - Benefits	0	0	0	112,841
	Program Total: 304 - Fire Services	0	0	0	333,881
	Division Total: 300 - Operations	3,520,798	2,924,711	2,571,026	3,279,573
	Department Total: 30 - Fire	3,520,798	2,924,711	2,571,026	3,279,573
Department: 40 - Development Services					
Division: 400 - Planning					
BE - Benefits					
118-40-400.42019	PERS UAL (Unfunded Accrued Liability)	4,284	0	0	0
	Account Classification Total: BE - Benefits	4,284	0	0	0
	Division Total: 400 - Planning	4,284	0	0	0
	Department Total: 40 - Development Services	4,284	0	0	0
Department: 50 - Municipal Services					
Division: 500 - Public Facilities					
SA - Salaries					
118-50-500.41001	Full Time Salaries	15,196	0	0	0
118-50-500.41050	Bilingual Pay	31	0	0	0
118-50-500.41051	Confidential Pay	121	0	0	0
118-50-500.41052	Educational Incentive	16	0	0	0
118-50-500.41055	Vacation Conversion Pay	194	0	0	0
118-50-500.41056	Management Leave Conversion	176	0	0	0
118-50-500.41059	Continuous Service Pay	345	0	0	0
	Account Classification Total: SA - Salaries	16,080	0	0	0
BE - Benefits					
118-50-500.42002	Medical Dental Plan	1,854	0	0	0
118-50-500.42003	Vision Insurance	21	0	0	0
118-50-500.42004	Long Term Disability Insurance	61	0	0	0
118-50-500.42005	Life Insurance	29	0	0	0
118-50-500.42007	Workers Comp Insurance	48	0	0	0
118-50-500.42008	City Liability Insurance	799	0	0	0
118-50-500.42009	PERS	2,838	0	0	0
118-50-500.42010	Medicare Tax	227	0	0	0
118-50-500.42012	Retiree Health Insurance	429	0	0	0
118-50-500.42013	Deferred Comp	324	0	0	0
118-50-500.42014	Deferred Comp In Lieu	397	0	0	0
118-50-500.42016	Employee Contrib To PERS	(1,414)	0	0	0
118-50-500.42019	PERS UAL (Unfunded Accrued Liability)	2,484	0	0	0
	Account Classification Total: BE - Benefits	8,096	0	0	0
UT - Utilities					
118-50-500.45001_000	Telephone General	80	0	0	0
	Account Classification Total: UT - Utilities	80	0	0	0
VE - Vehicle Expenses					
118-50-500.46000	Auto Allowance	71	0	0	0

City of Turlock Proposed 26-27 Budget
Fund 118 Measure A - General

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Account Classification Total: VE - Vehicle Expenses	71	0	0	0
	Division Total: 500 - Public Facilities	24,327	0	0	0
	Department Total: 50 - Municipal Services	24,327	0	0	0
Department:	**60 - Parks**				
Division:	**600 - Maintenance**				
SA - Salaries					
118-60-600.41001	Full Time Salaries	85,136	152,814	117,887	163,802
118-60-600.41050	Bilingual Pay	31	0	0	0
118-60-600.41051	Confidential Pay	121	0	0	0
118-60-600.41052	Educational Incentive	16	0	0	0
118-60-600.41053	Sick Leave Conversion Pay	0	500	0	500
118-60-600.41054	Stand By Wages	1,216	500	609	750
118-60-600.41055	Vacation Conversion Pay	240	2,500	1,090	1,500
118-60-600.41056	Management Leave Conversion	176	500	0	0
118-60-600.41059	Continuous Service Pay	451	0	0	0
118-60-600.41100_001	Overtime Standard	620	500	1,045	1,000
118-60-600.49006	Salary Credits From Other Departments	(39,976)	0	(813)	0
	Account Classification Total: SA - Salaries	48,032	157,314	119,819	167,552
BE - Benefits					
118-60-600.42002	Medical Dental Plan	10,853	46,872	23,057	34,762
118-60-600.42003	Vision Insurance	133	648	151	432
118-60-600.42004	Long Term Disability Insurance	317	573	496	568
118-60-600.42005	Life Insurance	183	289	217	249
118-60-600.42006	SUI	119	89	92	89
118-60-600.42007	Workers Comp Insurance	827	4,417	3,403	3,270
118-60-600.42008	City Liability Insurance	5,962	11,629	8,956	12,385
118-60-600.42009	PERS	15,235	26,697	20,595	28,665
118-60-600.42010	Medicare Tax	1,250	2,281	1,720	2,430
118-60-600.42012	Retiree Health Insurance	1,851	3,056	2,358	3,276
118-60-600.42013	Deferred Comp	406	764	75	819
118-60-600.42014	Deferred Comp In Lieu	489	0	4,750	5,700
118-60-600.42016	Employee Contrib To PERS	(7,718)	(13,753)	(10,975)	(14,742)
118-60-600.42019	PERS UAL (Unfunded Accrued Liability)	7,542	53,790	44,830	58,265
	Account Classification Total: BE - Benefits	37,448	137,352	99,726	136,168
CO - Contractual Services					
118-60-600.43155	Physicals, Shots & Psychological	49	0	0	0
	Account Classification Total: CO - Contractual Services	49	0	0	0
UT - Utilities					
118-60-600.45001_000	Telephone General	97	0	0	0
	Account Classification Total: UT - Utilities	97	0	0	0
VE - Vehicle Expenses					
118-60-600.46000	Auto Allowance	109	0	0	0
	Account Classification Total: VE - Vehicle Expenses	109	0	0	0
MI - Miscellaneous Expenses					
118-60-600.47080	Shoe Allowance	0	0	555	1,050
	Account Classification Total: MI - Miscellaneous Expenses	0	0	555	1,050
	Division Total: 600 - Maintenance	85,736	294,666	220,099	304,770
	Department Total: 60 - Parks	85,736	294,666	220,099	304,770
Department:	**61 - Recreation**				
Division:	**620 - Recreation Administration**				
SA - Salaries					

City of Turlock Proposed 26-27 Budget
Fund 118 Measure A - General

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
118-61-620.41001	Full Time Salaries	55,085	0	0	0
118-61-620.41050	Bilingual Pay	725	0	0	0
118-61-620.41051	Confidential Pay	121	0	0	0
118-61-620.41052	Educational Incentive	710	0	0	0
118-61-620.41055	Vacation Conversion Pay	631	0	0	0
118-61-620.41056	Management Leave Conversion	1,295	0	0	0
118-61-620.41059	Continuous Service Pay	522	0	0	0
118-61-620.41300_011	Salary/Benefit Transfer from FD 270-ASES Grant	(13,667)	0	0	0
	Account Classification Total: SA - Salaries	45,421	0	0	0
BE - Benefits					
118-61-620.42002	Medical Dental Plan	8,055	0	0	0
118-61-620.42003	Vision Insurance	73	0	0	0
118-61-620.42004	Long Term Disability Insurance	223	0	0	0
118-61-620.42005	Life Insurance	120	0	0	0
118-61-620.42007	Workers Comp Insurance	119	0	0	0
118-61-620.42008	City Liability Insurance	2,355	0	0	0
118-61-620.42009	PERS	10,125	0	0	0
118-61-620.42010	Medicare Tax	832	0	0	0
118-61-620.42012	Retiree Health Insurance	1,450	0	0	0
118-61-620.42013	Deferred Comp	871	0	0	0
118-61-620.42014	Deferred Comp In Lieu	1,618	0	0	0
118-61-620.42016	Employee Contrib To PERS	(5,145)	0	0	0
118-61-620.42019	PERS UAL (Unfunded Accrued Liability)	9,342	0	0	0
	Account Classification Total: BE - Benefits	30,039	0	0	0
UT - Utilities					
118-61-620.45001_000	Telephone General	234	0	0	0
	Account Classification Total: UT - Utilities	234	0	0	0
VE - Vehicle Expenses					
118-61-620.46000	Auto Allowance	71	0	0	0
	Account Classification Total: VE - Vehicle Expenses	71	0	0	0
	Division Total: 620 - Recreation Administration	75,765	0	0	0
	Department Total: 61 - Recreation	75,765	0	0	0
	EXPENSES Total	8,128,386	8,721,305	7,627,289	9,409,332
	Fund REVENUE Total: 118 - Measure A - General	6,711,530	6,687,141	4,463,461	7,318,304
	Fund EXPENSE Total: 118 - Measure A - General	8,128,386	8,721,305	7,627,289	9,409,332
	Fund Total: 118 - Measure A - General	(1,416,857)	(2,034,164)	(3,163,828)	(2,091,028)

Fund 120 -Tourism

PURPOSE

The City of Turlock collects a 9% Transient Occupancy Tax. Of that, one third is dedicated to tourism services and related expenses and is accounted for in Fund 120 Tourism.

GOALS AND OBJECTIVES

- Work closely with local hoteliers to support tourism efforts in our community.
- Foster partnerships with California State University Stanislaus, The Stanislaus County Fairgrounds and local industry to promote tourism and business travel.
- Support special events that draw visitors to the community.
- Contribute toward the ongoing operation and capital improvement of the sports complexes.

PROGRAMS

- On March 10, 2026, Council approved a temporary reduction of capital facility fees, up to $500,000, for commercial, retail, and industrial projects to be funded by Tourism funds to strengthen the commercial environment, attract retail and industrial businesses that promote tourism and job creation, to bolster the community and economy. This temporary fee reduction 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.

City of Turlock Proposed 26-27 Budget
Fund 120 Tourism

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 120 - Tourism					
REVENUES					
Department: 10 - Administration					
Division: 120 - Tourism					
TX - Taxes					
120-10-120.30100_000	Hotel/Motel Taxes General	341,321	362,000	254,645	371,000
	Account Classification Total: TX - Taxes	341,321	362,000	254,645	371,000
LI - Licenses & Permits					
120-10-120.31055	Non-City Sponsored Special Events Application Fee	3,001	2,000	2,350	2,500
	Account Classification Total: LI - Licenses & Permits	3,001	2,000	2,350	2,500
OR - Other Revenues					
120-10-120.37065	Vendor Participation	550	1,000	0	1,000
	Account Classification Total: OR - Other Revenues	550	1,000	0	1,000
	Division Total: 120 - Tourism	344,872	365,000	256,995	374,500
	Department Total: 10 - Administration	344,872	365,000	256,995	374,500
	REVENUES Total	344,872	365,000	256,995	374,500
EXPENSES					
Department: 10 - Administration					
Division: 120 - Tourism					
SA - Salaries					
120-10-120.41002_000	Part Time Help General	19,068	25,000	16,726	25,000
	Account Classification Total: SA - Salaries	19,068	25,000	16,726	25,000
BE - Benefits					
120-10-120.42006	SUI	6	30	2	30
120-10-120.42007	Workers Comp Insurance	41	134	90	93
120-10-120.42008	City Liability Insurance	791	1,065	713	1,065
120-10-120.42010	Medicare Tax	276	363	243	363
120-10-120.42011	Social Security	1,182	1,550	1,037	1,550
	Account Classification Total: BE - Benefits	2,297	3,142	2,084	3,101
CO - Contractual Services					
120-10-120.43060_000	Contract Services General	0	138,000	0	128,733
120-10-120.43074	Downtown Turlock Security Enhancement Pilot Program	2,369	16,600	367	0
120-10-120.43288	Economic Development Strategic Plan	69,797	10,920	6,481	0
120-10-120.43723	Lighting-Pedretti Park	3,229	0	0	0
	Account Classification Total: CO - Contractual Services	75,395	165,520	6,848	128,733
SU - Supplies and Maintenance					
120-10-120.44001_000	Supplies General	1,102	1,250	712	1,250
	Account Classification Total: SU - Supplies and Maintenance	1,102	1,250	712	1,250
MI - Miscellaneous Expenses					
120-10-120.47315	Community Grants Program	55,188	60,000	60,000	60,000
120-10-120.47317_001	City Sponsored Special Events General	22,533	42,500	24,761	50,000
120-10-120.47317_004	City Sponsored Special Events Christmas Parade	3,279	0	0	0
120-10-120.47317_006	City Sponsored Special Events 4th of July	3,603	0	0	0
120-10-120.47317_010	City Sponsored Special Events Holiday Lights Tour	1,000	0	0	0
120-10-120.47367	Economic Development Expenses	0	500,000	0	483,000
	Account Classification Total: MI - Miscellaneous Expenses	85,603	602,500	84,761	593,000
	Division Total: 120 - Tourism	183,465	797,412	111,130	751,084
	Department Total: 10 - Administration	183,465	797,412	111,130	751,084
	EXPENSES Total	183,465	797,412	111,130	751,084

City of Turlock Proposed 26-27 Budget
Fund 120 Tourism

G/L Account Number	Account Description		FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Fund REVENUE	Total: 120 - Tourism	344,872	365,000	256,995	374,500
	Fund EXPENSE	Total: 120 - Tourism	183,465	797,412	111,130	751,084
	Fund Total: 120 - Tourism		161,407	(432,412)	145,865	(376,584)

Fund 130 - Vehicle/Equipment Replacement

PURPOSE

This fund was established to hold monies set aside from General Fund departments' operating budgets for the replacement of small equipment, vehicles, and other major equipment purchases. Departments track the accumulation and use of these funds through a replacement plan that projects equipment needs and replacement schedules at least 10 years into the future.

City of Turlock Proposed 26-27 Budget
Fund 130 General Fund - Vehicle/Equipment Replacement

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 130 - Vehicle/Equipment Replacement					
Program: 200 - General Administration					
Department: 10 - Administration					
Division: 137 - Small Equipment					
EXPENSES					
CA - Capital Outlay					
130-10-137-200.51004	Electronic Agenda System	0	0	0	20,000
	Account Classification Total: CA - Capital Outlay	0	0	0	20,000
	Program Total: 200 - General Administration	0	0	0	20,000
Program: 203 - Cable Franchise PEG Fee					
Department: 10 - Administration					
Division: 137 - Small Equipment					
REVENUES					
TX - Taxes					
130-10-137-203.30090_004	Franchise Fees Cable Peg	63,590	66,000	27,980	58,000
	Account Classification Total: TX - Taxes	63,590	66,000	27,980	58,000
OT - Other Revenues					
130-10-137-203.39101	SBITA Issued	117,549	0	0	0
	Account Classification Total: OT - Other Revenues	117,549	0	0	0
	Program Total: 203 - Cable Franchise PEG Fee	181,140	66,000	27,980	58,000
EXPENSES					
CO - Contractual Services					
130-10-137-203.43052	City Mobile App Solutions	0	0	0	20,000
130-10-137-203.43060_000	Contract Services General	49,875	23,450	0	0
	Account Classification Total: CA - Capital Outlay	49,875	23,450	0	20,000
CA - Capital Outlay					
130-10-137-203.51003_001	GASB 96 SBITA's Revize	117,549	0	0	0
130-10-137-203.51005_001	Communications Equipment Funded By PEG Fees	9,277	450,000	24,270	0
	Account Classification Total: CA - Capital Outlay	126,826	450,000	24,270	0
DE - Debt Service					
130-10-137-203.53032_003	SBITA (GASB 96) Debt Service Revize Interest	767	0	0	0
130-10-137-203.53032_004	SBITA (GASB 96) Debt Service Revize Principal	61,408	0	0	0
	Account Classification Total: CA - Capital Outlay	62,175	0	0	0
	Program Total: 203 - Cable Franchise PEG Fee	238,876	473,450	24,270	20,000
Program: 211 - Planning					
Department: 40 - Development Services					
Division: 137 - Small Equipment					
EXPENSES					
CO - Contractual Services					
130-40-137-211.43274	General Plan Implementation & Growth	54,053	500,000	0	500,000
	Account Classification Total: CO - Contractual Services	54,053	500,000	0	500,000
SU - Supplies and Maintenance					
130-40-137-211.44072	Asset Replacement-Scanner	0	6,000	0	8,000
130-40-137-211.44075	Asset Replacement-Computer Monitors	0	2,500	0	2,500
130-40-137-211.44090	Office Equipment & Furniture	0	15,000	0	12,000
	Account Classification Total: SU - Supplies and Maintenance	0	23,500	0	22,500

City of Turlock Proposed 26-27 Budget
Fund 130 General Fund - Vehicle/Equipment Replacement

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
CA - Capital Outlay					
130-40-137-211.44082	Asset Replacement-Camera	0	0	0	400
130-40-137-211.51020	Equipment Replacement	0	0	0	50,000
	Account Classification Total: CA - Capital Outlay	0	0	0	50,400
TO - Transfers Out					
130-40-137-211.48001_037	Transfers Out Records Management	25,000	25,000	20,830	30,000
	Account Classification Total: TO - Transfers Out	25,000	25,000	20,830	30,000
	Program Total: 211 - Planning	79,053	548,500	20,830	602,900
Program: 213 - Police Services					
Department: 20 - Police					
Division: 137 - Small Equipment					
REVENUES					
TI - Transfers In					
130-20-137-213.38001_089	Transfers In Computer Replacement	0	777,770	716,155	0
130-20-137-213.38001_123	Transfers In For Police Equipment	229,107	100,000	100,000	300,000
130-20-137-213.38001_351	Transfers In From F117 & F118 for LPR's	1,133,550	0	0	0
	Account Classification Total: TI - Transfers In	1,362,657	877,770	816,155	300,000
OT - Other Revenues					
130-20-137-213.39100	Leases Issued	1,049,072	0	0	0
	Account Classification Total: OT - Other Revenues	1,049,072	0	0	0
	Program Total: 213 - Police Services	2,411,729	877,770	816,155	300,000
EXPENSES					
SU - Supplies and Maintenance					
130-20-137-213.44030_000	Minor Equipment Miscellaneous	0	5,000	0	35,000
130-20-137-213.44030_054	Minor Equipment PSF Repairs & Improvements	49,985	50,000	17,273	50,000
	Account Classification Total: SU - Supplies and Maintenance	49,985	55,000	17,273	85,000
TO - Transfers Out					
130-20-137-213.48005_002	Transfers Out - Reporting GASB 96 SBITA'S	17,345	0	0	0
	Account Classification Total: TO - Transfers Out	17,345	0	0	0
CA - Capital Outlay					
130-20-137-213.51002_001	GASB 87 Leases Flock Safety	1,049,072	0	0	0
130-20-137-213.51005_007	Communications CAD/RMS	0	0	0	50,000
130-20-137-213.51032	Interview Room Recording Equipment	0	17,355	17,345	17,500
130-20-137-213.51034	Cameras for License Plate Reader Program	0	251,150	0	252,000
130-20-137-213.51117	Public Safety MDC's	0	25,000	0	250,000
130-20-137-213.51152	Police Services - Hand Held Ticket Writers	9,459	10,000	1,921	20,000
130-20-137-213.51153	Police Services - Weapons	16,087	14,000	0	0
	Account Classification Total: CA - Capital Outlay	1,074,618	317,505	19,266	589,500
DE - Debt Service					
130-20-137-213.53031_003	Leases (GASB 87) Debt Service Interest - Flock Safety	2,763	0	0	0
130-20-137-213.53031_004	Leases (GASB 87) Debt Service Principal - Flock Safety	18,167	0	0	0
	Account Classification Total: CA - Capital Outlay	20,929	0	0	0
	Program Total: 213 - Police Services	1,145,532	372,505	36,540	674,500
Department: 20 - Police					
Division: 145 - Vehicles/Equipment					

City of Turlock Proposed 26-27 Budget
Fund 130 General Fund - Vehicle/Equipment Replacement

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
REVENUES					
OT - Other Revenues					
130-20-145-213.37030	Sale of Property	3,800	0	13,932	0
130-20-145-213.37220_005	Insurance Refund/Recovery General	0	0	10,352	0
	Account Classification Total: OT - Other Revenues	3,800	0	24,284	0
TI - Transfers In					
130-20-145-213.38001_090	Transfers In Vehicle & Equip. Replacement	894,000	900,000	900,000	700,000
	Account Classification Total: TI - Transfers In	894,000	900,000	900,000	700,000
	Program Total: 213 - Police Services	897,800	900,000	924,284	700,000
EXPENSES					
CA - Capital Outlay					
130-20-145-213.51020	Equipment Replacement	1,739,739	974,000	522,975	939,000
	Account Classification Total: CA - Capital Outlay	1,739,739	974,000	522,975	939,000
	Program Total: 213 - Police Services	1,739,739	974,000	522,975	939,000
Program: 221 - Parks, Rec & Public Facilities					
Department: 60 - Parks					
Division: 145 - Vehicles/Equipment					
REVENUES					
OT - Other Revenues					
130-60-145-221.37030	Sale of Property	0	0	17,751	0
	Account Classification Total: OT - Other Revenues	0	0	17,751	0
TI - Transfers In					
130-60-145-221.38001_090	Transfers In Vehicle & Equip. Replacement	61,000	0	0	0
	Account Classification Total: TI - Transfers In	61,000	0	0	0
	Program Total: 221 - Parks, Rec & Public Facilities	61,000	0	17,751	0
EXPENSES					
CA - Capital Outlay					
130-60-145-221.51020	Equipment Replacement	117,173	171,000	55,666	130,000
	Account Classification Total: CA - Capital Outlay	117,173	171,000	55,666	130,000
	Program Total: 221 - Parks, Rec & Public Facilities	117,173	171,000	55,666	130,000
Program: 227 - Building & Safety					
Department: 40 - Development Services					
Division: 137 - Small Equipment					
EXPENSES					
SU - Supplies and Maintenance					
130-40-137-227.44072	Asset Replacement-Scanner	0	6,000	0	0
130-40-137-227.44075	Asset Replacement-Computer Monitors	0	3,000	0	5,000
130-40-137-227.44090	Office Equipment & Furniture	0	20,000	0	10,000
130-40-137-227.51011	Computer Software		500,000	165,655	0
	Account Classification Total: SU - Supplies and Maintenance	0	529,000	165,655	15,000
CA - Capital Outlay					
130-40-137-227.51020	Equipment Replacement	0	0	0	110,000
	Account Classification Total: CA - Capital Outlay	0	0	0	110,000
	Program Total: 227 - Building & Safety	0	529,000	165,655	125,000
Program: 228 - Engineering					
Department: 40 - Development Services					

City of Turlock Proposed 26-27 Budget
Fund 130 General Fund - Vehicle/Equipment Replacement

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Division: 137 - Small Equipment					
EXPENSES					
SU - Supplies and Maintenance					
130-40-137-228.44071	Asset Replacement-Cell Phones & Tablets/Engineering	0	4,000	0	4,000
130-40-137-228.44075	Asset Replacement-Computer Monitors	0	6,000	0	6,000
130-40-137-228.44090	Office Equipment & Furniture	0	6,000	1,783	6,000
	Account Classification Total: SU - Supplies and Maintenance	0	16,000	1,783	16,000
CA - Capital Outlay					
130-40-137-228.44092	Asset Replacement - Engineering Surveying Equipment	0	100,000	0	100,000
130-40-137-228.44093	Asset Replacement-Engineering Appliance Replacement	0	1,500	0	1,500
130-40-137-228.51301	City Facilities Repairs	0	5,000	0	5,000
	Account Classification Total: CA - Capital Outlay	0	106,500	0	106,500
	Program Total: 228 - Engineering	0	122,500	1,783	122,500
Program: 304 - Fire Services					
Department: 30 - Fire					
Division: 137 - Small Equipment					
REVENUES					
TI - Transfers In					
130-30-137-304.38001_089	Transfers In Computer Replacement	0	0	61,615	0
130-30-137-304.38001_092	Transfers In Fr 110&116 FireEquip&SafetyCloth	445,000	445,000	445,000	330,000
	Account Classification Total: TI - Transfers In	445,000	445,000	506,615	330,000
	Program Total: 304 - Fire Services	445,000	445,000	506,615	330,000
EXPENSES					
SU - Supplies and Maintenance					
130-30-137-304.44030_004	Minor Equipment Fire Station	67,244	144,000	131,621	94,000
130-30-137-304.44030_070	Minor Equipment Rescue	204,674	241,000	11,128	113,000
	Account Classification Total: SU - Supplies and Maintenance	271,918	385,000	142,749	207,000
CA - Capital Outlay					
130-30-137-304.51117	Public Safety MDC's	0	5,500	0	0
	Account Classification Total: CA - Capital Outlay	0	5,500	0	0
	Program Total: 304 - Fire Services	271,918	390,500	142,749	207,000
Department: 30 - Fire					
Division: 145 - Vehicles/Equipment					
REVENUES					
OT - Other Revenues					
130-30-145-304.37030	Sale of Property	0	0	21,330	0
130-30-145-304.37220_005	Insurance Refund/Recovery General	0	0	25,166	0
	Account Classification Total: OT - Other Revenues	0	0	21,330	0
TI - Transfers In					
130-30-145-304.38001_090	Transfers In Vehicle & Equip. Replacement	850,000	555,000	555,000	670,000
	Account Classification Total: TI - Transfers In	850,000	555,000	555,000	670,000
	Program Total: 304 - Fire Services	850,000	555,000	576,330	670,000
EXPENSES					
CA - Capital Outlay					
130-30-145-304.51020	Equipment Replacement	352,220	2,642,000	0	87,000
	Account Classification Total: CA - Capital Outlay	352,220	2,642,000	0	87,000

City of Turlock Proposed 26-27 Budget
Fund 130 General Fund - Vehicle/Equipment Replacement

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Program Total: 304 - Fire Services	352,220	2,642,000	0	87,000
Program: 312 - Strike Teams					
Department: 30 - Fire					
Division: 137 - Small Equipment					
REVENUES					
IG - Intergovernmental					
130-30-137-312.34060_001	FEMA/OES Strike Team Reimbursement Admin Fee Reimb	66,014	10,000	24,751	10,000
	Account Classification Total: IG - Intergovernmental	66,014	10,000	24,751	10,000
	Program Total: 312 - Strike Teams	66,014	10,000	24,751	10,000
EXPENSES					
SU - Supplies and Maintenance					
130-30-137-312.44001_156	Supplies Strike Team	23	10,000	13,351	10,000
	Account Classification Total: SU - Supplies and Maintenance	23	10,000	13,351	10,000
	Program Total: 312 - Strike Teams	23	10,000	13,351	10,000
Fund Total: 130 - Vehicle/Equipment Replacement					
Fund REVENUE	Total: 130 - Vehicle/Equipment Replacement	4,912,682	2,853,770	2,893,866	2,068,000
Fund EXPENSE	Total: 130 - Vehicle/Equipment Replacement	3,944,535	6,233,455	983,820	2,937,900
	Fund Total: 130 - Vehicle/Equipment Replacement	968,148	(3,379,685)	1,910,047	(869,900)

PURPOSE

The Information Technology Department delivers secure, resilient enterprise technology solutions that empower all City departments. The department manages and maintains a full range of information technology-related systems and services, including the City's network infrastructure, Internet/Intranet, communication and collaboration tools, enterprise applications, Geographic Information Systems (GIS), and comprehensive technical support for computers, printers, and mobile devices. The IT department drives municipal innovation, secures the City's digital assets, and maintains seamless operational continuity.

PROGRAMS

Division programs include:

- Strategic Technology Procurement and Life-Cycle Management: Recommend, implement secure, and maintain computer and network hardware and software solutions for all City departments. Recommend, implement, secure, and maintain IT infrastructure that includes network communication devices and a highly available fault-tolerant server infrastructure. Recommend, implement, secure, and maintain workstation computers, mobile devices, emergency mobile data computers, network and local printers, and communication and collaboration devices and systems.
- Digital Transformation & Process Innovation: Partner with City departments to research, develop, and integrate smart municipal solutions. The goal is to optimize internal workflows, replace manual processes with modern software, and translate complex business requests into scalable digital platforms.
- Enterprise Geographic Information Systems (GIS): Develop and scale the City's spatial data landscape, building out centralized GIS mapping tools for cross-departmental operations. This ongoing initiative focuses on integrating remaining departments into the modern spatial-data pipeline to enhance data-driven decision-making.
- Document and Content Management Systems: Expand and optimize the digital document management systems and imaging workflows across all departments.
- Enterprise Software & Solutions Integration: Support, optimize, and maintain integrated Enterprise Resource Planning (ERP) systems city-wide, including general ledger, utilities, Community Development, and Human Resources. Support, optimize, and maintain Public Safety's high-priority Computer-Aided Dispatch (CAD) and Records Management Systems (RMS).

PROGRAMS (cont.)

- Enterprise Cybersecurity & Risk Management: Continually engineer, monitor, and audit the City's security posture using industry-standard frameworks. This program enforces data-privacy controls, manages firewalls, mitigates external threats, and secures network communications.
- Business Continuity & Data Resiliency: Maintain a comprehensive disaster recovery and business continuity plan. This ensures secure backup systems, high-availability architecture, and rapid recovery operations for all critical municipal databases and enterprise assets.

City of Turlock Proposed 26-27 Budget
Fund 501 Information Technology

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 501 - Information Technology					
Department: 10 - Administration					
Division: 130 - Information Tech - Operations					
REVENUES					
IN - Interest Income					
501-10-130.33000	Interest Income	44,231	0	(6,255)	44,700
501-10-130.33099	Market Valuation	11,342	0	0	0
	Account Classification Total: IN - Interest Income	55,573	0	(6,255)	44,700
TI - Transfers In					
501-10-130.38001_083	Transfers In Info Technology Support	1,362,021	1,767,114	1,472,600	2,431,958
501-10-130.38001_089	Transfers In Computer Replacement	0	23,310	23,310	0
	Account Classification Total: TI - Transfers In	1,362,021	1,790,424	1,495,910	2,431,958
	Division Total: 130 - Information Tech - Operations	1,417,594	1,790,424	1,489,655	2,476,658
	Department Total: 10 - Administration	1,417,594	1,790,424	1,489,655	2,476,658
	REVENUES Total	1,417,594	1,790,424	1,489,655	2,476,658
EXPENSES					
Department: 10 - Administration					
Division: 130 - Information Tech - Operations					
SA - Salaries					
501-10-130.41001	Full Time Salaries	843,670	923,676	757,868	978,740
501-10-130.41052	Educational Incentive	6,699	4,150	3,409	4,274
501-10-130.41053	Sick Leave Conversion Pay	6,767	10,000	1,147	8,000
501-10-130.41055	Vacation Conversion Pay	25,464	8,000	0	8,000
501-10-130.41056	Management Leave Conversion	6,131	5,000	1,596	5,000
501-10-130.41059	Continuous Service Pay	11,065	10,805	9,300	11,129
501-10-130.41100_001	Overtime Standard	11,495	20,000	2,495	12,000
501-10-130.49006	Salary Credits From Other Departments	(3,628)	0	0	0
	Account Classification Total: SA - Salaries	907,663	981,631	775,815	1,027,143
BE - Benefits					
501-10-130.42002	Medical Dental Plan	113,250	115,067	165,799	116,248
501-10-130.42003	Vision Insurance	1,219	1,512	1,266	1,728
501-10-130.42004	Long Term Disability Insurance	3,313	3,464	3,218	3,395
501-10-130.42005	Life Insurance	1,791	1,746	1,488	1,489
501-10-130.42006	SUI	444	238	260	238
501-10-130.42007	Workers Comp Insurance	981	2,330	1,875	1,699
501-10-130.42008	City Liability Insurance	37,820	41,370	33,297	43,398
501-10-130.42009	PERS	154,111	165,311	135,714	175,347
501-10-130.42010	Medicare Tax	12,723	14,234	10,941	14,894
501-10-130.42012	Retiree Health Insurance	20,935	22,013	18,053	23,292
501-10-130.42013	Deferred Comp	13,184	11,698	10,622	12,327
501-10-130.42014	Deferred Comp In Lieu	5,717	5,700	2,222	0
501-10-130.42016	Employee Contrib To PERS	(77,529)	(84,477)	(66,005)	(89,473)
501-10-130.42019	PERS UAL (Unfunded Accrued Liability)	125,688	149,415	124,510	155,374
	Account Classification Total: BE - Benefits	413,646	449,621	443,262	459,956
CO - Contractual Services					
501-10-130.43020	Car Wash	11	50	11	50
501-10-130.43021	Phone System Maintenance	24,354	25,000	20,355	25,000
501-10-130.43035_000	City Hall Shared Costs-Contract Services Shared Costs	7,870	8,028	5,834	8,426
501-10-130.43045	Computer Maintenance	137,127	298,700	182,595	329,100
501-10-130.43047	Microsoft Licensing	113,875	165,300	165,264	200,000

City of Turlock Proposed 26-27 Budget
Fund 501 Information Technology

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
501-10-130.43051	A/C Server Room-PM & Maintenance	14,979	15,000	5,383	15,000
501-10-130.43060_000	Contract Services General	13,834	94,700	18,760	94,700
501-10-130.43063	Fire Sprinkler & Suppression System	1,600	1,600	1,600	1,600
501-10-130.43066	Printer Maintenance	127	500	106	500
501-10-130.43155	Physicals, Shots & Psychological	705	500	0	1,000
501-10-130.43160	Building Rent BCH	8,100	10,800	7,200	10,800
501-10-130.43226	Document Imaging System	32,060	55,000	32,301	55,000
	Account Classification Total: CO - Contractual Services	354,641	675,178	439,408	741,176
SU - Supplies and Maintenance					
501-10-130.44001_000	Supplies General	2,272	3,000	1,688	5,000
501-10-130.44001_256	Supplies Computer	4,541	2,000	1,326	2,000
501-10-130.44010_001	Computer Software Maintenance	897	1,500	963	8,500
501-10-130.44010_003	Computer Software	1,440	2,000	740	2,000
501-10-130.44010_100	Computer Replacement	0	21,400	20,085	0
501-10-130.44040_000	Postage General	13	75	0	75
501-10-130.44090	Office Equipment & Furniture	1,168	5,000	1,412	5,000
	Account Classification Total: SU - Supplies and Maintenance	10,332	34,975	26,213	22,575
UT - Utilities					
501-10-130.45001_000	Telephone General	5,801	5,500	5,162	6,000
501-10-130.45004	City Hall Shared Costs - Utilities	2,922	2,766	2,550	3,478
501-10-130.45007	Internet Access	14,546	21,000	15,388	20,000
	Account Classification Total: UT - Utilities	23,269	29,266	23,099	29,478
VE - Vehicle Expenses					
501-10-130.46000	Auto Allowance	3,902	2,400	2,036	2,400
501-10-130.46020	Fleet Maintenance Labor	0	1,275	186	1,200
501-10-130.46025	Outside Contractor Labor	28	500	0	500
501-10-130.46031	Fuel	227	400	344	400
501-10-130.46032	Vehicle & Small Equipment Maintenance Parts	0	1,000	0	1,000
501-10-130.46034	Vehicle Insurance	3	5	3	10
	Account Classification Total: VE - Vehicle Expenses	4,161	5,580	2,569	5,510
MI - Miscellaneous Expenses					
501-10-130.47006	Access Control System	17,982	25,000	18,312	25,000
501-10-130.47010	Bank Charges	90	700	0	100
501-10-130.47040_000	Dues Miscellaneous	260	300	0	300
501-10-130.47050	Meetings	92	500	0	500
501-10-130.47065	Professional Development	1,200	1,300	0	1,300
501-10-130.47090	Testing & Recruitment	283	800	49	800
501-10-130.47095_000	Training General/Travel	12,833	25,000	19,423	25,000
	Account Classification Total: MI - Miscellaneous Expenses	32,740	53,600	37,784	53,000
TO - Transfers Out					
501-10-130.48001_085	Transfers Out To Fd 501 IT Infrastructure	2,204	2,263	2,263	4,142
501-10-130.48001_089	Transfers Out To Fd 242 Computer Replacement	1,855	0	0	0
501-10-130.48001_090	Transfers Out Vehicle & Equip Replacement	0	10,000	10,000	15,000
501-10-130.48001_354	Transfers Out to GF 110 for Admin Allocation	0	0	0	118,678
	Account Classification Total: TO - Transfers Out	4,059	12,263	12,263	137,820
	Division Total: 130 - Information Tech - Operations	1,750,510	2,242,114	1,760,413	2,476,658
	Department Total: 10 - Administration	1,750,510	2,242,114	1,760,413	2,476,658
	EXPENSES Total	1,750,510	2,242,114	1,760,413	2,476,658

City of Turlock Proposed 26-27 Budget
Fund 501 Information Technology

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund REVENUE	Total: 501 - Information Technology	1,417,594	1,790,424	1,489,655	2,476,658
Fund EXPENSE	Total: 501 - Information Technology	1,750,510	2,242,114	1,760,413	2,476,658
Division Total: 130 - Information Tech - Operations		(332,916)	(451,690)	(270,758)	0
Division: 131 - Information Tech - GIS					
REVENUES					
TI - Transfers In					
501-10-131.38001_012	Transfers In GIS Reimbursement	357,034	337,303	104,385	347,969
Account Classification Total: TI - Transfers In		357,034	337,303	104,385	347,969
Division Total: 131 - Information Tech - GIS		357,034	337,303	104,385	347,969
Department Total: 10 - Administration		357,034	337,303	104,385	347,969
REVENUES Total		357,034	337,303	104,385	347,969
EXPENSES					
Department: 10 - Administration					
Division: 131 - Information Tech - GIS					
SA - Salaries					
501-10-131.41001	Full Time Salaries	133,056	136,464	112,095	147,592
501-10-131.41100_001	Overtime Standard	0	3,000	0	500
Account Classification Total: SA - Salaries		133,056	139,464	112,095	148,092
BE - Benefits					
501-10-131.42002	Medical Dental Plan	15,926	15,624	19,152	14,531
501-10-131.42003	Vision Insurance	160	216	136	216
501-10-131.42004	Long Term Disability Insurance	526	512	483	512
501-10-131.42005	Life Insurance	285	258	219	225
501-10-131.42006	SUI	60	30	30	30
501-10-131.42007	Workers Comp Insurance	127	335	269	247
501-10-131.42008	City Liability Insurance	5,495	5,943	4,777	6,311
501-10-131.42009	PERS	23,517	23,840	19,583	25,829
501-10-131.42010	Medicare Tax	1,899	2,022	1,599	2,147
501-10-131.42012	Retiree Health Insurance	2,661	2,729	2,242	2,952
501-10-131.42013	Deferred Comp	665	682	560	738
501-10-131.42016	Employee Contrib To PERS	(11,975)	(12,282)	(9,616)	(13,283)
501-10-131.42019	PERS UAL (Unfunded Accrued Liability)	17,136	17,930	14,940	19,422
Account Classification Total: BE - Benefits		56,483	57,839	54,374	59,877
CO - Contractual Services					
501-10-131.43045	Computer Maintenance	29,131	30,000	14,415	30,000
501-10-131.43060_000	Contract Services General	130,176	100,000	13,888	100,000
Account Classification Total: CO - Contractual Services		159,307	130,000	28,303	130,000
MI - Miscellaneous Expenses					
501-10-131.47095_000	Training General/Travel	4,087	10,000	508	10,000
Account Classification Total: MI - Miscellaneous Expenses		4,087	10,000	508	10,000
Division Total: 131 - Information Tech - GIS		352,934	337,303	195,280	347,969
Department Total: 10 - Administration		352,934	337,303	195,280	347,969
EXPENSES Total		352,934	337,303	195,280	347,969
Fund REVENUE	Total: 501 - Information Technology	357,034	337,303	104,385	347,969
Fund EXPENSE	Total: 501 - Information Technology	352,934	337,303	195,280	347,969
Division Total: 131 - Information Tech - GIS		4,101	0	(90,895)	0

City of Turlock Proposed 26-27 Budget
Fund 501 Information Technology

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Division: 132 - Information Tech - Infrastructure					
REVENUES					
OR - Other Revenues					
501-10-132.39000	Gain on Disposal of Fixed Asset	362,133	0	0	0
	Account Classification Total: OR - Other Revenues	362,133	0	0	0
TI - Transfers In					
501-10-132.38001_085	Transfers In for IT Infrastructure	0	135,000	135,000	277,360
501-10-132.38001_089	Transfers In Computer Replacement	0	138,565	138,565	0
	Account Classification Total: TI - Transfers In	0	273,565	273,565	277,360
	Division Total: 132 - Info Tech - Infrastructure	362,133	273,565	273,565	277,360
	Department Total: 10 - Administration	362,133	273,565	273,565	277,360
	REVENUES Total	362,133	273,565	273,565	277,360
EXPENSES					
Department: 10 - Administration					
Division: 132 - Info Tech - Infrastructure					
CA - Capital Outlay					
501-10-132.51015_002	IT Infrastructure Servers	0	30,000	0	104,800
501-10-132.51015_011	IT Infrastructure Phone System	0	0	0	141,600
	Account Classification Total: CA - Capital Outlay	0	30,000	0	246,400
	Division Total: 132 - Info Tech - Infrastructure	0	30,000	0	246,400
	Department Total: 10 - Administration	0	30,000	0	246,400
	EXPENSES Total	0	30,000	0	246,400
Fund REVENUE	Total: 501 - Information Technology	362,133	273,565	273,565	277,360
Fund EXPENSE	Total: 501 - Information Technology	0	30,000	0	246,400
	Division Total: 132 - Info Tech - Infrastructure	362,133	243,565	273,565	30,960
Division: 145 - Vehicles/Equipment					
REVENUES					
TI - Transfers In					
501-10-145.38001_090	Transfers In Vehicle & Equip. Replacement	0	0	0	15,000
	Account Classification Total: TI - Transfers In	0	0	0	15,000
	Division Total: 145 - Vehicles/Equipment	0	0	0	15,000
	Department Total: 10 - Administration	0	0	0	15,000
	REVENUES Total	0	0	0	15,000
EXPENSES					
Department: 10 - Administration					
Division: 145 - Vehicles/Equipment					
CA - Capital Outlay					
501-10-145.51020	Equipment Replacement	0	0	0	75,000
	Account Classification Total: CA - Capital Outlay	0	0	0	75,000
	Division Total: 145 - Vehicles/Equipment	0	0	0	75,000
	Department Total: 10 - Administration	0	0	0	75,000
	EXPENSES Total	0	0	0	75,000
Fund REVENUE	Total: 501 - Information Technology	0	0	0	15,000
Fund EXPENSE	Total: 501 - Information Technology	0	0	0	75,000
	Division Total: 145 - Vehicles/Equipment	0	0	0	(60,000)

City of Turlock Proposed 26-27 Budget
Fund 501 Information Technology

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund Total: 501 - Information Technology					
Fund REVENUE	Total: 501 - Information Technology	2,136,761	2,401,292	1,867,605	3,116,987
Fund EXPENSE	Total: 501 - Information Technology	2,103,444	2,609,417	1,955,693	3,146,027
	Fund Total: 501 - Information Technology	33,317	(208,125)	(88,088)	(29,040)

Fund 505 Fleet Services

PURPOSE

The Fleet Services Division is responsible for the maintenance, repairs, and safety of all City vehicles, power equipment and transit buses. The Division maintains all of the heavy equipment assigned to various departments within the City of Turlock. In addition, the Division oversees shipping and receiving functions and maintains stores inventory for the City.

PROGRAMS

Fleet Services repairs are categorized as follows:

DESCRIPTION	TOTAL
• Emergency Vehicles (Code 3): Police and Fire Services - Patrol cars, detective vehicles, SWAT vans, SUV Command vehicles, etc.	126
• Heavy Equipment: On and off road equipment for various departments, including dump trucks, loaders, tractors, crane trucks, combination cleaners, etc.	40
• Trucks and Automobiles: For various departments, including one-ton, light/medium duty, non-emergency (gas and hybrids) sedans/SUVs	149
• Small Equipment: Trimmers, edgers, saws, tampers, etc.	670
• Transit Bus Operations: medium duty (gas) buses and heavy duty Compressed Natural Gas (CNG) buses	26
• Trailers, generators, pumps, carts, and compressors	160
• **TOTAL VEHICLES AND PIECES OF EQUIPMENT**	1171

GOALS AND OBJECTIVES

- Maintain and repair all City vehicles, trailers, and small equipment ensuring maximum productivity and quality repairs.
- Ensure that the City's expanding bus fleet is properly maintained for passenger safety and adherence to federal asset management regulations.
- Continue to promote Automotive Service Excellence (ASE) certification program.
- Provide quality, cost-effective, and efficient service to all departments.
- Serve as the central receiving location for most equipment and materials as well as distribute received goods to intended recipients. Maintain a vast variety of stores items and expand the inventoried items for the needs and use of all City Departments.
- To have a well trained fleet staff that can repair and operate any and all fleet equipment to meet and exceed customers expectations .
- Expand provided fleet services to meet the needs of City departments.

Fund 505 Fleet Services

BUDGET HIGHLIGHTS

- Continue to update fleet tooling and training as well as maintain safe and reliable facilities.
- Implement a new motor pool module within the Fleet Maintenance Software to maximize vehicle and equipment utilization across all city departments, delivering more cost-effective transportation solutions.

City of Turlock Proposed 26-27 Budget
Fund 505 Fleet

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 505 - Fleet					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
505-00-000.33099	Market Valuation	23,397	0	0	0
	Account Classification Total: IN - Interest Income	23,397	0	0	0
	Division Total: 000 - Non-Departmental	23,397	0	0	0
	Department Total: 00 - Non-Departmental	23,397	0	0	0
	REVENUES Total	23,397	0	0	0
	Fund REVENUE Total: 505 - Fleet	23,397	0	0	0
	Fund EXPENSE Total: 505 - Fleet				
	Division Total: 000 - Non-Departmental	23,397	0	0	0
Department: 50 - Municipal Services					
Division: 525 - Operations					
REVENUES					
IN - Interest Income					
505-50-525.33000	Interest Income	10,863	35,500	(2,174)	11,000
	Account Classification Total: IN - Interest Income	10,863	35,500	(2,174)	11,000
CH - Charges for Services					
505-50-525.35021	Fleet Labor Charges	1,466,093	1,285,000	656,261	1,573,861
505-50-525.37413	Vehicle Parts Reimbursement	643,350	475,000	300,098	700,000
	Account Classification Total: CH - Charges for Services	2,109,444	1,760,000	956,359	2,273,861
OR - Other Revenues					
505-50-525.37010_000	Miscellaneous General	329	0	153	0
505-50-525.37030	Sale of Property	9,310	500	1,445	500
	Account Classification Total: OR - Other Revenues	9,639	500	1,599	500
TI - Transfers In					
505-50-525.38001_089	Transfers In Computer Replacement	0	9,791	9,791	0
505-50-525.38005_002	Transfers In - Reporting GASB 96 SBITA'S	54,497	0	0	0
	Account Classification Total: TI - Transfers In	54,497	9,791	9,791	0
	Division Total: 525 - Operations	2,184,442	1,805,791	965,574	2,285,361
	Department Total: 50 - Municipal Services	2,184,442	1,805,791	965,574	2,285,361
	REVENUES Total	2,184,442	1,805,791	965,574	2,285,361
EXPENSES					
Department: 50 - Municipal Services					
Division: 525 - Operations					
SA - Salaries					
505-50-525.41001	Full Time Salaries	517,152	654,486	485,127	683,798
505-50-525.41002_000	Part Time Help General	19,412	24,000	28,214	45,000
505-50-525.41050	Bilingual Pay	1,765	1,919	1,379	2,075
505-50-525.41052	Educational Incentive	1,805	1,800	1,464	1,800
505-50-525.41053	Sick Leave Conversion Pay	2,498	2,500	4,181	2,500
505-50-525.41054	Stand By Wages	0	1,000	0	0
505-50-525.41055	Vacation Conversion Pay	7,232	2,000	5,370	2,000
505-50-525.41059	Continuous Service Pay	2,743	2,813	2,311	2,898
505-50-525.41100_001	Overtime Standard	1,973	5,000	472	5,000
	Account Classification Total: SA - Salaries	554,579	695,518	528,517	745,071
BE - Benefits					

City of Turlock Proposed 26-27 Budget
Fund 505 Fleet

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
505-50-525.42002	Medical Dental Plan	88,082	105,144	103,952	98,586
505-50-525.42003	Vision Insurance	998	1,296	767	1,296
505-50-525.42004	Long Term Disability Insurance	2,118	2,473	2,021	2,372
505-50-525.42005	Life Insurance	1,145	1,246	930	1,040
505-50-525.42006	SUI	411	248	286	257
505-50-525.42007	Workers Comp Insurance	6,207	19,576	14,826	14,454
505-50-525.42008	City Liability Insurance	22,898	29,805	22,436	31,632
505-50-525.42009	PERS	96,453	117,601	88,773	121,377
505-50-525.42010	Medicare Tax	7,846	10,158	7,347	10,804
505-50-525.42011	Social Security	1,206	1,488	1,753	2,790
505-50-525.42012	Retiree Health Insurance	11,793	14,717	10,957	15,248
505-50-525.42013	Deferred Comp	4,827	6,664	4,306	6,886
505-50-525.42014	Deferred Comp In Lieu	9,856	11,400	4,360	11,400
505-50-525.42016	Employee Contrib To PERS	(48,435)	(60,031)	(45,525)	(62,163)
505-50-525.42019	PERS UAL (Unfunded Accrued Liability)	137,112	143,439	119,530	155,374
	Account Classification Total: BE - Benefits	342,517	405,224	336,717	411,353
CO - Contractual Services					
505-50-525.43005_000	Alarm Monitoring General	919	500	396	500
505-50-525.43020	Car Wash	0	0	0	500
505-50-525.43064	Fire Extinguisher	0	300	0	500
505-50-525.43065	Copier Maintenance/Lease	719	1,000	581	1,000
505-50-525.43066	Printer Maintenance	173	200	112	240
505-50-525.43100_001	Insurance Property	4,223	1,556	1,556	1,815
505-50-525.43110	Laundry & Linen Service	3,995	5,000	3,962	4,500
505-50-525.43115_000	Maint-Air & Heat General	7,768	10,000	5,316	5,000
505-50-525.43120_002	Building Maintenance Janitorial Services	298	900	0	0
505-50-525.43150	Pest Control	900	900	304	900
505-50-525.43155	Physicals, Shots & Psychological	2,664	1,800	1,788	1,500
505-50-525.43228_001	Radio System Maintenance Motorola System	3,273	3,339	3,324	240
505-50-525.43228_002	Radio System Maintenance Subscriber	7,053	7,378	7,158	577
505-50-525.43319	Regulatory Fees	0	1,500	1,298	2,000
505-50-525.43351	Facility Site Improvements	39,096	5,500	3,607	50,000
	Account Classification Total: CO - Contractual Services	71,081	39,873	29,401	69,272
SU - Supplies and Maintenance					
505-50-525.44001_000	Supplies General	15,858	25,200	15,630	20,000
505-50-525.44010_001	Computer Software Maintenance	1,100	4,500	1,600	4,000
505-50-525.44010_015	Computer Software Subscriptions	55	47,000	53,353	55,000
505-50-525.44010_100	Computer Replacement	0	2,200	2,199	1,500
505-50-525.44030_000	Minor Equipment Miscellaneous	5,375	4,000	0	9,000
505-50-525.44090	Office Equipment & Furniture	0	1,500	0	0
	Account Classification Total: SU - Supplies and Maintenance	22,389	84,400	72,783	89,500
UT - Utilities					
505-50-525.45001_000	Telephone General	1,730	2,600	1,399	2,000
505-50-525.45001_002	Telephone Wireless/Tablet Service Plan	463	1,000	388	500
505-50-525.45002_000	Turlock Irrigation District General	5,409	9,000	5,113	7,000
505-50-525.45003_000	PG & E General	10,286	18,200	4,320	12,000
	Account Classification Total: UT - Utilities	17,888	30,800	11,221	21,500
VE - Vehicle Expenses					
505-50-525.46020	Fleet Maintenance Labor	8,001	2,000	778	2,000
505-50-525.46025	Outside Contractor Labor	3,079	3,000	888	2,500

City of Turlock Proposed 26-27 Budget
Fund 505 Fleet

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
505-50-525.46030_000	CNG General	(1,202)	0	0	0
505-50-525.46031	Fuel	812	2,000	251	1,000
505-50-525.46032	Vehicle & Small Equipment Maintenance Parts	3,207	565,000	486,086	700,000
505-50-525.46034	Vehicle Insurance	3	0	0	10
	Account Classification Total: VE - Vehicle Expenses	13,900	572,000	488,004	705,510
MI - Miscellaneous Expenses					
505-50-525.47010	Bank Charges	931	7,400	0	1,000
505-50-525.47065	Professional Development	500	600	0	600
505-50-525.47080	Shoe Allowance	1,165	2,600	1,045	3,150
505-50-525.47090	Testing & Recruitment	386	2,000	1,324	2,000
505-50-525.47095_000	Training General/Travel	4,786	4,300	2,704	10,000
	Account Classification Total: MI - Miscellaneous Expenses	7,768	16,900	5,073	16,750
CA - Capital Outlay					
505-50-525.51270	Construction Project	0	0	0	65,000
	Account Classification Total: CA - Capital Outlay	0	0	0	65,000
DS - Debt Service					
505-50-525.53032_009	SBITA (GASB 96) Debt Service AssetWorks Interest	9,093	0	0	0
	Account Classification Total: DS - Debt Service	9,093	0	0	0
TO - Transfers Out					
505-50-525.48001_083	Transfers Out To Fd 501 for I.T. Services	26,157	33,428	27,860	45,256
505-50-525.48001_085	Transfers Out To Fd 501 IT Infrastructure	2,138	2,154	2,154	4,252
505-50-525.48001_354	Transfers Out to GF 110 for Admin Allocation	0	0	0	100,397
	Account Classification Total: TO - Transfers Out	28,295	35,582	30,014	149,905
	Division Total: 525 - Operations	1,067,510	1,880,297	1,501,730	2,273,861
	Department Total: 50 - Municipal Services	1,067,510	1,880,297	1,501,730	2,273,861
	EXPENSES Total	1,067,510	1,880,297	1,501,730	2,273,861
	Fund REVENUE Total: 505 - Fleet	2,184,442	1,805,791	965,574	2,285,361
	Fund EXPENSE Total: 505 - Fleet	1,067,510	1,880,297	1,501,730	2,273,861
	Division Total: 525 - Operations	1,116,932	(74,506)	(536,156)	11,500
Division: 526 - CNG					
REVENUES					
IN - Interest Income					
505-50-526.33000	Interest Income	8,658	0	(1,224)	8,800
	Account Classification Total: IN - Interest Income	8,658	0	(1,224)	8,800
CH - Charges for Services					
505-50-526.35352_000	CNG Revenue City/Transit	22,100	12,000	4,347	12,500
	Account Classification Total: CH - Charges for Services	22,100	12,000	4,347	12,500
	Division Total: 526 - CNG	30,758	12,000	3,123	21,300
	Department Total: 50 - Municipal Services	30,758	12,000	3,123	21,300
	REVENUES Total	30,758	12,000	3,123	21,300
EXPENSES					
Department: 50 - Municipal Services					
Division: 526 - CNG					
CO - Contractual Services					
505-50-526.43063	Fire Sprinkler & Suppression System	450	2,000	450	2,000
505-50-526.43100_001	Insurance Property	1,758	2,219	2,219	2,588
505-50-526.43115_000	Maint-Air & Heat General	2,324	4,000	0	4,000

City of Turlock Proposed 26-27 Budget
Fund 505 Fleet

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
505-50-526.43150	Pest Control	840	1,200	1,009	1,000
	Account Classification Total: CO - Contractual Services	5,372	9,419	3,678	9,588
SU - Supplies and Maintenance					
505-50-526.44001_000	Supplies General	13,025	6,500	1,375	2,500
505-50-526.44010_001	Computer Software Maintenance	0	2,000	0	0
	Account Classification Total: SU - Supplies and Maintenance	13,025	8,500	1,375	2,500
UT - Utilities					
505-50-526.45002_000	Turlock Irrigation District General	16,834	20,000	14,154	18,000
	Account Classification Total: UT - Utilities	16,834	20,000	14,154	18,000
VE - Vehicle Expenses					
505-50-526.46030_001	CNG CNG Fuel Transfer	37,094	32,500	9,745	12,500
	Account Classification Total: VE - Vehicle Expenses	37,094	32,500	9,745	12,500
MI - Miscellaneous Expenses					
505-50-526.47095_000	Training General/Travel	0	1,500	0	5,000
505-50-526.47475	CNG State Fuel Tax	1,007	1,000	24	1,000
	Account Classification Total: MI - Miscellaneous Expenses	1,007	2,500	24	6,000
	Division Total: 526 - CNG	73,332	72,919	28,976	48,588
	Department Total: 50 - Municipal Services	73,332	72,919	28,976	48,588
	EXPENSES Total	73,332	72,919	28,976	48,588
	Fund REVENUE Total: 505 - Fleet	30,758	12,000	3,123	21,300
	Fund EXPENSE Total: 505 - Fleet	73,332	72,919	28,976	48,588
	Division Total: 526 - CNG	(42,574)	(60,919)	(25,853)	(27,288)
Fund Total: 505 - Fleet					
	Fund REVENUE Total: 505 - Fleet	2,238,597	1,817,791	968,697	2,306,661
	Fund EXPENSE Total: 505 - Fleet	1,140,842	1,953,216	1,530,705	2,322,449
	Fund Total: 505 - Fleet	1,097,755	(135,425)	(562,009)	(15,788)

Fund 510 - Worker's Comp. Insurance
Fund 511 - Healthcare
Fund 512 - Self Casualty Insurance & Unemployment Insurance Fund

PURPOSE

The City of Turlock maintains these insurance internal service funds to account for and finance its risks of loss. Under this program, the City is self-insured for general liability, unemployment insurance, workers' compensation and employee health care.

City of Turlock Proposed 26-27 Budget
Fund 510 Workers Compensation Ins

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 510 - Workers Compensation Ins					
Department: 10 - Administration					
Division: 150 - Self Insurance - Work Comp					
REVENUES					
IN - Interest Income					
510-10-150.33000	Interest Income	134,813	145,600	(21,909)	136,200
510-10-150.33099	Market Valuation	52,041	0	0	0
	Account Classification Total: IN - Interest Income	186,854	145,600	(21,909)	136,200
CH - Charges for Services					
510-10-150.35017_003	Self Insurance Transfer Workers Comp	309,196	787,246	672,216	647,099
	Account Classification Total: CH - Charges for Services	309,196	787,246	672,216	647,099
OR - Other Revenues					
510-10-150.37215	Misc Rebates/Refunds	0	0	18,504	0
	Account Classification Total: OR - Other Revenues	0	0	18,504	0
	Division Total: 150 - Self Insurance - Work Comp	496,050	932,846	668,810	783,299
	Department Total: 10 - Administration	496,050	932,846	668,810	783,299
	REVENUES Total	496,050	932,846	668,810	783,299
EXPENSES					
Department: 10 - Administration					
Division: 150 - Self Insurance - Work Comp					
CO - Contractual Services					
510-10-150.43060_000	Contract Services General	16,312	22,048	11,442	23,146
510-10-150.43190	Annual State License Fee	29,888	34,000	22,683	30,000
510-10-150.43191	Claims Expense	2,483,611	985,000	504,151	900,000
510-10-150.43192	Premiums	258,807	290,000	295,733	304,386
	Account Classification Total: CO - Contractual Services	2,788,618	1,331,048	834,009	1,257,532
MI - Miscellaneous Expenses					
510-10-150.47010	Bank Charges	322	2,800	0	400
	Account Classification Total: MI - Miscellaneous Expenses	322	2,800	0	400
	Division Total: 150 - Self Insurance - Work Comp	2,788,940	1,333,848	834,009	1,257,932
	Department Total: 10 - Administration	2,788,940	1,333,848	834,009	1,257,932
	EXPENSES Total	2,788,940	1,333,848	834,009	1,257,932
Fund REVENUE	Total: 510 - Workers Compensation Ins	496,050	932,846	668,810	783,299
Fund EXPENSE	Total: 510 - Workers Compensation Ins	2,788,940	1,333,848	834,009	1,257,932
	Fund Total: 510 - Workers Compensation Ins	(2,292,889)	(401,002)	(165,199)	(474,633)

City of Turlock Proposed 26-27 Budget
Fund 511 Health Care

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 511 - Health Care					
Department: 10 - Administration					
Division: 151 - Self Insurance - Health					
REVENUES					
IN - Interest Income					
511-10-151.33000	Interest Income	240,964	195,300	(38,362)	243,400
511-10-151.33099	Market Valuation	84,093	0	0	0
	Account Classification Total: IN - Interest Income	325,057	195,300	(38,362)	243,400
CH - Charges for Services					
511-10-151.35017_001	Self Insurance Transfer Medical/Dental	6,583,273	6,329,760	7,728,108	6,055,485
511-10-151.35017_002	Self Insurance Transfer Vision	68,014	82,402	60,400	84,347
	Account Classification Total: CH - Charges for Services	6,651,287	6,412,162	7,788,508	6,139,832
OR - Other Revenues					
511-10-151.37215	Misc Rebates/Refunds	72,272	0	47,850	0
511-10-151.37220_002	Insurance Refund/Recovery Reinsurance	249,102	0	142,858	250,000
	Account Classification Total: OR - Other Revenues	321,374	0	190,707	250,000
	Division Total: 151 - Self Insurance - Health	7,297,718	6,607,462	7,940,853	6,633,232
	Department Total: 10 - Administration	7,297,718	6,607,462	7,940,853	6,633,232
	REVENUES Total	7,297,718	6,607,462	7,940,853	6,633,232
EXPENSES					
Department: 10 - Administration					
Division: 151 - Self Insurance - Health					
CO - Contractual Services					
511-10-151.43166	Actuarial Report	5,000	7,500	2,500	7,500
	Account Classification Total: CO - Contractual Services	5,000	7,500	2,500	7,500
MI - Miscellaneous Expenses					
511-10-151.47074	Health Care Reform Costs	3,064	3,000	0	3,000
511-10-151.47075_001	Premiums Reinsurance/Fixed Costs	1,881,979	1,900,000	1,140,739	1,970,000
511-10-151.47075_002	Premiums Vision	21,866	25,000	15,085	27,000
511-10-151.47075_004	Premiums HSA City Contribution	130,534	135,000	113,214	136,000
511-10-151.47075_005	Premiums Dental	0	0	23,751	50,000
511-10-151.47076_001	Claims Medical Claims	5,416,986	6,400,000	2,099,222	5,600,000
511-10-151.47076_002	Claims Vision	52,223	60,000	33,713	65,000
511-10-151.47076_005	Claims Dental Claims	388,692	390,000	170,488	375,000
	Account Classification Total: MI - Miscellaneous Expenses	7,895,345	8,913,000	3,596,212	8,226,000
	Division Total: 151 - Self Insurance - Health	7,900,345	8,920,500	3,598,712	8,233,500
	Department Total: 10 - Administration	7,900,345	8,920,500	3,598,712	8,233,500
	EXPENSES Total	7,900,345	8,920,500	3,598,712	8,233,500
	Fund REVENUE Total: 511 - Health Care	7,297,718	6,607,462	7,940,853	6,633,232
	Fund EXPENSE Total: 511 - Health Care	7,900,345	8,920,500	3,598,712	8,233,500
	Fund Total: 511 - Health Care	(602,627)	(2,313,038)	4,342,141	(1,600,268)

City of Turlock Proposed 26-27 Budget
Fund 512 Casualty Insurance

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 512 - Casualty Insurance					
Department: 10 - Administration					
Division: 152 - Self Insurance - Liability					
REVENUES					
IN - Interest Income					
512-10-152.33000	Interest Income	1,157	4,300	(248)	1,200
512-10-152.33099	Market Valuation	15,761	0	0	0
	Account Classification Total: IN - Interest Income	16,918	4,300	(248)	1,200
CH - Charges for Services					
512-10-152.35018	Insurance Transfers	2,753,973	2,833,101	2,452,998	3,331,767
	Account Classification Total: CH - Charges for Services	2,753,973	2,833,101	2,452,998	3,331,767
	Division Total: 152 - Self Insurance - Liability	2,770,891	2,837,401	2,452,750	3,332,967
	Department Total: 10 - Administration	2,770,891	2,837,401	2,452,750	3,332,967
	REVENUES Total	2,770,891	2,837,401	2,452,750	3,332,967
EXPENSES					
Department: 10 - Administration					
Division: 152 - Self Insurance - Liability					
CO - Contractual Services					
512-10-152.43060_000	Contract Services General	25,084	33,072	30,384	34,720
512-10-152.43100_002	Insurance Public Officials	2,397	5,000	1,818	5,000
512-10-152.43100_004	Insurance Employment Practices Liability	46,218	55,000	57,094	62,000
512-10-152.43100_006	Insurance Cyber Liability & Data Breach	37,480	45,000	43,382	45,500
	Account Classification Total: CO - Contractual Services	111,179	138,072	132,678	147,220
MI - Miscellaneous Expenses					
512-10-152.47010	Bank Charges	11	100	0	100
512-10-152.47075_003	Premiums Liability	2,788,352	2,881,847	2,743,725	3,171,195
512-10-152.47078	Litigation	100,000	100,000	0	100,000
512-10-152.47320_002	Repair Program Vehicle	0	30,000	0	30,000
	Account Classification Total: MI - Miscellaneous Expenses	2,888,363	3,011,947	2,743,725	3,301,295
	Division Total: 152 - Self Insurance - Liability	2,999,542	3,150,019	2,876,403	3,448,515
	Department Total: 10 - Administration	2,999,542	3,150,019	2,876,403	3,448,515
	EXPENSES Total	2,999,542	3,150,019	2,876,403	3,448,515
	Fund REVENUE Total: 512 - Casualty Insurance	2,770,891	2,837,401	2,452,750	3,332,967
	Fund EXPENSE Total: 512 - Casualty Insurance	2,999,542	3,150,019	2,876,403	3,448,515
	Division Total: 152 - Self Insurance - Liability	(228,651)	(312,618)	(423,653)	(115,548)
Division: 153 - Unemployment Insurance					
REVENUES					
CH - Charges for Services					
512-10-153.35018	Insurance Transfers	26,466	14,413	13,465	15,093
	Account Classification Total: CH - Charges for Services	26,466	14,413	13,465	15,093
	Division Total: 153 - Unemployment Insurance	26,466	14,413	13,465	15,093
	Department Total: 10 - Administration	26,466	14,413	13,465	15,093
	REVENUES Total	26,466	14,413	13,465	15,093
EXPENSES					
Department: 10 - Administration					
Division: 153 - Unemployment Insurance					
CO - Contractual Services					
512-10-153.43191	Claims Expense	22,889	25,000	9,123	36,000
	Account Classification Total: CO - Contractual Services	22,889	25,000	9,123	36,000

City of Turlock Proposed 26-27 Budget
Fund 512 Casualty Insurance

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Division Total: 153 - Unemployment Insurance	22,889	25,000	9,123	36,000
	Department Total: 10 - Administration	22,889	25,000	9,123	36,000
	EXPENSES Total	22,889	25,000	9,123	36,000
Fund REVENUE	Total: 512 - Casualty Insurance	26,466	14,413	13,465	15,093
Fund EXPENSE	Total: 512 - Casualty Insurance	22,889	25,000	9,123	36,000
	Division Total: 153 - Unemployment Insurance	3,577	(10,587)	4,342	(20,907)
Fund Total: 512 - Casualty Insurance					
Fund REVENUE	Total: 512 - Casualty Insurance	2,797,357	2,851,814	2,466,215	3,348,060
Fund EXPENSE	Total: 512 - Casualty Insurance	3,022,431	3,175,019	2,885,526	3,484,515
	Fund Total: 512 - Casualty Insurance	(225,075)	(323,205)	(419,310)	(136,455)

Fund 119 - American Rescue Plan Act (ARPA)

PURPOSE

On March 11, 2021, the American Rescue Plan Act (ARPA) was signed into law and established the Coronavirus State Fiscal Recovery Fund and Coronoavirus Local Fiscal Recovery Funds, which together make up the Coronavirus State and Local Fiscal Recovery Funds ("SLFRF") program. This program is intended to provide support to State, territorial, local, and Tribal governments in responding to economic and public health impacts of COVID-19 and in their efforts to contain impacts on their communities, residents, and businesses.

Congress has allocated $350 billion in Coronavirus State Fiscal Recovery Funds for state, local, territorial, and Tribal governments, marking the first time in history funding has been allocated directly to local governments from the Federal government.

The City of Turlock has been allocated $15,753,190 to come directly from the U.S. Department of Treasury. The City of Turlock has until December 31, 2024 to obligate the funds and until December 31, 2026 to fully expend the funds for eligible costs as summarized in the Final Rule effective date of April 1, 2022 and updated the Interim Final Rule dated November 20, 2023 in the Federal Register.

The City of Turlock received the first tranche of $7,867,595 in July of 2021 and second tranche of $7,867,595 in July of 2022.

City of Turlock Proposed 26-27 Budget
Fund 119 American Rescue Plan Act (ARPA)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 119 - American Rescue Plan Act					
REVENUES					
Department: 10 - Administration					
Division: 188 - American Rescue Plan Act					
IN - Interest Income					
119-10-188.33099	Market Valuation	72,685	0	0	0
	Account Classification Total: IN - Interest Income	72,685	0	0	0
IG - Intergovernmental					
119-10-188.34307	American Rescue Plan Act	1,804,906	0	0	0
	Account Classification Total: IG - Intergovernmental	1,804,906	0	0	0
	Division Total: 188 - American Rescue Plan Act	1,877,591	0	0	0
	Department Total: 10 - Administration	1,877,591	0	0	0
	REVENUES Total	1,877,591	0	0	0
EXPENSES					
Department: 10 - Administration					
Division: 188 - American Rescue Plan Act					
CO - Contractual Services					
119-10-188.43052	City Mobile App Solutions	17,900	17,900	0	0
119-10-188.43060_000	Contract Services General	495,200	1,000,000	167,750	150,000
119-10-188.43060_047	Contract Services Business Devel & Assist Program	192,750	73,500	13,500	0
	Account Classification Total: CO - Contractual Services	705,850	1,091,400	181,250	150,000
SU - Supplies and Maintenance					
119-10-188.44030_000	Minor Equipment Miscellaneous	0	327,151	195,568	97,850
	Account Classification Total: SU - Supplies and Maintenance	0	327,151	195,568	97,850
MI - Miscellaneous Expenses					
119-10-188.47599	ARPA Garbage Credit	737,147	890,015	370,181	307,976
	Account Classification Total: MI - Miscellaneous Expenses	737,147	890,015	370,181	307,976
BD - Bad Debt					
119-10-188.47012	Bad Debt Expense	56	0	0	0
	Account Classification Total: BD - Bad Debt	56	0	0	0
CA - Capital Outlay					
119-10-188.51015_001	Network Firewall/Cyber Solutions	90,599	383,402	160,608	222,792
119-10-188.51270	Construction Project	0	1,393,750	312,788	1,150,000
	Account Classification Total: CA - Capital Outlay	90,599	1,777,152	473,395	1,372,792
TO - Transfers Out					
119-10-188.48005_002	Transfers Out - Reporting GASB 96 SBITA'S	22,849	0	0	0
	Account Classification Total: TO - Transfers Out	22,849	0	0	0
	Division Total: 188 - American Rescue Plan Act	1,556,501	4,085,718	1,220,395	1,928,618
	Department Total: 10 - Administration	1,556,501	4,085,718	1,220,395	1,928,618
Department: 20 - Police					
Division: 205 - Support Operations					
SA - Salaries					
119-20-205.41001	Full Time Salaries	57,398	0	0	0
119-20-205.41050	Bilingual Pay	581	0	0	0
119-20-205.41052	Educational Incentive	1,425	0	0	0
119-20-205.41100_001	Overtime Standard	8,681	0	0	0
	Account Classification Total: SA - Salaries	68,085	0	0	0
BE - Benefits					
119-20-205.42001	Uniform Allowance	2,260	0	0	0
119-20-205.42002	Medical Dental Plan	7,049	0	0	0

City of Turlock Proposed 26-27 Budget
Fund 119 American Rescue Plan Act (ARPA)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
119-20-205.42003	Vision Insurance	86	0	0	0
119-20-205.42004	Long Term Disability Insurance	231	0	0	0
119-20-205.42005	Life Insurance	127	0	0	0
119-20-205.42007	Workers Comp Insurance	67	0	0	0
119-20-205.42008	City Liability Insurance	4,122	0	0	0
119-20-205.42009	PERS	10,503	0	0	0
119-20-205.42010	Medicare Tax	1,005	0	0	0
119-20-205.42012	Retiree Health Insurance	2,063	0	0	0
119-20-205.42013	Deferred Comp	116	0	0	0
119-20-205.42016	Employee Contrib To PERS	(5,782)	0	0	0
119-20-205.42019	PERS UAL (Unfunded Accrued Liability)	25,710	0	0	0
	Account Classification Total: BE - Benefits	47,558	0	0	0
	Division Total: 205 - Support Operations	115,644	0	0	0
	Department Total: 20 - Police	115,644	0	0	0
Department: 30 - Fire					
Division: 300 - Operations					
CA - Capital Outlay					
119-30-300.51035	Helmet Cameras	0	299,399	0	0
	Account Classification Total: CA - Capital Outlay	0	299,399	0	0
	Division Total: 300 - Operations	0	299,399	0	0
	Department Total: 30 - Fire	0	299,399	0	0
Department: 50 - Municipal Services					
Division: 500 - Public Facilities					
SA - Salaries					
119-50-500.41001	Full Time Salaries	17,388	0	0	0
	Account Classification Total: SA - Salaries	17,388	0	0	0
BE - Benefits					
119-50-500.42002	Medical Dental Plan	3,440	0	0	0
119-50-500.42003	Vision Insurance	34	0	0	0
119-50-500.42004	Long Term Disability Insurance	43	0	0	0
119-50-500.42005	Life Insurance	24	0	0	0
119-50-500.42006	SUI	60	0	0	0
119-50-500.42007	Workers Comp Insurance	194	0	0	0
119-50-500.42008	City Liability Insurance	1,220	0	0	0
119-50-500.42009	PERS	3,074	0	0	0
119-50-500.42010	Medicare Tax	245	0	0	0
119-50-500.42012	Retiree Health Insurance	348	0	0	0
119-50-500.42013	Deferred Comp	30	0	0	0
119-50-500.42016	Employee Contrib To PERS	(1,730)	0	0	0
119-50-500.42019	PERS UAL (Unfunded Accrued Liability)	8,568	0	0	0
	Account Classification Total: BE - Benefits	15,549	0	0	0
	Division Total: 500 - Public Facilities	32,937	0	0	0
	Department Total: 50 - Municipal Services	32,937	0	0	0
Department: 60 - Parks					
Division: 600 - Maintenance					
SA - Salaries					
119-60-600.41001	Full Time Salaries	45,030	0	0	0
119-60-600.41054	Stand By Wages	371	0	0	0
119-60-600.41100_001	Overtime Standard	244	0	0	0
	Account Classification Total: SA - Salaries	45,645	0	0	0
BE - Benefits					

City of Turlock Proposed 26-27 Budget
Fund 119 American Rescue Plan Act (ARPA)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
119-60-600.42002	Medical Dental Plan	18,598	0	0	0
119-60-600.42003	Vision Insurance	193	0	0	0
119-60-600.42004	Long Term Disability Insurance	183	0	0	0
119-60-600.42005	Life Insurance	99	0	0	0
119-60-600.42007	Workers Comp Insurance	516	0	0	0
119-60-600.42008	City Liability Insurance	3,236	0	0	0
119-60-600.42009	PERS	7,961	0	0	0
119-60-600.42010	Medicare Tax	621	0	0	0
119-60-600.42012	Retiree Health Insurance	901	0	0	0
119-60-600.42013	Deferred Comp	225	0	0	0
119-60-600.42016	Employee Contrib To PERS	(4,390)	0	0	0
119-60-600.42019	PERS UAL (Unfunded Accrued Liability)	17,142	0	0	0
	Account Classification Total: BE - Benefits	45,284	0	0	0
MI - Miscellaneous Expenses					
119-60-600.47080	Shoe Allowance	489	0	0	0
	Account Classification Total: MI - Miscellaneous Expenses	489	0	0	0
	Division Total: 600 - Maintenance	91,417	0	0	0
	Department Total: 60 - Parks	91,417	0	0	0
	EXPENSES Total	1,796,499	4,385,117	1,220,395	1,928,618
Fund REVENUE	Total: 119 - American Rescue Plan Act	1,877,591	0	0	0
Fund EXPENSE	Total: 119 - American Rescue Plan Act	1,796,499	4,385,117	1,220,395	1,928,618
	Fund Total: 119 - American Rescue Plan Act	81,092	(4,385,117)	(1,220,395)	(1,928,618)

City of Turlock Proposed 26-27 Budget
Fund 201 Asset Forfeiture

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 201 - Asset Forfeiture					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
201-00-000.33099	Market Valuation	1,485	0	0	0
	Account Classification Total: IN - Interest Income	1,485	0	0	0
	Division Total: 000 - Non-Departmental	1,485	0	0	0
	Department Total: 00 - Non-Departmental	1,485	0	0	0
	REVENUES Total	1,485	0	0	0
	Fund REVENUE Total: 201 - Asset Forfeiture	1,485	0	0	0
	Fund EXPENSE Total: 201 - Asset Forfeiture				
	Division Total: 000 - Non-Departmental	1,485	0	0	0
Department: 20 - Police					
Division: 240 - Non-Federal Asset Forfeiture					
REVENUES					
IN - Interest Income					
201-20-240.33000	Interest Income	3,446	0	(487)	3,500
	Account Classification Total: IN - Interest Income	3,446	0	(487)	3,500
IG - Intergovernmental					
201-20-240.34206	Asset Forfeiture Revenue	21,299	5,000	15,950	5,000
	Account Classification Total: IG - Intergovernmental	21,299	5,000	15,950	5,000
	Division Total: 240 - Non-Federal Asset Forfeiture	24,745	5,000	15,463	8,500
	Department Total: 20 - Police	24,745	5,000	15,463	8,500
	REVENUES Total	24,745	5,000	15,463	8,500
EXPENSES					
Department: 20 - Police					
Division: 240 - Non-Federal Asset Forfeiture					
SU - Supplies and Maintenance					
201-20-240.44030_078	Minor Equipment Special Investigations Unit	26,384	13,000	1,617	13,000
	Account Classification Total: SU - Supplies and Maintenance	26,384	13,000	1,617	13,000
MI - Miscellaneous Expenses					
201-20-240.47095_000	Training General/Travel	14,914	16,000	13,082	16,000
201-20-240.47357	Police Undercover Funds	618	2,000	0	2,000
	Account Classification Total: MI - Miscellaneous Expenses	15,532	18,000	13,082	18,000
	Division Total: 240 - Non-Federal Asset Forfeiture	41,917	31,000	14,699	31,000
	Department Total: 20 - Police	41,917	31,000	14,699	31,000
	EXPENSES Total	41,917	31,000	14,699	31,000
	Fund REVENUE Total: 201 - Asset Forfeiture	24,745	5,000	15,463	8,500
	Fund EXPENSE Total: 201 - Asset Forfeiture	41,917	31,000	14,699	31,000
	Division Total: 240 - Non-Federal Asset Forfeiture	(17,172)	(26,000)	763	(22,500)
Division: 241 - Federal Asset Forfeiture					
REVENUES					
IN - Interest Income					
201-20-241.33000	Interest Income	1,471	0	(208)	1,500
	Account Classification Total: IN - Interest Income	1,471	0	(208)	1,500

City of Turlock Proposed 26-27 Budget
Fund 201 Asset Forfeiture

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Division Total: 241 - Federal Asset Forfeiture	1,471	0	(208)	1,500
	Department Total: 20 - Police	1,471	0	(208)	1,500
	REVENUES Total	1,471	0	(208)	1,500
EXPENSES					
Department:	**20 - Police**				
Division:	**241 - Federal Asset Forfeiture**				
SU - Supplies and Maintenance					
201-20-241.44030_078	Minor Equipment Special Investigations Unit	0	10,000	0	34,861
	Account Classification Total: SU - Supplies and Maintenance	0	10,000	0	34,861
	Division Total: 241 - Federal Asset Forfeiture	0	10,000	0	34,861
	Department Total: 20 - Police	0	10,000	0	34,861
	EXPENSES Total	0	10,000	0	34,861
	Fund REVENUE Total: 201 - Asset Forfeiture	1,471	0	(208)	1,500
	Fund EXPENSE Total: 201 - Asset Forfeiture	0	10,000	0	34,861
	Division Total: 241 - Federal Asset Forfeiture	1,471	(10,000)	(208)	(33,361)
Fund Total: 201 - Asset Forfeiture					
	Fund REVENUE Total: 201 - Asset Forfeiture	27,701	5,000	15,254	10,000
	Fund EXPENSE Total: 201 - Asset Forfeiture	41,917	41,000	14,699	65,861
	Fund Total: 201 - Asset Forfeiture	(14,216)	(36,000)	555	(55,861)

City of Turlock Proposed 26-27 Budget
Fund 202 Bicycle Safety

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 202 - Bicycle Safety					
Department: 20 - Police					
Division: 245 - Bicycle					
REVENUES					
LI - Licenses & Permits					
202-20-245.31050	Bicycle Licenses	1,146	1,000	927	1,000
	Account Classification Total: LI - Licenses & Permits	1,146	1,000	927	1,000
IN - Interest Income					
202-20-245.33000	Interest Income	2,109	0	(298)	2,200
202-20-245.33099	Market Valuation	709	0	0	0
	Account Classification Total: IN - Interest Income	2,818	0	(298)	2,200
	Division Total: 245 - Bicycle	3,964	1,000	629	3,200
	Department Total: 20 - Police	3,964	1,000	629	3,200
	REVENUES Total	3,964	1,000	629	3,200
EXPENSES					
Department: 20 - Police					
Division: 245 - Bicycle					
SA - Salaries					
202-20-245.41100_001	Overtime Standard	2,927	9,000	3,350	9,000
	Account Classification Total: SA - Salaries	2,927	9,000	3,350	9,000
BE - Benefits					
202-20-245.42007	Workers Comp Insurance	26	201	75	140
202-20-245.42008	City Liability Insurance	292	862	308	862
202-20-245.42010	Medicare Tax	42	131	48	131
	Account Classification Total: BE - Benefits	360	1,194	431	1,133
CO - Contractual Services					
202-20-245.43125_006	Maintenance Bike Repair	600	1,000	0	1,000
	Account Classification Total: CO - Contractual Services	600	1,000	0	1,000
SU - Supplies and Maintenance					
202-20-245.44001_003	Supplies Bicycle Licenses	0	1,000	0	1,000
202-20-245.44001_085	Supplies Public Education	821	1,000	0	1,000
202-20-245.44080	Equipment & Training	3,521	35,000	227	20,000
	Account Classification Total: SU - Supplies and Maintenance	4,342	37,000	227	22,000
MI - Miscellaneous Expenses					
202-20-245.47358	Promotion - Bicycle Safety	0	1,000	0	1,000
	Account Classification Total: MI - Miscellaneous Expenses	0	1,000	0	1,000
	Division Total: 245 - Bicycle	8,229	49,194	4,008	34,133
	Department Total: 20 - Police	8,229	49,194	4,008	34,133
	EXPENSES Total	8,229	49,194	4,008	34,133
	Fund REVENUE Total: 202 - Bicycle Safety	3,964	1,000	629	3,200
	Fund EXPENSE Total: 202 - Bicycle Safety	8,229	49,194	4,008	34,133
	Fund Total: 202 - Bicycle Safety	(4,265)	(48,194)	(3,379)	(30,933)

City of Turlock Proposed 26-27 Budget
Fund 203 Animal Fee Forfeiture

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 203 - Animal Fee Forfeiture					
Department: 20 - Police					
Division: 250 - Animal Control					
REVENUES					
IN - Interest Income					
203-20-250.33000	Interest Income	1,411	0	(200)	1,500
203-20-250.33099	Market Valuation	532	0	0	0
	Account Classification Total: IN - Interest Income	1,943	0	(200)	1,500
CH - Charges for Services					
203-20-250.35064	Vaccination Fees	4,761	5,000	2,579	5,000
203-20-250.35065	Spay/Neuter Fees	5,289	5,000	780	5,000
	Account Classification Total: CH - Charges for Services	10,050	10,000	3,359	10,000
OR - Other Revenues					
203-20-250.35073	Foster to Adopt Deposit Fee	1,900	5,000	1,555	5,000
203-20-250.37050	Unclaimed Property	0	0	36	0
	Account Classification Total: OR - Other Revenues	1,900	5,000	1,591	5,000
	Division Total: 250 - Animal Control	13,893	15,000	4,750	16,500
	Department Total: 20 - Police	13,893	15,000	4,750	16,500
	REVENUES Total	13,893	15,000	4,750	16,500
EXPENSES					
Department: 20 - Police					
Division: 250 - Animal Control					
MI - Miscellaneous Expenses					
203-20-250.47359	Vaccination Program	3,156	2,500	2,058	2,500
203-20-250.47360	Spay/Neuter Program	0	2,000	0	2,000
203-20-250.47361	Vaccination Deposit Refunds	330	1,000	0	1,000
203-20-250.47362	Spay/Neuter Services	3,269	5,000	0	5,000
203-20-250.47369	Foster to Adopt Deposit Refund	3,582	5,000	1,300	5,000
	Account Classification Total: MI - Miscellaneous Expenses	10,337	15,500	3,358	15,500
	Division Total: 250 - Animal Control	10,337	15,500	3,358	15,500
	Department Total: 20 - Police	10,337	15,500	3,358	15,500
	EXPENSES Total	10,337	15,500	3,358	15,500
	Fund REVENUE Total: 203 - Animal Fee Forfeiture	13,893	15,000	4,750	16,500
	Fund EXPENSE Total: 203 - Animal Fee Forfeiture	10,337	15,500	3,358	15,500
	Fund Total: 203 - Animal Fee Forfeiture	3,556	(500)	1,393	1,000

Fund 204 Solid Waste Education and Management

PURPOSE

The Solid Waste Education and Management Fund helps reduce the amount of waste sent to landfills by supporting recycling programs, public education, and the safe disposal of solid waste and hazardous materials. Most of these programs are funded through CalRecycle state grants and solid waste fees established under State law (AB 939 & 1383).

PROGRAMS

The City implements the following programs to promote waste reduction, recycling, composting, resource recovery, and landfill diversion:

- **Take Pride in Turlock**: Free one-day trash disposal for Turlock residents (annual).
- **Public Education**: Provide information to the public through various media about solid waste issues, including proper recycling and the safe disposal of household hazardous waste, e-waste, universal waste, used oil, and tires.
- **Solid Waste Recycling**: Purchase supplies and equipment to increase the recycling of solid waste, including large events and venues.
- **Household Hazardous Waste**: Encourage the proper disposal of household hazardous waste by improving access to specialized waste collection facilities.
- **School Education**: Teach students about recycling and conserving resources through school programs such as Go Green Week and other youth education and outreach activities.

GOALS AND OBJECTIVES

- Meet state requirements for reducing landfill waste under AB 1383, AB 939, and the Countywide Integrated Waste Management Plan.
- Increase recycling and improve the three-bin waste collection system operated by the City's waste hauler, Turlock Scavenger.
- Provide annual free trash disposal services to Turlock residents to support community cleanliness and improve the City's overall appearance.
- Help residents learn more about solid waste issues and take part in programs like household hazardous waste, used oil, and tire disposal.

City of Turlock Proposed 26-27 Budget
Fund 204 Solid Waste/Recycle/Public Education

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 204 - SolidWaste/Recycle/PublicEducati					
Department: 50 - Municipal Services					
Division: 505 - Solid Waste Mandates					
REVENUES					
IN - Interest Income					
204-50-505.33000	Interest Income	45,228	44,300	(7,283)	45,700
204-50-505.33099	Market Valuation	18,950	0	0	0
	Account Classification Total: IN - Interest Income	64,178	44,300	(7,283)	45,700
IG - Intergovernmental					
204-50-505.34158	Tire Grant	0	3,000	4,959	0
204-50-505.34161	CA Beverage Container Recycling	18,073	18,500	18,122	18,100
204-50-505.37218	SB 1383 Grant	0	160,000	0	50,000
	Account Classification Total: IG - Intergovernmental	18,073	181,500	23,081	68,100
	Division Total: 505 - Solid Waste Mandates	82,251	225,800	15,798	113,800
	Department Total: 50 - Municipal Services	82,251	225,800	15,798	113,800
	REVENUES Total	82,251	225,800	15,798	113,800
EXPENSES					
Department: 50 - Municipal Services					
Division: 505 - Solid Waste Mandates					
SA - Salaries					
204-50-505.41001	Full Time Salaries	53,087	57,162	38,892	61,823
204-50-505.41002_000	Part Time Help General	7,941	7,000	1,313	7,000
204-50-505.41050	Bilingual Pay	1,327	542	972	1,546
204-50-505.41052	Educational Incentive	843	360	623	840
204-50-505.41053	Sick Leave Conversion Pay	0	320	0	0
204-50-505.41055	Vacation Conversion Pay	0	600	0	0
204-50-505.41100_001	Overtime Standard	205	0	0	0
	Account Classification Total: SA - Salaries	63,404	65,984	41,799	71,209
BE - Benefits					
204-50-505.42002	Medical Dental Plan	7,750	10,937	7,629	10,172
204-50-505.42003	Vision Insurance	84	151	59	151
204-50-505.42004	Long Term Disability Insurance	210	214	175	214
204-50-505.42005	Life Insurance	114	108	76	94
204-50-505.42006	SUI	45	24	21	24
204-50-505.42007	Workers Comp Insurance	142	159	134	119
204-50-505.42008	City Liability Insurance	2,849	2,773	1,822	3,034
204-50-505.42009	PERS	9,766	10,150	7,073	11,254
204-50-505.42010	Medicare Tax	903	943	594	1,033
204-50-505.42011	Social Security	492	434	81	434
204-50-505.42012	Retiree Health Insurance	1,062	1,143	778	1,236
204-50-505.42013	Deferred Comp	101	286	50	309
204-50-505.42016	Employee Contrib To PERS	(4,973)	(5,226)	(3,444)	(5,779)
204-50-505.42019	PERS UAL (Unfunded Accrued Liability)	12,000	12,551	10,460	13,595
	Account Classification Total: BE - Benefits	30,544	34,647	25,508	35,890
CO - Contractual Services					
204-50-505.43195	Special Legal Counsel	0	25,000	0	25,000
204-50-505.43320	Special Services/Projects	0	33,000	10,000	83,000
	Account Classification Total: CO - Contractual Services	0	58,000	10,000	108,000
UT - Utilities					
204-50-505.45001_002	Telephone Wireless/Tablet Service Plan	0	250	0	250
	Account Classification Total: UT - Utilities	0	250	0	250

City of Turlock Proposed 26-27 Budget
Fund 204 Solid Waste/Recycle/Public Education

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
VE - Vehicle Expenses					
204-50-505.46010	Equipment Rental	162	5,000	162	2,000
	Account Classification Total: VE - Vehicle Expenses	162	5,000	162	2,000
MI - Miscellaneous Expenses					
204-50-505.47005	Advertising	2,092	5,000	2,069	30,000
204-50-505.47010	Bank Charges	108	900	0	200
204-50-505.47025_003	Composting Supplies	267	0	0	0
204-50-505.47026_001	Recycling Solid Waste Recycling	106	1,000	0	1,000
204-50-505.47026_002	Recycling Cal Beverage Container Recycling	15,024	18,500	16,239	18,500
204-50-505.47026_003	Recycling Education & Outreach	12,071	15,000	13,444	15,000
204-50-505.47026_004	Recycling Compliance Reporting Database	0	30,000	0	30,000
204-50-505.47027_001	Take Pride in Turlock Advertising	2,000	5,000	4,338	20,000
204-50-505.47027_002	Take Pride in Turlock Turlock Scavenger	23,991	40,000	21,577	40,000
204-50-505.47028_001	Waste Recycling Universal Waste	2,177	10,000	1,057	10,000
204-50-505.47095_000	Training General/Travel	285	2,000	0	2,000
204-50-505.47162	SB 1383 Grant Expenses	54,509	160,000	89,401	80,000
	Account Classification Total: MI - Miscellaneous Expenses	112,630	287,400	148,126	246,700
	Division Total: 505 - Solid Waste Mandates	206,739	451,281	225,595	464,049
	Department Total: 50 - Municipal Services	206,739	451,281	225,595	464,049
	EXPENSES Total	206,739	451,281	225,595	464,049
Fund REVENUE	Total: 204 - SolidWaste/Recycle/PublicEducati	82,251	225,800	15,798	113,800
Fund EXPENSE	Total: 204 - SolidWaste/Recycle/PublicEducati	206,739	451,281	225,595	464,049
	Fund Total: 204 - SolidWaste/Recycle/PublicEducati	(124,489)	(225,481)	(209,797)	(350,249)

Fund 205 Sports Facilities

PURPOSE

The Sports Facilities Maintenance Division oversees the operation and maintenance of two regional sports complexes for recreational use and competitive sports: Gemperle Fields at the Turlock-Stanislaus Regional Sports Complex and the Pedretti Park Sports Complex. These facilities generate a significant positive economic impact, attracting thousands of visitors to the community each year to attend events.

GOALS AND OBJECTIVES

- Provide a well-maintained, safe environment for recreational sports programs.
- Provide regional sports facilities that support a diverse range of sports programming for the residents of Turlock and participants throughout the state.
- Continue ongoing upgrades to the Pedretti Park Sports Complex.
- Expand activities to include non-sports related special events that support tourism and generate additional revenue to help offset facility operating costs.
- Launch the advertising initiative to generate revenue and promote businesses at the sports facilities.

City of Turlock Proposed 26-27 Budget
Fund 205 Sports Facilities

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 205 - Sports Facilities					
Department: 60 - Parks					
Division: 602 - Regional Sports Complex					
REVENUES					
TX - Taxes					
205-60-602.30100_000	Hotel/Motel Taxes General	56,830	60,000	42,398	62,000
	Account Classification Total: TX - Taxes	56,830	60,000	42,398	62,000
IN - Interest Income					
205-60-602.33099	Market Valuation	365	0	0	0
	Account Classification Total: IN - Interest Income	365	0	0	0
OR - Other Revenues					
205-60-602.37010_000	Miscellaneous General	0	(6,668)	7,079	0
205-60-602.37060_001	Sports Facilities Rentals	144,413	120,000	107,303	150,000
205-60-602.37090_004	Rents & Concessions Sports Complex	600	2,000	1,400	2,000
	Account Classification Total: OR - Other Revenues	145,013	115,332	115,782	152,000
TI - Transfers In					
205-60-602.38001_014	Transfers In Fr 110 GF Contrib to Reg Sports	228,054	340,698	283,920	299,640
	Account Classification Total: TI - Transfers In	228,054	340,698	283,920	299,640
	Division Total: 602 - Regional Sports Complex	430,262	516,030	442,100	513,640
	Department Total: 60 - Parks	430,262	516,030	442,100	513,640
	REVENUES Total	430,262	516,030	442,100	513,640
EXPENSES					
Department: 60 - Parks					
Division: 602 - Regional Sports Complex					
SA - Salaries					
205-60-602.41001	Full Time Salaries	159,611	167,996	114,320	166,363
205-60-602.41002_000	Part Time Help General	66,292	65,000	54,582	70,000
205-60-602.41002_005	Part Time Help Clerical	1,382	2,000	1,856	2,000
205-60-602.41052	Educational Incentive	13	0	102	120
205-60-602.41053	Sick Leave Conversion Pay	304	500	56	500
205-60-602.41054	Stand By Wages	424	1,000	2,758	3,000
205-60-602.41055	Vacation Conversion Pay	395	1,000	0	500
205-60-602.41056	Management Leave Conversion	261	500	86	500
205-60-602.41059	Continuous Service Pay	4,505	4,678	3,839	4,862
205-60-602.41100_001	Overtime Standard	580	2,000	748	1,000
205-60-602.49006	Salary Credits From Other Departments	(68,440)	0	0	0
205-60-602.49007	Salary Charges From Other Departments	3,888	0	0	0
	Account Classification Total: SA - Salaries	169,216	244,674	178,348	248,845
BE - Benefits					
205-60-602.42002	Medical Dental Plan	35,494	34,332	26,957	31,983
205-60-602.42003	Vision Insurance	444	464	268	464
205-60-602.42004	Long Term Disability Insurance	632	630	455	577
205-60-602.42005	Life Insurance	342	318	213	253
205-60-602.42006	SUI	164	96	114	98
205-60-602.42007	Workers Comp Insurance	2,370	6,095	4,463	4,383
205-60-602.42008	City Liability Insurance	16,419	17,496	12,835	17,590
205-60-602.42009	PERS	29,818	31,028	21,349	30,857
205-60-602.42010	Medicare Tax	3,181	3,465	2,549	3,518
205-60-602.42011	Social Security	4,196	4,154	3,499	4,464
205-60-602.42012	Retiree Health Insurance	3,362	3,608	2,437	3,593

City of Turlock Proposed 26-27 Budget
Fund 205 Sports Facilities

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
205-60-602.42013	Deferred Comp	1,336	1,690	1,217	1,722
205-60-602.42014	Deferred Comp In Lieu	743	741	629	741
205-60-602.42016	Employee Contrib To PERS	(14,783)	(15,564)	(9,905)	(15,433)
205-60-602.42019	PERS UAL (Unfunded Accrued Liability)	40,104	40,880	34,070	44,282
	Account Classification Total: BE - Benefits	123,822	129,433	101,151	129,092
CO - Contractual Services					
205-60-602.43064	Fire Extinguisher	0	100	0	100
205-60-602.43065	Copier Maintenance/Lease	80	150	81	150
205-60-602.43077	Tree Trimming	0	11,000	10,860	11,000
205-60-602.43110	Laundry & Linen Service	1,042	750	964	1,000
205-60-602.43125_037	Maintenance MMS Subscription	676	676	676	676
205-60-602.43150	Pest Control	280	300	211	300
205-60-602.43155	Physicals, Shots & Psychological	398	1,100	540	500
	Account Classification Total: CO - Contractual Services	2,476	14,076	13,332	13,726
SU - Supplies and Maintenance					
205-60-602.44001_000	Supplies General	51,152	66,668	39,068	60,000
205-60-602.44025	Maintenance	5,070	3,500	1,601	4,000
	Account Classification Total: SU - Supplies and Maintenance	56,222	70,168	40,669	64,000
UT - Utilities					
205-60-602.45001_000	Telephone General	141	150	119	150
205-60-602.45001_002	Telephone Wireless/Tablet Service Plan	456	500	342	500
205-60-602.45002_000	Turlock Irrigation District General	6,674	10,000	5,053	8,000
205-60-602.45007	Internet Access	802	750	140	750
	Account Classification Total: UT - Utilities	8,073	11,400	5,654	9,400
VE - Vehicle Expenses					
205-60-602.46000	Auto Allowance	72	72	61	72
205-60-602.46010	Equipment Rental	0	200	0	500
205-60-602.46020	Fleet Maintenance Labor	21,965	8,000	9,472	10,000
205-60-602.46025	Outside Contractor Labor	151	6,000	0	3,000
205-60-602.46031	Fuel	6,049	6,950	6,423	6,950
205-60-602.46032	Vehicle & Small Equipment Maintenance Parts	18,727	6,900	8,112	6,900
205-60-602.46034	Vehicle Insurance	325	600	611	800
	Account Classification Total: VE - Vehicle Expenses	47,288	28,722	24,679	28,222
MI - Miscellaneous Expenses					
205-60-602.47065	Professional Development	71	78	0	81
205-60-602.47080	Shoe Allowance	263	750	304	750
205-60-602.47081	Educational Assistance Program Reimbursement	0	0	0	500
205-60-602.47095_000	Training General/Travel	430	5,000	1,316	5,000
	Account Classification Total: MI - Miscellaneous Expenses	764	5,828	1,620	6,331
TO - Transfers Out					
205-60-602.48001_083	Transfers Out To Fd 501 for I.T. Services	7,651	9,527	7,940	12,898
205-60-602.48001_085	Transfers Out To Fd 501 IT Infrastructure	567	538	538	1,126
205-60-602.48001_090	Transfers Out Vehicle & Equip Replacement	15,000	15,000	15,000	0
	Account Classification Total: TO - Transfers Out	23,218	25,065	23,478	14,024
	Division Total: 602 - Regional Sports Complex	431,078	529,366	388,931	513,640
	Department Total: 60 - Parks	431,078	529,366	388,931	513,640
	EXPENSES Total	431,078	529,366	388,931	513,640
	Fund REVENUE Total: 205 - Sports Facilities	430,262	516,030	442,100	513,640

City of Turlock Proposed 26-27 Budget
Fund 205 Sports Facilities

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Fund EXPENSE Total: 205 - Sports Facilities	431,078	529,366	388,931	513,640
	Division Total: 602 - Regional Sports Complex	(816)	(13,336)	53,170	0
Division:	**604 - Pedretti Sports Complex**				
REVENUES					
TX - Taxes					
205-60-604.30100_000	Hotel/Motel Taxes General	170,661	181,000	127,323	186,000
	Account Classification Total: TX - Taxes	170,661	181,000	127,323	186,000
IN - Interest Income					
205-60-604.33000_002	Interest Income Lease Interest Revenue	3,067	0	0	3,100
	Account Classification Total: IN - Interest Income	3,067	0	0	3,100
CH - Charges for Services					
205-60-604.35004	Field Prep Reimbursement	7,878	8,000	8,004	8,000
205-60-604.35602	Player Fees	25,723	27,000	24,256	27,000
205-60-604.35603	Lighting Reimbursement	9,625	10,000	9,553	10,000
	Account Classification Total: CH - Charges for Services	43,226	45,000	41,813	45,000
OR - Other Revenues					
205-60-604.37010_000	Miscellaneous General	0	0	192	0
205-60-604.37060_001	Sports Facilities Rentals	84,243	75,000	62,519	80,000
205-60-604.37082	Cell Tower Lease-2400 N Tegner	23,559	25,186	18,889	25,186
205-60-604.37090_003	Rents & Concessions Pedretti	2,400	8,000	5,600	8,000
	Account Classification Total: OR - Other Revenues	110,201	108,186	87,200	113,186
TI - Transfers In					
205-60-604.38001_013	Transfers In Fr 110 GF Contrib to Pedretti	261,544	171,744	143,120	158,569
	Account Classification Total: TI - Transfers In	261,544	171,744	143,120	158,569
	Division Total: 604 - Pedretti Sports Complex	588,700	505,930	399,456	505,855
	Department Total: 60 - Parks	588,700	505,930	399,456	505,855
	REVENUES Total	588,700	505,930	399,456	505,855
EXPENSES					
Department:	**60 - Parks**				
Division:	**604 - Pedretti Sports Complex**				
SA - Salaries					
205-60-604.41001	Full Time Salaries	92,817	96,231	79,020	100,416
205-60-604.41002_000	Part Time Help General	111,968	100,000	77,601	100,000
205-60-604.41002_005	Part Time Help Clerical	1,678	2,000	1,537	2,000
205-60-604.41052	Educational Incentive	13	0	102	120
205-60-604.41053	Sick Leave Conversion Pay	1,891	2,000	1,887	2,000
205-60-604.41054	Stand By Wages	2,728	4,000	4,326	4,000
205-60-604.41055	Vacation Conversion Pay	1,620	2,000	0	2,000
205-60-604.41056	Management Leave Conversion	261	1,000	86	500
205-60-604.41059	Continuous Service Pay	3,908	4,041	3,316	4,206
205-60-604.41100_001	Overtime Standard	9,900	8,000	6,924	10,000
205-60-604.49006	Salary Credits From Other Departments	(10,134)	0	(6,548)	0
205-60-604.49007	Salary Charges From Other Departments	72,444	0	0	0
	Account Classification Total: SA - Salaries	289,095	219,272	168,251	225,242
BE - Benefits					
205-60-604.42002	Medical Dental Plan	26,678	18,709	32,064	17,452
205-60-604.42003	Vision Insurance	284	248	240	248
205-60-604.42004	Long Term Disability Insurance	367	361	340	348
205-60-604.42005	Life Insurance	200	182	154	153
205-60-604.42006	SUI	132	81	53	82

City of Turlock Proposed 26-27 Budget
Fund 205 Sports Facilities

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
205-60-604.42007	Workers Comp Insurance	2,282	5,399	4,351	3,937
205-60-604.42008	City Liability Insurance	15,792	15,661	12,502	15,899
205-60-604.42009	PERS	17,818	21,759	15,000	22,601
205-60-604.42010	Medicare Tax	3,225	3,096	2,480	3,176
205-60-604.42011	Social Security	7,046	6,324	4,912	6,324
205-60-604.42012	Retiree Health Insurance	2,026	2,109	1,729	2,205
205-60-604.42013	Deferred Comp	1,203	1,260	1,033	1,320
205-60-604.42014	Deferred Comp In Lieu	743	741	628	741
205-60-604.42016	Employee Contrib To PERS	(8,725)	(9,043)	(7,079)	(9,445)
205-60-604.42019	PERS UAL (Unfunded Accrued Liability)	22,968	22,950	19,130	24,860
	Account Classification Total: BE - Benefits	92,037	89,837	87,538	89,901
CO - Contractual Services					
205-60-604.43005_000	Alarm Monitoring General	1,084	1,075	770	845
205-60-604.43020	Car Wash	0	15	4	15
205-60-604.43065	Copier Maintenance/Lease	80	150	81	150
205-60-604.43077	Tree Trimming	0	14,000	14,000	14,000
205-60-604.43110	Laundry & Linen Service	716	1,000	504	1,000
205-60-604.43115_000	Maint-Air & Heat General	2,330	1,400	563	1,400
205-60-604.43125_037	Maintenance MMS Subscription	676	676	676	676
205-60-604.43150	Pest Control	280	300	211	300
205-60-604.43155	Physicals, Shots & Psychological	343	826	520	750
205-60-604.43297	Chemical Restrooms	1,462	3,500	921	3,500
	Account Classification Total: CO - Contractual Services	6,970	22,942	18,249	22,636
SU - Supplies and Maintenance					
205-60-604.44001_000	Supplies General	85,646	92,855	36,828	93,500
205-60-604.44001_143	Supplies Lighting	41	1,000	0	1,000
205-60-604.44025	Maintenance	6,284	5,170	3,114	5,400
	Account Classification Total: SU - Supplies and Maintenance	91,971	99,025	39,942	99,900
UT - Utilities					
205-60-604.45001_000	Telephone General	758	800	638	800
205-60-604.45001_002	Telephone Wireless/Tablet Service Plan	531	500	270	500
205-60-604.45002_000	Turlock Irrigation District General	30,330	40,000	30,271	40,000
205-60-604.45007	Internet Access	1,153	750	139	750
	Account Classification Total: UT - Utilities	32,772	42,050	31,318	42,050
VE - Vehicle Expenses					
205-60-604.46000	Auto Allowance	72	72	61	72
205-60-604.46010	Equipment Rental	0	1,500	0	1,500
205-60-604.46020	Fleet Maintenance Labor	40,715	3,500	5,847	5,500
205-60-604.46025	Outside Contractor Labor	896	1,000	0	1,000
205-60-604.46031	Fuel	1,906	2,200	1,611	2,200
205-60-604.46032	Vehicle & Small Equipment Maintenance Parts	15,163	3,400	2,290	3,400
205-60-604.46034	Vehicle Insurance	287	500	509	600
	Account Classification Total: VE - Vehicle Expenses	59,039	12,172	10,318	14,272
MI - Miscellaneous Expenses					
205-60-604.47065	Professional Development	71	81	0	81
205-60-604.47080	Shoe Allowance	261	400	250	400
205-60-604.47081	Educational Assistance Program Reimbursement	0	500	0	500
205-60-604.47090	Testing & Recruitment	0	500	49	500
205-60-604.47095_000	Training General/Travel	1,553	2,500	1,036	2,500
	Account Classification Total: MI - Miscellaneous Expenses	1,884	3,981	1,334	3,981

City of Turlock Proposed 26-27 Budget
Fund 205 Sports Facilities

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
TO - Transfers Out					
205-60-604.48001_083	Transfers Out To Fd 501 for I.T. Services	4,381	5,349	4,460	7,241
205-60-604.48001_085	Transfers Out To Fd 501 IT Infrastructure	325	302	302	632
205-60-604.48001_090	Transfers Out Vehicle & Equip Replacement	11,000	11,000	11,000	0
	Account Classification Total: TO - Transfers Out	15,706	16,651	15,762	7,873
	Division Total: 604 - Pedretti Sports Complex	589,474	505,930	372,713	505,855
	Department Total: 60 - Parks	589,474	505,930	372,713	505,855
	EXPENSES Total	589,474	505,930	372,713	505,855
	Fund REVENUE Total: 205 - Sports Facilities	588,700	505,930	399,456	505,855
	Fund EXPENSE Total: 205 - Sports Facilities	589,474	505,930	372,713	505,855
	Division Total: 604 - Pedretti Sports Complex	(774)	0	26,743	0
Program Total: 233 - Regional Sports Complex					
EXPENSES					
CA - Capital Outlay					
205-60-145-233.51020	Equipment Replacement	0	0	0	83,000
	Account Classification Total: CA - Capital Outlay	0	0	0	83,000
	Program Total: 233 - Regional Sports Complex	0	0	0	83,000
	Division Total: 145 - Vehicles/Equipment	0	0	0	83,000
	Department Total: 60 - Parks	0	0	0	83,000
	EXPENSES Total	0	0	0	83,000
	Fund REVENUE Total: 205 - Sports Facilities				
	Fund EXPENSE Total: 205 - Sports Facilities	0	0	0	83,000
	Program Total: 233 - Regional Sports Complex	0	0	0	(83,000)
Program Total: 372 - Pedretti Park					
EXPENSES					
CA - Capital Outlay					
205-60-145-372.51020	Equipment Replacement	0	0	0	81,000
	Account Classification Total: CA - Capital Outlay	0	0	0	81,000
	Program Total: 372 - Pedretti Park	0	0	0	81,000
	Division Total: 145 - Vehicles/Equipment	0	0	0	81,000
	Department Total: 60 - Parks	0	0	0	81,000
	EXPENSES Total	0	0	0	81,000
	Fund REVENUE Total: 205 - Sports Facilities				
	Fund EXPENSE Total: 205 - Sports Facilities	0	0	0	81,000
	Program Total: 372 - Pedretti Park	0	0	0	(81,000)
Fund Total: 205 - Sports Facilities					
	Fund REVENUE Total: 205 - Sports Facilities	1,018,962	1,021,960	841,556	1,019,495
	Fund EXPENSE Total: 205 - Sports Facilities	1,020,552	1,035,296	761,643	1,183,495
	Fund Total: 205 - Sports Facilities	(1,590)	(13,336)	79,913	(164,000)

City of Turlock Proposed 26-27 Budget
Fund 206 Traffic Safety

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 206 - Traffic Safety					
Department: 20 - Police					
Division: 441 - Police					
REVENUES					
IN - Interest Income					
206-20-441.33000	Interest Income	6,164	0	(872)	6,300
206-20-441.33099	Market Valuation	2,290	0	0	0
	Account Classification Total: IN - Interest Income	8,454	0	(872)	6,300
CH - Charges for Services					
206-20-441.35197_013	Admin Fee Towed Vehicle Release	75,700	55,000	68,600	55,000
	Account Classification Total: CH - Charges for Services	75,700	55,000	68,600	55,000
	Division Total: 441 - Police	84,154	55,000	67,728	61,300
	Department Total: 20 - Police	84,154	55,000	67,728	61,300
	REVENUES Total	84,154	55,000	67,728	61,300
EXPENSES					
Department: 20 - Police					
Division: 441 - Police					
SA - Salaries					
206-20-441.41100_001	Overtime Standard	3,624	10,000	6,089	4,500
	Account Classification Total: SA - Salaries	3,624	10,000	6,089	4,500
BE - Benefits					
206-20-441.42006	SUI	0	0	4	0
206-20-441.42007	Workers Comp Insurance	32	281	211	88
206-20-441.42008	City Liability Insurance	314	426	881	192
206-20-441.42010	Medicare Tax	51	145	135	65
	Account Classification Total: BE - Benefits	397	852	1,232	345
CO - Contractual Services					
206-20-441.43125_036	Maintenance Traffic Equipment	15,560	53,000	18,261	25,880
	Account Classification Total: CO - Contractual Services	15,560	53,000	18,261	25,880
SU - Supplies and Maintenance					
206-20-441.44030_000	Minor Equipment Miscellaneous	0	35,000	1,900	0
	Account Classification Total: SU - Supplies and Maintenance	0	35,000	1,900	0
MI - Miscellaneous Expenses					
206-20-441.47095_000	Training General/Travel	17,731	25,000	5,611	25,000
	Account Classification Total: MI - Miscellaneous Expenses	17,731	25,000	5,611	25,000
	Division Total: 441 - Police	37,312	123,852	33,093	55,725
	Department Total: 20 - Police	37,312	123,852	33,093	55,725
	EXPENSES Total	37,312	123,852	33,093	55,725
	Fund REVENUE Total: 206 - Traffic Safety	84,154	55,000	67,728	61,300
	Fund EXPENSE Total: 206 - Traffic Safety	37,312	123,852	33,093	55,725
	Fund Total: 206 - Traffic Safety	46,842	(68,852)	34,635	5,575

Fund 215 Federal Street Funding Program

PURPOSE

For more than fifty years, the Federal Highway Administration has provided funds to build and maintain certain "collector" and "arterial" streets within local jurisdictions. An early rationale was that roads were an important means of bringing the nation together, linking interior agricultural markets with manufacturing and trade. In 1956 the Federal Highway Trust Fund was created which increased the federal tax on motor fuels and ordered the government to deposit revenues from the motor fuel and other federal taxes on highway users into the trust fund.

These federal funds are apportioned to the states and down through to the counties and cities. In Stanislaus County, the Stanislaus Council of Governments (StanCOG) apportions the federal funds through a number of grant programs. California, and thereby the City of Turlock, is subject to federal laws and regulations regarding their distribution. Provisions of the federal-aid program are codified in Title 23 of the U.S. Code. It contains about 60 sections that establish the program, spell out the policy objectives, and specify the rules for distributing federal aid. The program guidelines outline to local jurisdictions the kinds of highway projects which are eligible for specific categories of federal aid, as well as dictate requirements for local jurisdictions to provide the local government match. In addition, these requirements are intended to advance social objectives unrelated to transportation such as environmental and employment goals. Federal regulations and requirements include National Environmental Policy Act (NEPA), Disadvantaged Business Enterprise (DBE) race neutral and race conscious measures, Buy America, Davis Bacon Act wage determinations, and many other requirements promulgated by the Federal Highway Administration and enforced by Caltrans.

Since the federal programs provide such a significant source of transportation funds, it would be difficult for Turlock or any local jurisdiction to choose not to participate.

In general, the federal-aid highway program requires the City of Turlock to match federal funding. The federal share for most types of projects is 88.53% but can be significantly larger based on the various requirements of individual projects. Matching funds are generally provided by Measure L, development impact fees, and state gas tax funds, but can be provided by other sources depending on the nature of the project.

Fund 215 Federal Street Funding Program

PROGRAMS

Surface Transportation Block Grant Program (STBG)

Funds are directed to projects and programs for a broad variety of streets and road work. Typical projects that qualify to be funded under this federal program are roadway surfacing and reconstruction. The following projects have been programmed to receive STBG funds:

- Intersection Improvements at Golden State Blvd, Golf Road, and Berkeley Avenue
- Rehabilitation of Geer Road

Congestion Mitigation and Air Quality Program (CMAQ)

Funds are directed to transportation projects and programs which contribute to the attainment or maintenance of National Ambient Air Quality Standards in non-attainment or air quality maintenance areas for ozone, carbon monoxide, or particulate matter under provisions in the Federal Clean Air Act. The following projects have received or will receive CMAQ funds:

- Traffic signal at the intersection of W. Taylor Road and N. Walnut Road
- Traffic signal at the intersection of W. Main Street and S. Tegner Road
- Traffic signals on Countryside Drive to commercial driveways north of Fulkerth
- Signal coordination on Lander Avenue
- Signal coordination on Christoffersen Parkway

Active Transportation Plan (ATP)

Funds are directed to transportation projects and programs which contribute to non-vehicle modes of transportation infrastructure such as safe routes to schools, pedestrian facilities, bicycle facilities. The City has completed projects with ATP funding in the past, but does not have any current or programmed ATP projects.

Highway Safety Improvement Program (HSIP)

Funds are directed to transportation projects and programs which contribute to the safety of the traveled public right of way. A new prerequisite to award of HSIP funds is the adoption and maintenance of a data driven safety plan. The following project has been programmed to receive HSIP funds:

- Safe Streets for All Safety Action Plan

City of Turlock Proposed 26-27 Budget
Fund 215 Streets - Grant Funded Projects

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 215 - Streets - Grant Funded Projects					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
215-00-000.33099	Market Valuation	28,318	0	0	0
	Account Classification Total: IN - Interest Income	28,318	0	0	0
	Division Total: 000 - Non-Departmental	28,318	0	0	0
	Department Total: 00 - Non-Departmental	28,318	0	0	0
Department: 40 - Development Services					
Division: 420 - Federal Grant Projects					
IN - Interest Income					
215-40-420.33000	Interest Income	67,068	0	(9,485)	67,800
	Account Classification Total: IN - Interest Income	67,068	0	(9,485)	67,800
IG - Intergovernmental					
215-40-420.34100_001	Federal Street Grants STBGP	337,987	0	810	0
215-40-420.34100_002	Federal Street Grants CMAQ	49,570	4,141,527	7,032	2,424,010
215-40-420.34100_004	Federal Street Grants HSIP	0	0	0	160,000
	Account Classification Total: IG - Intergovernmental	387,558	4,141,527	7,842	2,584,010
TI - Transfers In					
215-40-420.38001_317	Transfers In From F217 STRS ADA-P1758	225,000	0	0	0
215-40-420.38001_318	Transfers In From F217 Ped Inter-P1759	1,118	0	0	0
215-40-420.38001_328	Transfers In fr F218 GSB Rehab-P1753	10,539	0	0	0
215-40-420.38001_329	Transfers In fr F218 Pedras Rehab	0	591,000	0	0
215-40-420.38001_331	Transfers In fr F218 GSB Signal Coord-P20038	13,000	52,000	0	5,000
215-40-420.38001_346	Transfers In fr F218 P#22035 Countryside/Busi	0	1,074,000	0	1,181,000
215-40-420.38001_347	Transfers In fr F218 P#23034SignalCoordLander	0	0	0	181,000
215-40-420.38001_348	Transfers In fr F218 P#23035SignalCoordChrist	0	0	0	172,000
215-40-420.38001_352	Transfers In from F218-40-463 P#1758	0	227,017	0	0
215-40-420.38001_353	Transfers In fr F218-40-462 P#25045	0	0	0	5,000
	Account Classification Total: TI - Transfers In	249,657	1,944,017	0	1,544,000
	Division Total: 420 - Federal Grant Projects	704,282	6,085,544	(1,643)	4,195,810
	Department Total: 40 - Development Services	704,282	6,085,544	(1,643)	4,195,810
	REVENUES Total	732,600	6,085,544	(1,643)	4,195,810
EXPENSES					
Department: 40 - Development Services					
Division: 420 - Federal Grant Projects					
CA - Capital Outlay					
215-40-420.51210	Federal Street Projects	1,007,982	5,126,365	1,681,545	3,931,967
	Account Classification Total: CA - Capital Outlay	1,007,982	5,126,365	1,681,545	3,931,967
	Division Total: 420 - Federal Grant Projects	1,007,982	5,126,365	1,681,545	3,931,967
	Department Total: 40 - Development Services	1,007,982	5,126,365	1,681,545	3,931,967
	EXPENSES Total	1,007,982	5,126,365	1,681,545	3,931,967
Fund REVENUE	Total: 215 - Streets - Grant Funded Projects	732,600	6,085,544	(1,643)	4,195,810
Fund EXPENSE	Total: 215 - Streets - Grant Funded Projects	1,007,982	5,126,365	1,681,545	3,931,967
	Fund Total: 215 - Streets - Grant Funded Projects	(275,381)	959,179	(1,683,189)	263,843

Fund 216 Local Transportation Fund (LTF) for Streets and Roads

PURPOSE

The Transportation Development Act (TDA) is a local jurisdiction's ticket to funding for public transportation. The TDA provides a State funding source for use by local jurisdictions at the county level to improve existing public transportation and encourage regional public transportation coordination. It also provides some funding for bicycle and pedestrian projects.

PROGRAMS

Street and road projects eligible for Local Transportation Funds include those that are necessary or convenient to the development, construction, and maintenance of the City's street network, including planning, acquisition of real property, and construction.

GOALS AND OBJECTIVES

- Local program projects to protect and enhance the service level of the transportation system
- Fund projects to preserve, maintain and enhance the existing transportation system and increase efficiency of the existing system by emphasizing transportation system management techniques
- Fund projects to design and maintain transportation facilities to be compatible with adjacent land uses
- Provide funding to plan, develop, and implement a transportation system that enhances the livability of our residential neighborhoods
- Provide funding to plan, develop and implement a transportation system that protects and enhances air and water quality, protects and enhances scenic routes and vistas, and minimizes noise impacts on residential areas
- Match funding for a number of various federally funded street projects

City of Turlock Proposed 26-27 Budget
Fund 216 Streets - Local Transportation

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 216 - Streets - Local Transportation					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
216-00-000.33099	Market Valuation	14,952	0	0	0
	Account Classification Total: IN - Interest Income	14,952	0	0	0
	Division Total: 000 - Non-Departmental	14,952	0	0	0
	Department Total: 00 - Non-Departmental	14,952	0	0	0
	REVENUES Total	14,952	0	0	0
Fund REVENUE	Total: 216 - Streets - Local Transportation	14,952	0	0	0
Fund EXPENSE	Total: 216 - Streets - Local Transportation				
	Division Total: 000 - Non-Departmental	14,952	0	0	0
Department: 40 - Development Services					
Division: 421 - Operations					
REVENUES					
CH - Charges for Services					
216-40-421.35205_001	Traffic Engineering Services Development Services TTCP Review	66	0	0	0
216-40-421.35205_006	Traffic Engineering Services Residential Street ClosurePermit	232	0	237	0
	Account Classification Total: CH - Charges for Services	298	0	237	0
OR - Other Revenues					
216-40-421.37102	Reimb Traffic Signal Damages	6,098	0	0	0
	Account Classification Total: OR - Other Revenues	6,098	0	0	0
	Division Total: 421 - Operations	6,396	0	237	0
	Department Total: 40 - Development Services	6,396	0	237	0
	REVENUES Total	6,396	0	237	0
EXPENSES					
Department: 40 - Development Services					
Division: 421 - Operations					
MI - Miscellaneous Expenses					
216-40-421.47010	Bank Charges	76	700	0	100
	Account Classification Total: MI - Miscellaneous Expenses	76	700	0	100
	Division Total: 421 - Operations	76	700	0	100
	Department Total: 40 - Development Services	76	700	0	100
	EXPENSES Total	76	700	0	100
Fund REVENUE	Total: 216 - Streets - Local Transportation	6,396	0	237	0
Fund EXPENSE	Total: 216 - Streets - Local Transportation	76	700	0	100
	Division Total: 421 - Operations	6,319	(700)	237	(100)
Division: 422 - Capital					
	No revenues or expenses budgeted for this Fiscal Year.				
Division: 423 - Prop 42/1B					
	No revenues or expenses budgeted for this Fiscal Year.				

City of Turlock Proposed 26-27 Budget
Fund 216 Streets - Local Transportation

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Division: 424 - Trench Restoration					
REVENUES					
IN - Interest Income					
216-40-424.33000	Interest Income	8,783	0	(1,242)	8,900
	Account Classification Total: IN - Interest Income	8,783	0	(1,242)	8,900
CH - Charges for Services					
216-40-424.35723	Trench Restoration Fee	36,049	25,000	29,710	30,000
	Account Classification Total: CH - Charges for Services	36,049	25,000	29,710	30,000
	Division Total: 424 - Trench Restoration	44,832	25,000	28,468	38,900
	Department Total: 40 - Development Services	44,832	25,000	28,468	38,900
	REVENUES Total	44,832	25,000	28,468	38,900
EXPENSES					
Department: 40 - Development Services					
Division: 424 - Trench Restoration					
CA - Capital Outlay					
216-40-424.51224	Trench Restoration Projects	0	100,000	0	100,000
	Account Classification Total: CA - Capital Outlay	0	100,000	0	100,000
	Division Total: 424 - Trench Restoration	0	100,000	0	100,000
	Department Total: 40 - Development Services	0	100,000	0	100,000
	EXPENSES Total	0	100,000	0	100,000
Fund REVENUE	Total: 216 - Streets - Local Transportation	44,832	25,000	28,468	38,900
Fund EXPENSE	Total: 216 - Streets - Local Transportation	0	100,000	0	100,000
	Division Total: 424 - Trench Restoration	44,832	(75,000)	28,468	(61,100)
Division: 434 - Non Motorized					
REVENUES					
IG - Intergovernmental					
216-40-434.34106	LTF - Non Motorized	0	0	0	476,000
	Account Classification Total: IG - Intergovernmental	0	0	0	476,000
TI - Transfers In					
216-40-434.38001_344	Transfers In fr F218 P#23057 MV Bike Lane Imp	95,000	0	0	0
	Account Classification Total: TI - Transfers In	95,000	0	0	0
	Division Total: 434 - Non Motorized	95,000	0	0	476,000
	Department Total: 40 - Development Services	95,000	0	0	476,000
	REVENUES Total	95,000	0	0	476,000
EXPENSES					
Department: 40 - Development Services					
Division: 434 - Non Motorized					
CA - Capital Outlay					
216-40-434.51221	Non Motorized Projects	12,000	150,000	0	476,000
	Account Classification Total: CA - Capital Outlay	12,000	150,000	0	476,000
	Division Total: 434 - Non Motorized	12,000	150,000	0	476,000
	Department Total: 40 - Development Services	12,000	150,000	0	476,000
	EXPENSES Total	12,000	150,000	0	476,000
Fund REVENUE	Total: 216 - Streets - Local Transportation	95,000	0	0	476,000
Fund EXPENSE	Total: 216 - Streets - Local Transportation	12,000	150,000	0	476,000
	Division Total: 434 - Non Motorized	83,000	(150,000)	0	0

City of Turlock Proposed 26-27 Budget
Fund 216 Streets - Local Transportation

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Division: 435 - Streets & Roads					
REVENUES					
IN - Interest Income					
216-40-435.33000	Interest Income	22,848	37,200	(3,963)	23,100
	Account Classification Total: IN - Interest Income	22,848	37,200	(3,963)	23,100
CH - Charges for Services					
216-40-435.35205_001	Traffic Engineering Services Development Services TTCP Review	45,136	15,000	34,815	40,000
216-40-435.35205_002	Traffic Engineering Services Special Event Permit TTCP Review	1,900	2,000	500	2,000
216-40-435.35205_005	Traffic Engineering Services Transportation Permits	752	1,000	1,268	1,000
216-40-435.35205_006	Traffic Engineering Services Residential Street ClosurePermit	0	200	0	200
	Account Classification Total: CH - Charges for Services	47,788	18,200	36,583	43,200
OR - Other Revenues					
216-40-435.37102	Reimb Traffic Signal Damages	0	0	6,157	0
	Account Classification Total: OR - Other Revenues	0	0	6,157	0
TI - Transfers In					
216-40-435.38001_300	Transfers In Fr Fd 219 Signal Light Maint	770,000	0	0	0
	Account Classification Total: TI - Transfers In	770,000	0	0	0
	Division Total: 435 - Streets & Roads	840,635	55,400	38,777	66,300
	Department Total: 40 - Development Services	840,635	55,400	38,777	66,300
	REVENUES Total	840,635	55,400	38,777	66,300
EXPENSES					
Department: 40 - Development Services					
Division: 435 - Streets & Roads					
CO - Contractual Services					
216-40-435.43030	City Engineering Services	69,830	100,000	40,569	100,000
216-40-435.43055_002	Consultant Audit	6,233	11,566	8,892	6,701
216-40-435.43060_000	Contract Services General	0	10,000	0	0
216-40-435.43060_003	Contract Services Signalization	458,186	0	0	0
216-40-435.43269	Dept of Trans/Sign	28,878	50,000	26,334	40,000
	Account Classification Total: CO - Contractual Services	563,126	171,566	75,794	146,701
SU - Supplies and Maintenance					
216-40-435.44001_106	Supplies Signal Maintenance Parts	115,730	0	0	0
	Account Classification Total: SU - Supplies and Maintenance	115,730	0	0	0
UT - Utilities					
216-40-435.45002_000	Turlock Irrigation District General	303,280	0	0	0
	Account Classification Total: UT - Utilities	303,280	0	0	0
	Division Total: 435 - Streets & Roads	982,136	171,566	75,794	146,701
	Department Total: 40 - Development Services	982,136	171,566	75,794	146,701
	EXPENSES Total	982,136	171,566	75,794	146,701
Fund REVENUE	Total: 216 - Streets - Local Transportation	840,635	55,400	38,777	66,300
Fund EXPENSE	Total: 216 - Streets - Local Transportation	982,136	171,566	75,794	146,701
	Division Total: 435 - Streets & Roads	(141,501)	(116,166)	(37,017)	(80,401)
Fund Total: 216 - Streets - Local Transportation					
Fund REVENUE	Total: 216 - Streets - Local Transportation	1,001,815	80,400	67,482	581,200
Fund EXPENSE	Total: 216 - Streets - Local Transportation	994,213	422,266	75,794	722,801
	Fund Total: 216 - Streets - Local Transportation	7,602	(341,866)	(8,312)	(141,601)

Fund 217 Street Maintenance (Gas Tax)

PURPOSE

The Streets Maintenance Division oversees the operation, maintenance, and safety of streets, street signage, public parking lots, and medians throughout the City to ensure the safe passage of pedestrians and vehicular traffic.

GOALS AND OBJECTIVES

- Respond to and assist with the emergency needs of Police and Fire Services by providing traffic control and road hazard removal support as necessary.
- Respond to and assist with the emergency needs of municipal services by providing support during street flooding, malfunctioning traffic signals, and other municipal service-related needs.
- Respond to damaged street signage within 24 hours of notification and repair or replace as needed.
- Protect the stormwater system by providing leaf collection services.
- Effectively manage watering restrictions and monitor impacts to help prevent the loss of trees.
- Proactively address potholes on both residential streets and major thoroughfares.

City of Turlock Proposed 26-27 Budget
Fund 217 Streets - Gas Tax

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 217 - Streets - Gas Tax					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
217-00-000.33099	Market Valuation	6,634	0	0	0
	Account Classification Total: IN - Interest Income	6,634	0	0	0
	Division Total: 000 - Non-Departmental	6,634	0	0	0
	Department Total: 00 - Non-Departmental	6,634	0	0	0
	REVENUES Total	6,634	0	0	0
	Fund REVENUE Total: 217 - Streets - Gas Tax	6,634	0	0	0
	Fund EXPENSE Total: 217 - Streets - Gas Tax				
	Division Total: 000 - Non-Departmental	6,634	0	0	0
Department: 50 - Municipal Services					
Division: 145 - Vehicles/Equipment					
REVENUES					
TI - Transfers In					
217-50-145.38001_183	Transfers In Fr Fd 217 Turf Replacement	0	0	0	10,000
	Account Classification Total: TI - Transfers In	0	0	0	10,000
	Division Total: 145 - Vehicles/Equipment	0	0	0	10,000
	Department Total: 50 - Municipal Services	0	0	0	10,000
	REVENUES Total	0	0	0	10,000
EXPENSES					
Department: 50 - Municipal Services					
Division: 145 - Vehicles/Equipment					
CA - Capital Outlay					
217-50-145.51020	Equipment Replacement	0	0	0	22,000
	Account Classification Total: CA - Capital Outlay	0	0	0	22,000
	Division Total: 145 - Vehicles/Equipment	0	0	0	22,000
	Department Total: 50 - Municipal Services	0	0	0	22,000
	EXPENSES Total	0	0	0	22,000
	Fund REVENUE Total: 217 - Streets - Gas Tax	0	0	0	10,000
	Fund EXPENSE Total: 217 - Streets - Gas Tax	0	0	0	22,000
	Division Total: 145 - Vehicles/Equipment	0	0	0	(12,000)
Division: 510 - Gas Tax					
REVENUES					
IN - Interest Income					
217-50-510.33000	Interest Income	(3,615)	18,700	0	23,900
	Account Classification Total: IN - Interest Income	(3,615)	18,700	0	23,900
IG - Intergovernmental					
217-50-510.34162_001	Gas Tax Section 2105	447,809	465,883	327,229	467,239
217-50-510.34162_002	Gas Tax Section 2106	268,199	274,517	196,204	279,115
217-50-510.34162_003	Gas Tax Section 2107	601,558	635,198	430,242	624,486
217-50-510.34162_004	Gas Tax Section 2107.5	0	7,500	7,500	7,500
217-50-510.34162_005	Gas Tax Section 2103	688,588	675,018	509,756	714,862
	Account Classification Total: IG - Intergovernmental	2,006,154	2,058,116	1,470,931	2,093,202
CH - Charges for Services					

City of Turlock Proposed 26-27 Budget
Fund 217 Streets - Gas Tax

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
217-50-510.35157	Landscape Inspection	8,700	7,000	5,850	7,000
	Account Classification Total: CH - Charges for Services	8,700	7,000	5,850	7,000
OR - Other Revenues					
217-50-510.37010_000	Miscellaneous General	13,031	2,500	4,825	2,500
217-50-510.37030	Sale of Property	0	0	486	0
	Account Classification Total: OR - Other Revenues	13,031	2,500	5,311	2,500
TI - Transfers In					
217-50-510.38001_089	Transfers In Computer Replacement	0	6,230	6,230	0
	Account Classification Total: TI - Transfers In	0	6,230	6,230	0
	Division Total: 510 - Gas Tax	2,024,270	2,092,546	1,488,323	2,126,602
	Department Total: 50 - Municipal Services	2,024,270	2,092,546	1,488,323	2,126,602
	REVENUES Total	2,024,270	2,092,546	1,488,323	2,126,602
EXPENSES					
Department:	**50 - Municipal Services**				
Division:	**510 - Gas Tax**				
SA - Salaries					
217-50-510.41001	Full Time Salaries	531,434	593,485	406,847	458,831
217-50-510.41002_000	Part Time Help General	34,888	38,000	33,722	43,000
217-50-510.41002_005	Part Time Help Clerical	1,875	2,000	1,536	2,000
217-50-510.41004	Non-City Sponsored Events	0	500	0	500
217-50-510.41050	Bilingual Pay	125	129	163	132
217-50-510.41051	Confidential Pay	310	257	211	265
217-50-510.41052	Educational Incentive	43	0	204	240
217-50-510.41053	Sick Leave Conversion Pay	2,094	4,000	3,709	2,500
217-50-510.41054	Stand By Wages	7,421	8,000	5,875	7,000
217-50-510.41055	Vacation Conversion Pay	5,018	4,000	0	2,000
217-50-510.41056	Management Leave Conversion	596	400	214	500
217-50-510.41059	Continuous Service Pay	7,419	8,610	7,087	3,632
217-50-510.41100_001	Overtime Standard	7,614	8,000	11,496	10,000
217-50-510.49006	Salary Credits From Other Departments	(100,442)	(45,000)	(3,924)	0
217-50-510.49007	Salary Charges From Other Departments	132,914	0	0	0
	Account Classification Total: SA - Salaries	631,307	622,381	467,140	530,600
BE - Benefits					
217-50-510.42002	Medical Dental Plan	135,866	125,656	136,313	79,511
217-50-510.42003	Vision Insurance	1,374	1,631	993	983
217-50-510.42004	Long Term Disability Insurance	2,102	2,226	1,703	1,592
217-50-510.42005	Life Insurance	1,138	1,122	769	698
217-50-510.42006	SUI	543	281	249	224
217-50-510.42007	Workers Comp Insurance	4,969	14,100	10,585	9,385
217-50-510.42008	City Liability Insurance	41,002	47,546	33,110	36,850
217-50-510.42009	PERS	96,665	107,173	73,758	81,682
217-50-510.42010	Medicare Tax	8,375	9,344	6,599	7,334
217-50-510.42011	Social Security	2,279	2,480	2,202	2,790
217-50-510.42012	Retiree Health Insurance	11,324	12,613	8,730	9,945
217-50-510.42013	Deferred Comp	4,109	5,538	3,415	4,230
217-50-510.42014	Deferred Comp In Lieu	7,718	7,695	6,527	13,395
217-50-510.42016	Employee Contrib To PERS	(48,506)	(54,316)	(36,036)	(41,681)
217-50-510.42019	PERS UAL (Unfunded Accrued Liability)	153,564	159,576	132,980	134,010
	Account Classification Total: BE - Benefits	422,522	442,665	381,898	340,948
CO - Contractual Services					
217-50-510.43005_000	Alarm Monitoring General	776	780	626	780

City of Turlock Proposed 26-27 Budget
Fund 217 Streets - Gas Tax

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
217-50-510.43020	Car Wash	35	90	0	90
217-50-510.43055_001	Consultant Arborist	0	1,000	0	10,000
217-50-510.43060_000	Contract Services General	0	22,000	4,910	16,310
217-50-510.43060_010	Contract Services Traffic Count Data Collection	5,724	0	0	0
217-50-510.43065	Copier Maintenance/Lease	80	150	81	150
217-50-510.43077	Tree Trimming	9,680	40,000	19,980	40,000
217-50-510.43110	Laundry & Linen Service	2,205	2,500	1,625	2,500
217-50-510.43120_005	Building Maintenance Repairs	711	3,000	1,785	3,000
217-50-510.43125_013	Maintenance New World Software	257	260	270	283
217-50-510.43125_016	Maintenance Weed Spraying	2,121	25,700	18,555	27,000
217-50-510.43125_037	Maintenance MMS Subscription	2,703	2,703	2,703	2,703
217-50-510.43150	Pest Control	260	300	196	300
217-50-510.43153	Gopher Control	0	720	0	0
217-50-510.43155	Physicals, Shots & Psychological	608	1,000	989	1,000
217-50-510.43200	Street Trees/Sidewalk Program	1,298	10,000	350	10,000
217-50-510.43296	Street Sweeping	0	264,000	187,664	275,000
217-50-510.43365	Trash Capture	0	0	0	50,000
	Account Classification Total: CO - Contractual Services	26,458	374,203	239,734	439,116
SU - Supplies and Maintenance					
217-50-510.44001_000	Supplies General	92,674	141,000	67,920	43,000
217-50-510.44001_110	Supplies Non LMD Lighting	116,791	100,000	0	100,000
217-50-510.44001_118	Supplies Fencing	0	10,000	0	5,000
217-50-510.44001_136	Supplies Signs	10,258	14,000	7,849	14,000
217-50-510.44005_010	Chemicals Fertilizers	0	12,000	0	12,000
217-50-510.44010_001	Computer Software Maintenance	0	200	0	200
217-50-510.44010_100	Computer Replacement	0	1,100	1,019	0
217-50-510.44030_000	Minor Equipment Miscellaneous	8,250	9,775	4,470	9,000
217-50-510.44030_001	Minor Equipment Safety	127	3,450	1,065	3,450
217-50-510.44030_002	Minor Equipment Tools	13,845	20,000	129	10,000
	Account Classification Total: SU - Supplies and Maintenance	241,945	311,525	82,452	196,650
UT - Utilities					
217-50-510.45001_000	Telephone General	616	750	521	750
217-50-510.45001_002	Telephone Wireless/Tablet Service Plan	2,702	3,000	2,609	3,000
217-50-510.45002_000	Turlock Irrigation District General	1,461	102,000	104,914	122,000
217-50-510.45002_010	Turlock Irrigation District TID Improvement District	0	22,000	29,281	30,000
217-50-510.45003_006	PG & E Corp Yard Building	98	150	83	150
	Account Classification Total: UT - Utilities	4,878	127,900	137,409	155,900
VE - Vehicle Expenses					
217-50-510.46000	Auto Allowance	481	360	407	480
217-50-510.46010	Equipment Rental	0	5,000	0	5,000
217-50-510.46020	Fleet Maintenance Labor	131,112	60,000	59,697	70,000
217-50-510.46025	Outside Contractor Labor	14,289	20,000	13,733	20,000
217-50-510.46030_000	CNG General	3,575	1,500	3,362	3,500
217-50-510.46031	Fuel	51,172	57,200	45,467	57,200
217-50-510.46032	Vehicle & Small Equipment Maintenance Parts	155,779	50,000	30,504	50,000
217-50-510.46034	Vehicle Insurance	7,208	6,400	7,009	10,500
	Account Classification Total: VE - Vehicle Expenses	363,616	200,460	160,179	216,680
MI - Miscellaneous Expenses					
217-50-510.47005	Advertising	138	0	0	0

City of Turlock Proposed 26-27 Budget
Fund 217 Streets - Gas Tax

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
217-50-510.47010	Bank Charges	56	400	0	100
217-50-510.47020	Certification	0	1,000	140	0
217-50-510.47065	Professional Development	235	300	27	315
217-50-510.47080	Shoe Allowance	1,050	3,500	1,400	2,500
217-50-510.47081	Educational Assistance Program Reimbursement	1,000	1,000	0	1,000
217-50-510.47090	Testing & Recruitment	16	200	100	200
217-50-510.47095_000	Training General/Travel	3,245	10,000	4,079	10,000
217-50-510.47320_001	Repair Program Sidewalk	2,354	50,000	8,462	50,000
217-50-510.47322	Street Light & Traffic Signal Repairs & Maintenance	30,000	0	0	0
	Account Classification Total: MI - Miscellaneous Expenses	38,094	66,400	14,208	64,115
CA - Capital Outlay					
217-50-510.51226	Roadway Element Maintenance	0	50,000	7,802	50,000
	Account Classification Total: CA - Capital Outlay	0	50,000	7,802	50,000
TO - Transfers Out					
217-50-510.48001_083	Transfers Out To Fd 501 for I.T. Services	29,296	37,189	30,990	39,034
217-50-510.48001_085	Transfers Out To Fd 501 IT Infrastructure	2,170	2,099	2,099	3,405
217-50-510.48001_089	Transfers Out To Fd 242 Computer Replacement	600	0	0	0
217-50-510.48001_090	Transfers Out Vehicle & Equip Replacement	130,000	130,000	130,000	0
217-50-510.48001_183	Transfers Out To 217-50-145 Turf Replacement	10,000	10,000	10,000	10,000
217-50-510.48001_186	Transfers Out To Fd 301 ADA Sidewalk Improve	29,124	30,000	0	0
217-50-510.48001_318	Transfers Out To F215 Ped Inter-P1759	1,118	0	0	0
217-50-510.48001_354	Transfers Out to GF 110 for Admin Allocation	0	0	0	96,610
	Account Classification Total: TO - Transfers Out	202,308	209,288	173,089	149,049
	Division Total: 510 - Gas Tax	1,931,127	2,404,822	1,663,910	2,143,058
	Department Total: 50 - Municipal Services	1,931,127	2,404,822	1,663,910	2,143,058
	EXPENSES Total	1,931,127	2,404,822	1,663,910	2,143,058
	Fund REVENUE Total: 217 - Streets - Gas Tax	2,024,270	2,092,546	1,488,323	2,126,602
	Fund EXPENSE Total: 217 - Streets - Gas Tax	1,931,127	2,404,822	1,663,910	2,143,058
	Division Total: 510 - Gas Tax	93,143	(312,276)	(175,588)	(16,456)
Division: 511 - Gas Tax - Section 2103					
REVENUES					
IN - Interest Income					
217-50-511.33000	Interest Income	27,246	0	(3,853)	0
	Account Classification Total: IN - Interest Income	27,246	0	(3,853)	0
	Division Total: 511 - Gas Tax - Section 2103	27,246	0	(3,853)	0
	Department Total: 50 - Municipal Services	27,246	0	(3,853)	0
	REVENUES Total	27,246	0	(3,853)	0
	Fund REVENUE Total: 217 - Streets - Gas Tax	27,246	0	(3,853)	0
	Fund EXPENSE Total: 217 - Streets - Gas Tax				
	Division Total: 511 - Gas Tax - Section 2103	27,246	0	(3,853)	0

City of Turlock Proposed 26-27 Budget
Fund 217 Streets - Gas Tax

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund Total: 217 - Streets - Gas Tax					
Fund REVENUE	Total: 217 - Streets - Gas Tax	2,058,150	2,092,546	1,484,469	2,136,602
Fund EXPENSE	Total: 217 - Streets - Gas Tax	1,931,127	2,404,822	1,663,910	2,165,058
	Fund Total: 217 - Streets - Gas Tax	127,023	(312,276)	(179,441)	(28,456)

Fund 218 Measure L

PURPOSE

Measure L is a half cent sales tax that was approved by Stanislaus County citizens in November 2016. The purpose of the tax is to provide funding for road maintenance, traffic safety enhancements, pedestrian, and bicycle improvements, transit, and regional projects. The sales tax increase has a 25 year life and has a sunset date in 2042.

PROGRAMS

Sixty five percent (65%) of the tax revenue will be provided to Turlock for:

- Road Maintenance (50%)
- Traffic Safety Enhancements (10%)
- Bicycle and Pedestrian Improvements (5%)

City of Turlock Proposed 26-27 Budget
Fund 218 Measure L

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 218 - Measure L					
Department: 40 - Development Services					
Division: 426 - Measure L					
REVENUES					
IN - Interest Income					
218-40-426.33099	Market Valuation	320,516	0	0	0
	Account Classification Total: IN - Interest Income	320,516	0	0	0
	Division Total: 426 - Measure L	320,516	0	0	0
	Department Total: 40 - Development Services	320,516	0	0	0
	REVENUES Total	320,516	0	0	0
	Fund REVENUE Total: 218 - Measure L	320,516	0	0	0
	Fund EXPENSE Total: 218 - Measure L				
	Division Total: 426 - Measure L	320,516	0	0	0
Division: 461 - Local Streets and Roads					
REVENUES					
IN - Interest Income					
218-40-461.33000	Interest Income	431,457	330,500	(68,239)	435,800
	Account Classification Total: IN - Interest Income	431,457	330,500	(68,239)	435,800
IG - Intergovernmental					
218-40-461.34110_001	Measure L Local Streets/Roads	4,567,166	4,700,000	2,734,185	4,700,000
	Account Classification Total: IG - Intergovernmental	4,567,166	4,700,000	2,734,185	4,700,000
	Division Total: 461 - Local Streets and Roads	4,998,623	5,030,500	2,665,945	5,135,800
	Department Total: 40 - Development Services	4,998,623	5,030,500	2,665,945	5,135,800
	REVENUES Total	4,998,623	5,030,500	2,665,945	5,135,800
EXPENSES					
Department: 40 - Development Services					
Division: 461 - Local Streets and Roads					
CO - Contractual Services					
218-40-461.43327	Construction Management	0	150,000	0	3,895,000
218-40-461.43366_001	Design Roads	0	170,000	74,715	57,580
	Account Classification Total: CO - Contractual Services	0	320,000	74,715	3,952,580
CA - Capital Outlay					
218-40-461.51270	Construction Project	3,550,115	13,410,000	10,220,281	3,620,000
	Account Classification Total: CA - Capital Outlay	3,550,115	13,410,000	10,220,281	3,620,000
TO - Transfers Out					
218-40-461.48001_328	Transfers Out to F215 GSB Rehab-P1753	10,539	0	0	0
218-40-461.48001_329	Transfers Out F215 Pedras Rehab	0	591,000	0	0
	Account Classification Total: TO - Transfers Out	10,539	591,000	0	0
	Division Total: 461 - Local Streets and Roads	3,560,654	14,321,000	10,294,996	7,572,580
	Department Total: 40 - Development Services	3,560,654	14,321,000	10,294,996	7,572,580
	EXPENSES Total	3,560,654	14,321,000	10,294,996	7,572,580
	Fund REVENUE Total: 218 - Measure L	4,998,623	5,030,500	2,665,945	5,135,800
	Fund EXPENSE Total: 218 - Measure L	3,560,654	14,321,000	10,294,996	7,572,580
	Division Total: 461 - Local Streets and Roads	1,437,969	(9,290,500)	(7,629,050)	(2,436,780)

City of Turlock Proposed 26-27 Budget
Fund 218 Measure L

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Division: 462 - Traffic Management					
REVENUES					
IN - Interest Income					
218-40-462.33000	Interest Income	191,256	158,300	(30,506)	193,200
	Account Classification Total: IN - Interest Income	191,256	158,300	(30,506)	193,200
IG - Intergovernmental					
218-40-462.34110_003	Measure L Traffic Management	913,433	940,000	546,837	940,000
	Account Classification Total: IG - Intergovernmental	913,433	940,000	546,837	940,000
	Division Total: 462 - Traffic Management	1,104,689	1,098,300	516,331	1,133,200
	Department Total: 40 - Development Services	1,104,689	1,098,300	516,331	1,133,200
	REVENUES Total	1,104,689	1,098,300	516,331	1,133,200
EXPENSES					
Department: 40 - Development Services					
Division: 462 - Traffic Management					
CA - Capital Outlay					
218-40-462.51270	Construction Project	33,910	1,175,000	45,309	2,976,440
	Account Classification Total: CA - Capital Outlay	33,910	1,175,000	45,309	2,976,440
TO - Transfers Out					
218-40-462.48001_331	Transfers Out F215 GSB Signal Coord-P20038	13,000	52,000	0	5,000
218-40-462.48001_346	Transfers Out to F215 P#22035Countryside&Busin	0	1,074,000	0	1,181,000
218-40-462.48001_347	Transfers Out to F215 P#23034SignalCoordLander	0	0	0	181,000
218-40-462.48001_348	Transfers Out to F215 P#23035SignalCoordChrist	0	0	0	172,000
218-40-462.48001_353	Transfers Out to F215-40-420 P#25045	0	0	0	5,000
	Account Classification Total: TO - Transfers Out	13,000	1,126,000	0	1,544,000
	Division Total: 462 - Traffic Management	46,910	2,301,000	45,309	4,520,440
	Department Total: 40 - Development Services	46,910	2,301,000	45,309	4,520,440
	EXPENSES Total	46,910	2,301,000	45,309	4,520,440
	Fund REVENUE Total: 218 - Measure L	1,104,689	1,098,300	516,331	1,133,200
	Fund EXPENSE Total: 218 - Measure L	46,910	2,301,000	45,309	4,520,440
	Division Total: 462 - Traffic Management	1,057,779	(1,202,700)	471,022	(3,387,240)
Division: 463 - Bike/Pedestrian Improvements					
REVENUES					
IN - Interest Income					
218-40-463.33000	Interest Income	90,947	71,200	(14,418)	91,900
	Account Classification Total: IN - Interest Income	90,947	71,200	(14,418)	91,900
IG - Intergovernmental					
218-40-463.34110_004	Measure L Bicycle/Pedestrian	456,717	470,000	273,418	470,000
	Account Classification Total: IG - Intergovernmental	456,717	470,000	273,418	470,000
CH - Charges for Services					
218-40-463.35350	Sidewalk Repair Program	0	100,000	0	100,000
	Account Classification Total: CH - Charges for Services	0	100,000	0	100,000
	Division Total: 463 - Bike/Pedestrian Improvements	547,664	641,200	259,001	661,900
	Department Total: 40 - Development Services	547,664	641,200	259,001	661,900
	REVENUES Total	547,664	641,200	259,001	661,900
EXPENSES					
Department: 40 - Development Services					
Division: 463 - Bike/Pedestrian Improvements					

City of Turlock Proposed 26-27 Budget
Fund 218 Measure L

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
MI - Miscellaneous Expenses					
218-40-463.47320_001	Repair Program Sidewalk	0	400,000	0	400,000
	Account Classification Total: MI - Miscellaneous Expenses	0	400,000	0	400,000
CA - Capital Outlay					
218-40-463.51270	Construction Project	0	1,300,000	54,077	1,182,258
	Account Classification Total: CA - Capital Outlay	0	1,300,000	54,077	1,182,258
TO - Transfers Out					
218-40-463.48001_344	Transfers Out To F216 P#23057 MV Bike Lane Imp	95,000	0	0	0
218-40-463.48001_352	Transfers Out to F215-40-420 for P#1758	0	227,017	0	0
	Account Classification Total: TO - Transfers Out	95,000	227,017	0	0
	Division Total: 463 - Bike/Pedestrian Improvements	95,000	1,927,017	54,077	1,582,258
	Department Total: 40 - Development Services	95,000	1,927,017	54,077	1,582,258
	EXPENSES Total	95,000	1,927,017	54,077	1,582,258
	Fund REVENUE Total: 218 - Measure L	547,664	641,200	259,001	661,900
	Fund EXPENSE Total: 218 - Measure L	95,000	1,927,017	54,077	1,582,258
	Division Total: 463 - Bike/Pedestrian Improvements	452,664	(1,285,817)	204,923	(920,358)
Division: 464 - Transit					
REVENUES					
IN - Interest Income					
218-40-464.33000	Interest Income	22,662	0	(3,205)	22,900
	Account Classification Total: IN - Interest Income	22,662	0	(3,205)	22,900
IG - Intergovernmental					
218-40-464.34110_002	Measure L Transit Services	67,041	69,000	40,135	69,000
	Account Classification Total: IG - Intergovernmental	67,041	69,000	40,135	69,000
	Division Total: 464 - Transit	89,703	69,000	36,930	91,900
	Department Total: 40 - Development Services	89,703	69,000	36,930	91,900
	REVENUES Total	89,703	69,000	36,930	91,900
EXPENSES					
Department: 40 - Development Services					
Division: 464 - Transit					
TO - Transfers Out					
218-40-464.48001_270	Transfers Out Transit Measure L Funds	67,041	67,000	40,135	65,000
218-40-464.48001_341	Transfers Out to Transit Rail Services	518,065	0	0	625,000
	Account Classification Total: TO - Transfers Out	585,106	67,000	40,135	690,000
	Division Total: 464 - Transit	585,106	67,000	40,135	690,000
	Department Total: 40 - Development Services	585,106	67,000	40,135	690,000
	EXPENSES Total	585,106	67,000	40,135	690,000
	Fund REVENUE Total: 218 - Measure L	89,703	69,000	36,930	91,900
	Fund EXPENSE Total: 218 - Measure L	585,106	67,000	40,135	690,000
	Division Total: 464 - Transit	(495,403)	2,000	(3,205)	(598,100)
Fund Total: 218 - Measure L					
	Fund REVENUE Total: 218 - Measure L	7,061,196	6,839,000	3,478,206	7,022,800
	Fund EXPENSE Total: 218 - Measure L	4,287,670	18,616,017	10,434,517	14,365,278
	Fund Total: 218 - Measure L	2,773,526	(11,777,017)	(6,956,310)	(7,342,478)

Fund 219 Road Maintenance & Rehabilitation Account

PURPOSE

Senate Bill 1 (SB 1), known as the Road Repair and Accountability Act of 2017, established a significant and ongoing investment in California's transportation infrastructure. The primary focus of SB 1 is to provide funding for:

- Road Maintenance and Rehabilitation
- Safety Projects
- Railroad Grade Separation
- Traffic Control Devices
- Other Street Components

Revenue is generated through per-gallon fuel excise taxes, diesel sales taxes, and vehicle registration fees, including an additional fee for newer zero-emission vehicles. SB 1 also stabilized the previous price-based fuel tax system by locking in consistent rates and tying them to inflation for future adjustments.

PROGRAMS

The funds are anticipated to be used for the following:

- Pothole repair
- Crack sealing
- Funding four (4) road maintenance worker positions
- Traffic signal and street light maintenance
- Road striping and signage maintenance

City of Turlock Proposed 26-27 Budget
Fund 219 SB1 Road Maint & Rehab Account

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 219 - SB1 Road Maint & Rehab Account					
Department: 40 - Development Services					
Division: 428 - SB1 Road Maint & Rehab Account					
REVENUES					
IN - Interest Income					
219-40-428.33000	Interest Income	91,972	69,900	(14,465)	92,900
219-40-428.33099	Market Valuation	40,472	0	0	0
	Account Classification Total: IN - Interest Income	132,444	69,900	(14,465)	92,900
IG - Intergovernmental					
219-40-428.34164	SB1 Revenue	1,966,944	1,952,117	1,145,716	2,031,972
	Account Classification Total: IG - Intergovernmental	1,966,944	1,952,117	1,145,716	2,031,972
	Division Total: 428 - SB1 Road Maint & Rehab Account	2,099,388	2,022,017	1,131,250	2,124,872
	Department Total: 40 - Development Services	2,099,388	2,022,017	1,131,250	2,124,872
	REVENUES Total	2,099,388	2,022,017	1,131,250	2,124,872
EXPENSES					
Department: 40 - Development Services					
Division: 428 - SB1 Road Maint & Rehab Account					
SA - Salaries					
219-40-428.41001	Full Time Salaries	42,949	103,975	68,449	259,179
219-40-428.41053	Sick Leave Conversion Pay	1,414	2,000	0	2,000
219-40-428.41054	Stand By Wages	0	1,000	1,684	3,000
219-40-428.41055	Vacation Conversion Pay	0	0	0	1,500
219-40-428.41059	Continuous Service Pay	703	0	0	6,677
219-40-428.41100_001	Overtime Standard	282	1,000	1,658	3,500
219-40-428.49006	Salary Credits From Other Departments	(3,795)	0	(312)	0
	Account Classification Total: SA - Salaries	41,554	107,975	71,479	275,856
BE - Benefits					
219-40-428.42002	Medical Dental Plan	12,856	31,248	25,737	58,124
219-40-428.42003	Vision Insurance	134	432	182	864
219-40-428.42004	Long Term Disability Insurance	143	390	270	899
219-40-428.42005	Life Insurance	76	197	111	394
219-40-428.42006	SUI	60	60	54	119
219-40-428.42007	Workers Comp Insurance	510	3,039	2,031	5,258
219-40-428.42008	City Liability Insurance	3,271	8,000	5,340	19,916
219-40-428.42009	PERS	7,905	18,210	11,958	47,733
219-40-428.42010	Medicare Tax	629	1,566	1,000	4,000
219-40-428.42012	Retiree Health Insurance	859	2,079	1,369	5,184
219-40-428.42013	Deferred Comp	234	520	229	2,038
219-40-428.42016	Employee Contrib To PERS	(3,933)	(9,380)	(5,795)	(23,949)
219-40-428.42019	PERS UAL (Unfunded Accrued Liability)	34,284	35,860	29,880	77,687
	Account Classification Total: BE - Benefits	57,028	92,221	72,366	198,267
CO - Contractual Services					
219-40-428.43030	City Engineering Services	2,062	0	0	2,000
219-40-428.43060_003	Contract Services Signalization	0	500,000	329,833	500,000
219-40-428.43155	Physicals, Shots & Psychological	0	200	0	200
	Account Classification Total: CO - Contractual Services	2,062	500,200	329,833	502,200
SU - Supplies and Maintenance					
219-40-428.44001_000	Supplies General	0	0	0	100,000
219-40-428.44001_106	Supplies Signal Maintenance Parts	0	150,000	14,890	75,000
219-40-428.44001_265	Supplies Hot Mix	28,944	45,000	21,947	45,000
219-40-428.44001_266	Supplies Thermo Paint	27,102	30,000	21,353	30,000

City of Turlock Proposed 26-27 Budget
Fund 219 SB1 Road Maint & Rehab Account

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Account Classification Total: SU - Supplies and Maintenance	56,046	225,000	58,190	250,000
UT - Utilities					
219-40-428.45002_000	Turlock Irrigation District General	0	350,000	238,794	350,000
	Account Classification Total: UT - Utilities	0	350,000	238,794	350,000
VE - Vehicle Expenses					
219-40-428.46034	Vehicle Insurance	570	600	996	1,600
	Account Classification Total: VE - Vehicle Expenses	570	600	996	1,600
MI - Miscellaneous Expenses					
219-40-428.47080	Shoe Allowance	211	700	537	1,400
219-40-428.47081	Educational Assistance Program Reimbursement	0	1,000	0	1,000
219-40-428.47090	Testing & Recruitment	49	200	0	200
	Account Classification Total: MI - Miscellaneous Expenses	260	1,900	537	2,600
CA - Capital Outlay					
219-40-428.51105	Vehicle	131,202	400,000	110,167	140,000
219-40-428.51226	Roadway Element Maintenance	14,068	250,000	33,637	1,500,000
	Account Classification Total: CA - Capital Outlay	145,270	650,000	143,804	1,640,000
TO - Transfers Out					
219-40-428.48001_083	Transfers Out To Fd 501 for I.T. Services	6,539	8,357	6,960	22,628
219-40-428.48001_085	Transfers Out To Fd 501 IT Infrastructure	533	542	542	2,181
219-40-428.48001_300	Transfers Out To Fd 216 Signal Light Maint	770,000	0	0	0
219-40-428.48001_354	Transfers Out to GF 110 for Admin Allocation	0	0	0	63,554
	Account Classification Total: TO - Transfers Out	777,072	8,899	7,502	88,363
	Division Total: 428 - SB1 Road Maint & Rehab Account	1,079,862	1,936,795	923,501	3,308,886
	Department Total: 40 - Development Services	1,079,862	1,936,795	923,501	3,308,886
	EXPENSES Total	1,079,862	1,936,795	923,501	3,308,886
Fund REVENUE	Total: 219 - SB1 Road Maint & Rehab Account	2,099,388	2,022,017	1,131,250	2,124,872
Fund EXPENSE	Total: 219 - SB1 Road Maint & Rehab Account	1,079,862	1,936,795	923,501	3,308,886
	Fund Total: 219 - SB1 Road Maint & Rehab Account	1,019,526	85,222	207,750	(1,184,014)

Fund 225 Transportation Tax

PURPOSE

The purpose of this fund is to provide a revenue stream for the construction of public street improvements in an effort to mitigate development impacts.

PROGRAMS

This program collects fees from developers on building permit based on the zoning and size of the proposed development or other criteria as provided for in the Municipal Code.

GOALS AND OBJECTIVES

- Provide funding for the installation of City signs and striping by City personnel.

City of Turlock Proposed 26-27 Budget
Fund 225 Transportation Tax

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 225 - Transportation Tax					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
225-00-000.33099	Market Valuation	498	0	0	0
	Account Classification Total: IN - Interest Income	498	0	0	0
	Division Total: 000 - Non-Departmental	498	0	0	0
	Department Total: 00 - Non-Departmental	498	0	0	0
Department: 40 - Development Services					
Division: 425 - Transportation Tax					
IN - Interest Income					
225-40-425.33000	Interest Income	1,306	0	(185)	1,400
	Account Classification Total: IN - Interest Income	1,306	0	(185)	1,400
CH - Charges for Services					
225-40-425.35158	Transportation Tax	3,937	3,500	9,777	5,000
	Account Classification Total: CH - Charges for Services	3,937	3,500	9,777	5,000
	Division Total: 425 - Transportation Tax	5,243	3,500	9,592	6,400
	Department Total: 40 - Development Services	5,243	3,500	9,592	6,400
	REVENUES Total	5,741	3,500	9,592	6,400
EXPENSES					
Department: 40 - Development Services					
Division: 425 - Transportation Tax					
SA - Salaries					
225-40-425.49007	Salary Charges From Other Departments	0	10,000	0	10,000
	Account Classification Total: SA - Salaries	0	10,000	0	10,000
SU - Supplies and Maintenance					
225-40-425.44001_000	Supplies General	0	20,000	0	10,000
	Account Classification Total: SU - Supplies and Maintenance	0	20,000	0	10,000
MI - Miscellaneous Expenses					
225-40-425.47010	Bank Charges	2	50	0	100
	Account Classification Total: MI - Miscellaneous Expenses	2	50	0	100
	Division Total: 425 - Transportation Tax	2	30,050	0	20,100
	Department Total: 40 - Development Services	2	30,050	0	20,100
	EXPENSES Total	2	30,050	0	20,100
	Fund REVENUE Total: 225 - Transportation Tax	5,741	3,500	9,592	6,400
	Fund EXPENSE Total: 225 - Transportation Tax	2	30,050	0	20,100
	Fund Total: 225 - Transportation Tax	5,739	(26,550)	9,592	(13,700)

Fund 226 Traffic Tax

PURPOSE

The purpose of this fund is to provide a revenue stream for the construction of public street improvements in an effort to mitigate development impacts.

PROGRAMS

This program collects fees from developers at the time of parcel and subdivision map application for the purpose of constructing and installing City street name signs.

GOALS AND OBJECTIVES

- Provide funding for the installation of City street name signs by City personnel.

City of Turlock Proposed 26-27 Budget
Fund 226 Traffic Tax

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 226 - Traffic Tax					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
226-00-000.33099	Market Valuation	260	0	0	0
	Account Classification Total: IN - Interest Income	260	0	0	0
	Division Total: 000 - Non-Departmental	260	0	0	0
	Department Total: 00 - Non-Departmental	260	0	0	0
Department: 40 - Development Services					
Division: 427 - Traffic Tax					
IN - Interest Income					
226-40-427.33000	Interest Income	706	0	(100)	800
	Account Classification Total: IN - Interest Income	706	0	(100)	800
CH - Charges for Services					
226-40-427.35159	Traffic Signals & Controls	3,937	3,000	9,867	3,500
226-40-427.35160	Street Signs	1,230	0	34	0
	Account Classification Total: CH - Charges for Services	5,167	3,000	9,901	3,500
	Division Total: 427 - Traffic Tax	5,873	3,000	9,801	4,300
	Department Total: 40 - Development Services	5,873	3,000	9,801	4,300
	REVENUES Total	6,133	3,000	9,801	4,300
EXPENSES					
Department: 40 - Development Services					
Division: 427 - Traffic Tax					
SU - Supplies and Maintenance					
226-40-427.44001_136	Supplies Signs	3,298	6,000	882	6,000
	Account Classification Total: SU - Supplies and Maintenance	3,298	6,000	882	6,000
MI - Miscellaneous Expenses					
226-40-427.47010	Bank Charges	2	50	0	100
	Account Classification Total: MI - Miscellaneous Expenses	2	50	0	100
	Division Total: 427 - Traffic Tax	3,300	6,050	882	6,100
	Department Total: 40 - Development Services	3,300	6,050	882	6,100
	EXPENSES Total	3,300	6,050	882	6,100
	Fund REVENUE Total: 226 - Traffic Tax	6,133	3,000	9,801	4,300
	Fund EXPENSE Total: 226 - Traffic Tax	3,300	6,050	882	6,100
	Fund Total: 226 - Traffic Tax	2,833	(3,050)	8,919	(1,800)

Fund 227 - Public Safety Tax

PURPOSE

This tax was established to be used solely for the acquisition, replacement, improvement and expansion of public safety equipment and facilities of the Police and Fire departments of the City of Turlock. The establishment and use of this tax is consistent with the Public Safety initiative stated in the 2011-2013 Strategic Plan.

City of Turlock Proposed 26-27 Budget
Fund 227 Public Safety Tax

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 227 - Public Safety Tax					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
227-00-000.33099	Market Valuation	1,025	0	0	0
	Account Classification Total: IN - Interest Income	1,025	0	0	0
	Division Total: 000 - Non-Departmental	1,025	0	0	0
	Department Total: 00 - Non-Departmental	1,025	0	0	0
Department: 40 - Development Services					
Division: 135 - Public Safety Tax					
IN - Interest Income					
227-40-135.33000	Interest Income	2,704	0	(382)	2,800
	Account Classification Total: IN - Interest Income	2,704	0	(382)	2,800
CH - Charges for Services					
227-40-135.35161	Public Safety Tax	3,937	3,000	9,822	4,000
	Account Classification Total: CH - Charges for Services	3,937	3,000	9,822	4,000
	Division Total: 135 - Public Safety Tax	6,641	3,000	9,440	6,800
	Department Total: 40 - Development Services	6,641	3,000	9,440	6,800
	REVENUES Total	7,666	3,000	9,440	6,800
	Fund REVENUE Total: 227 - Public Safety Tax	7,666	3,000	9,440	6,800
	Fund EXPENSE Total: 227 - Public Safety Tax				
	Fund Total: 227 - Public Safety Tax	7,666	3,000	9,440	6,800

Fund 228 Park Development

PURPOSE

Park Development Fees are used to acquire land for park space and to construct parks consistent with the General Plan and the Master Park Plan.

PROGRAMS

- Acquire park property in newly developing areas.
- Develop new parks as residential development occurs.
- Upgrade parks in older areas that are impacted by infill development.

These programs are funded by development impacts fees that requires new residential development to fully mitigate its impacts on the City's park system.

GOALS AND OBJECTIVES

- To increase the total acreage of park land within the City as growth and development occurs, consistent with the General Plan and Parks Master Plan.
- To upgrade the amenities, facilities and equipment in existing City parks.
- To provide the citizens of Turlock with green parkland space with playground areas, picnic areas, trees, basketball courts, and other amenities that are well maintained, compliant with ADA requirements, and provide a place for both youth and adults to recreate.
- To enhance the quality of life in Turlock and ensure that new growth and development fully mitigates its impacts on park facilities and does not result in the overuse and deterioration of existing park facilities.

City of Turlock Proposed 26-27 Budget
Fund 228 Park Development

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 228 - Park Development Tax					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
228-00-000.33099	Market Valuation	81,677	0	0	0
	Account Classification Total: IN - Interest Income	81,677	0	0	0
	Division Total: 000 - Non-Departmental	81,677	0	0	0
	Department Total: 00 - Non-Departmental	81,677	0	0	0
	REVENUES Total	81,677	0	0	0
	Fund REVENUE Total: 228 - Park Development Tax	81,677	0	0	0
	Fund EXPENSE Total: 228 - Park Development Tax				
	Division Total: 000 - Non-Departmental	81,677	0	0	0
Department: 60 - Parks					
Division: 606 - Neighborhood Parks					
REVENUES					
IN - Interest Income					
228-60-606.33000	Interest Income	126,019	113,500	(20,119)	127,300
	Account Classification Total: IN - Interest Income	126,019	113,500	(20,119)	127,300
CH - Charges for Services					
228-60-606.35606	Development Fees	3,835	3,000	8,820	4,000
228-60-606.35617_001	Neighborhood Parks 5 Rotary Intl Park Land	0	6,000	0	0
228-60-606.35621_001	Neighborhood Parks 10-20 City Parks/Schl Parks Land	26,136	70,000	16,808	15,000
228-60-606.35621_002	Neighborhood Parks 10-20 City Parks/Schl Pk Improve	47,702	75,000	28,830	25,000
228-60-606.35623_001	Neighborhood Parks 23 Colorado Park Land	7,088	1,000	0	1,000
228-60-606.35623_002	Neighborhood Parks 23 Colorado Park Improvements	9,456	1,000	0	1,000
228-60-606.35628_001	Neighborhood Parks 29 Fifth/Linwood Park Land	96,390	0	53,865	40,000
228-60-606.35628_002	Neighborhood Parks 29 Fifth/Linwood Park Improve	106,665	0	60,701	40,000
228-60-606.35630_002	Neighborhood Parks 22 Christoff N Pk(Ferreira)Imprv	50,061	0	0	0
	Account Classification Total: CH - Charges for Services	347,332	156,000	169,024	126,000
	Division Total: 606 - Neighborhood Parks	473,351	269,500	148,905	253,300
	Department Total: 60 - Parks	473,351	269,500	148,905	253,300
	REVENUES Total	473,351	269,500	148,905	253,300
EXPENSES					
Department: 60 - Parks					
Division: 606 - Neighborhood Parks					
CO - Contractual Services					
228-60-606.43701	Park Master Plan	0	75,000	0	75,000
	Account Classification Total: CO - Contractual Services	0	75,000	0	75,000
SU - Supplies and Maintenance					
228-60-606.44120	NP10-20 City/School Park Improvements	0	15,000	0	15,000
	Account Classification Total: SU - Supplies and Maintenance	0	15,000	0	15,000
MI - Miscellaneous Expenses					
228-60-606.47010	Bank Charges	299	2,200	0	300
228-60-606.47600_002	Park Development NP23 Colorado/Markley Park	73,435	75,000	92,538	75,000

City of Turlock Proposed 26-27 Budget
Fund 228 Park Development

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Account Classification Total: MI - Miscellaneous Expenses	73,735	77,200	92,538	75,300
CA - Capital Outlay					
228-60-606.51270	Construction Project	0	1,962,000	813,401	1,500,000
	Account Classification Total: CA - Capital Outlay	0	1,962,000	813,401	1,500,000
	Division Total: 606 - Neighborhood Parks	73,735	2,129,200	905,939	1,665,300
	Department Total: 60 - Parks	73,735	2,129,200	905,939	1,665,300
	EXPENSES Total	73,735	2,129,200	905,939	1,665,300
Fund REVENUE	Total: 228 - Park Development Tax	473,351	269,500	148,905	253,300
Fund EXPENSE	Total: 228 - Park Development Tax	73,735	2,129,200	905,939	1,665,300
	Division Total: 606 - Neighborhood Parks	399,617	(1,859,700)	(757,034)	(1,412,000)
Division: 608 - Community Parks					
REVENUES					
IN - Interest Income					
228-60-608.33000	Interest Income	62,915	56,700	(10,044)	63,600
	Account Classification Total: IN - Interest Income	62,915	56,700	(10,044)	63,600
CH - Charges for Services					
228-60-608.35608_001	Community Parks 1 Pedretti Park Land	0	2,000	1,418	2,000
228-60-608.35612_001	Community Parks 5 Northeast Comm Park Land	3,780	25,000	5,868	5,000
228-60-608.35612_002	Community Parks 5 Northeast Comm Park Improve	4,569	25,000	9,126	5,000
228-60-608.35613_001	Community Parks 6 Southeast Comm Park Land	32,968	0	18,892	5,000
228-60-608.35613_002	Community Parks 6 Southeast Comm Park Improve	37,473	0	20,743	5,000
228-60-608.35614_001	Community Parks 7 Columbia Comm Park Land	6,425	1,000	0	1,000
228-60-608.35614_002	Community Parks 7 Columbia Park Improve	7,820	1,000	1,766	1,000
	Account Classification Total: CH - Charges for Services	93,036	54,000	57,813	24,000
	Division Total: 608 - Community Parks	155,951	110,700	47,768	87,600
	Department Total: 60 - Parks	155,951	110,700	47,768	87,600
	REVENUES Total	155,951	110,700	47,768	87,600
EXPENSES					
Department: 60 - Parks					
Division: 608 - Community Parks					
CO - Contractual Services					
228-60-608.43701	Park Master Plan	0	35,000	0	35,000
	Account Classification Total: CO - Contractual Services	0	35,000	0	35,000
MI - Miscellaneous Expenses					
228-60-608.47010	Bank Charges	148	1,100	0	200
	Account Classification Total: MI - Miscellaneous Expenses	148	1,100	0	200
CA - Capital Outlay					
228-60-608.51270	Construction Project	0	20,000	0	20,000
	Account Classification Total: CA - Capital Outlay	0	20,000	0	20,000
	Division Total: 608 - Community Parks	148	56,100	0	55,200
	Department Total: 60 - Parks	148	56,100	0	55,200
	EXPENSES Total	148	56,100	0	55,200
Fund REVENUE	Total: 228 - Park Development Tax	155,951	110,700	47,768	87,600
Fund EXPENSE	Total: 228 - Park Development Tax	148	56,100	0	55,200
	Division Total: 608 - Community Parks	155,803	54,600	47,768	32,400

City of Turlock Proposed 26-27 Budget
Fund 228 Park Development

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Division: 610 - Regional Sports Complex Dev					
REVENUES					
CH - Charges for Services					
228-60-610.35611_001	Community Parks 4 Regional Sports Complex Land	15,120	0	0	0
228-60-610.35611_002	Community Parks 4 Reg Sports Complex Improvement	21,460	2,000	0	2,000
	Account Classification Total: CH - Charges for Services	36,580	2,000	0	2,000
	Division Total: 610 - Regional Sports Complex Dev	36,580	2,000	0	2,000
	Department Total: 60 - Parks	36,580	2,000	0	2,000
	REVENUES Total	36,580	2,000	0	2,000
	Fund REVENUE Total: 228 - Park Development Tax	36,580	2,000	0	2,000
	Fund EXPENSE Total: 228 - Park Development Tax				
	Division Total: 610 - Regional Sports Complex Dev	36,580	2,000	0	2,000
Fund Total: 228 - Park Development Tax					
	Fund REVENUE Total: 228 - Park Development Tax	747,559	382,200	196,673	342,900
	Fund EXPENSE Total: 228 - Park Development Tax	73,883	2,185,300	905,939	1,720,500
	Fund Total: 228 - Park Development Tax	673,676	(1,803,100)	(709,266)	(1,377,600)

Fund 229 Air Quality Improvement Fee

PURPOSE

The purpose of this fund is to provide a revenue stream from the Northwest Triangle Specific Plan development community for the construction of public infrastructure intended to mitigate air quality impacts.

PROGRAMS

This program collects fees from developers at the time of parcel and subdivision map application and building permit issuance based on the proposed development in accordance with the Municipal Code. Funding is used for the construction of improvements that target pedestrian and bicycle uses within and to the Monte Vista Crossings Shopping Center.

GOALS AND OBJECTIVES

- Provide funding for the installation of pedestrian and bicycle improvements.

City of Turlock Proposed 26-27 Budget
Fund 229 Air Quality Improvement

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 229 - Air Quality Improvement					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
229-00-000.33099	Market Valuation	3,176	0	0	0
	Account Classification Total: IN - Interest Income	3,176	0	0	0
	Division Total: 000 - Non-Departmental	3,176	0	0	0
	Department Total: 00 - Non-Departmental	3,176	0	0	0
Department: 40 - Development Services					
Division: 429 - Air Quality Improvement					
IN - Interest Income					
229-40-429.33000	Interest Income	7,411	7,100	(1,191)	7,500
	Account Classification Total: IN - Interest Income	7,411	7,100	(1,191)	7,500
	Division Total: 429 - Air Quality Improvement	7,411	7,100	(1,191)	7,500
	Department Total: 40 - Development Services	7,411	7,100	(1,191)	7,500
	REVENUES Total	10,587	7,100	(1,191)	7,500
EXPENSES					
Department: 40 - Development Services					
Division: 429 - Air Quality Improvement					
CA - Capital Outlay					
229-40-429.51270	Construction Project	0	200,000	0	200,000
	Account Classification Total: CA - Capital Outlay	0	200,000	0	200,000
	Division Total: 429 - Air Quality Improvement	0	200,000	0	200,000
	Department Total: 40 - Development Services	0	200,000	0	200,000
	EXPENSES Total	0	200,000	0	200,000
Fund REVENUE	Total: 229 - Air Quality Improvement	10,587	7,100	(1,191)	7,500
Fund EXPENSE	Total: 229 - Air Quality Improvement	0	200,000	0	200,000
	Fund Total: 229 - Air Quality Improvement	10,587	(192,900)	(1,191)	(192,500)

Fund 230 Northwest Triangle Specific Plan Area Fees

PURPOSE

The purpose of this fund is to provide a revenue stream from the development community within the Northwest Triangle Specific Plan area for the construction of public infrastructure intended to mitigate Sewer and Water impacts.

PROGRAMS

This program collects fees from developers at the time of building permit issuance and is intended to mitigate the impacts associated with growth within the Northwest Triangle Specific Plan (NWTSP) area. Specifically, this fee has two main components. The sewer component provides for necessary improvements for the full build out of the NWTSP. The water component provides for necessary improvements for the full build out of the NWTSP. All the public facilities were master planned and a fee was assessed to the NWTSP area based on business use and zoning.

City of Turlock Proposed 26-27 Budget
Fund 230 NW Triangle Specific Plan

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 230 - NW Triangle Specific Plan					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
230-00-000.33099	Market Valuation	5,290	0	0	0
	Account Classification Total: IN - Interest Income	5,290	0	0	0
	Division Total: 000 - Non-Departmental	5,290	0	0	0
	Department Total: 00 - Non-Departmental	5,290	0	0	0
	REVENUES Total	5,290	0	0	0
	Fund REVENUE Total: 230 - NW Triangle Specific Plan	5,290	0	0	0
	Fund EXPENSE Total: 230 - NW Triangle Specific Plan				
	Division Total: 000 - Non-Departmental	5,290	0	0	0
Department: 40 - Development Services					
Division: 456 - Sewer					
REVENUES					
IN - Interest Income					
230-40-456.33223_000	Interest Income-Sewer General	869	900	(140)	900
	Account Classification Total: IN - Interest Income	869	900	(140)	900
CH - Charges for Services					
230-40-456.35164	Plan Area Fee	161	500	978	500
	Account Classification Total: CH - Charges for Services	161	500	978	500
	Division Total: 456 - Sewer	1,030	1,400	838	1,400
	Department Total: 40 - Development Services	1,030	1,400	838	1,400
	REVENUES Total	1,030	1,400	838	1,400
EXPENSES					
Department: 40 - Development Services					
Division: 456 - Sewer					
MI - Miscellaneous Expenses					
230-40-456.47010	Bank Charges	29	200	0	100
	Account Classification Total: MI - Miscellaneous Expenses	29	200	0	100
	Division Total: 456 - Sewer	29	200	0	100
	Department Total: 40 - Development Services	29	200	0	100
	EXPENSES Total	29	200	0	100
	Fund REVENUE Total: 230 - NW Triangle Specific Plan	1,030	1,400	838	1,400
	Fund EXPENSE Total: 230 - NW Triangle Specific Plan	29	200	0	100
	Division Total: 456 - Sewer	1,001	1,200	838	1,300
Division: 458 - Water					
REVENUES					
IN - Interest Income					
230-40-458.33226_003	Interest Income-Water NWTSP	11,186	10,700	(1,800)	11,300
	Account Classification Total: IN - Interest Income	11,186	10,700	(1,800)	11,300
CH - Charges for Services					
230-40-458.35164	Plan Area Fee	5,307	7,500	32,297	7,500
	Account Classification Total: CH - Charges for Services	5,307	7,500	32,297	7,500
	Division Total: 458 - Water	16,493	18,200	30,497	18,800
	Department Total: 40 - Development Services	16,493	18,200	30,497	18,800

City of Turlock Proposed 26-27 Budget
Fund 230 NW Triangle Specific Plan

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	REVENUES Total	16,493	18,200	30,497	18,800
Fund REVENUE	Total: 230 - NW Triangle Specific Plan	16,493	18,200	30,497	18,800
Fund EXPENSE	Total: 230 - NW Triangle Specific Plan				
	Division Total: 458 - Water	16,493	18,200	30,497	18,800
Division: 460 - Admin					
REVENUES					
IN - Interest Income					
230-40-460.33000	Interest Income	216	0	(31)	300
	Account Classification Total: IN - Interest Income	216	0	(31)	300
CH - Charges for Services					
230-40-460.35164	Plan Area Fee	164	500	998	500
	Account Classification Total: CH - Charges for Services	164	500	998	500
	Division Total: 460 - Admin	380	500	968	800
	Department Total: 40 - Development Services	380	500	968	800
	REVENUES Total	380	500	968	800
EXPENSES					
Department: 40 - Development Services					
Division: 460 - Admin					
CO - Contractual Services					
230-40-460.43169	Reporting	1,222	1,250	939	1,250
	Account Classification Total: CO - Contractual Services	1,222	1,250	939	1,250
	Division Total: 460 - Admin	1,222	1,250	939	1,250
	Department Total: 40 - Development Services	1,222	1,250	939	1,250
	EXPENSES Total	1,222	1,250	939	1,250
Fund REVENUE	Total: 230 - NW Triangle Specific Plan	380	500	968	800
Fund EXPENSE	Total: 230 - NW Triangle Specific Plan	1,222	1,250	939	1,250
	Division Total: 460 - Admin	(842)	(750)	28	(450)
Fund Total: 230 - NW Triangle Specific Plan					
Fund REVENUE	Total: 230 - NW Triangle Specific Plan	23,193	20,100	32,303	21,000
Fund EXPENSE	Total: 230 - NW Triangle Specific Plan	1,251	1,450	939	1,350
	Fund Total: 230 - NW Triangle Specific Plan	21,942	18,650	31,364	19,650

Fund 231 - Community Facilities District #2

PURPOSE

The Turlock Community Facilities District No. 2 (Services Mitigation) was formed in October, 2004 under the terms of the Mello-Roos Community Facilities Act of 1982. The District was formed in an effort to mitigate the effect new development was projected to have on existing General Fund funded city services - specifically public safety and park maintenance services. Any new residential development which does not already have entitlements based on existing zoning is required to annex to CFD No. 2 as a condition of development. The maximum annual special assessment for a single family residential unit is stated in the implementing resolution (Resolution No. 2004-220).

The FY 2006-2007 was the first year a special assessment for CFD No. 2 was placed on the tax roll. Residential units within the boundaries of CFD No. 2 become taxable units after they receive their final building inspection. July 1 of each year is used as the cut off date for placing a parcel on the tax roll. The maximum annual assessment for a single family residential unit is $400 for the first three years of the District (first year is FY 2005-2006), $500 for the next three years, and $600 for the following three years. Starting in year 10 (fiscal year 2014-2015) of the CFD, the $600 annual assessment will increase by 2% per year, compounded annually.

For the FY 2026-2027, the annual amount assessed per parcel is $775 for single family residences and $607 for multi family residences.

PROGRAMS

The "Final Hearing Report" for CFD #2 contains per residential unit costs associated with providing police, fire and parks maintenance services. These per unit costs are being used as the basis for the allocation of revenues received.

The budget includes transfers to the General Fund departmental budgets for Police, Fire and Park Maintenance to offset the effects development has had on their operating budgets.

City of Turlock Proposed 26-27 Budget
Fund 231 Northeast Turlock CFD #2

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 231 - Northeast Turlock CFD #2					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
231-00-000.33099	Market Valuation	19,714	0	0	0
	Account Classification Total: IN - Interest Income	19,714	0	0	0
	Division Total: 000 - Non-Departmental	19,714	0	0	0
	Department Total: 00 - Non-Departmental	19,714	0	0	0
Department: 10 - Administration					
Division: 171 - CFD - #2					
TX - Taxes					
231-10-171.30080_001	Direct Assessments CFD #2	1,247,112	1,234,300	766,240	1,462,700
	Account Classification Total: TX - Taxes	1,247,112	1,234,300	766,240	1,462,700
IN - Interest Income					
231-10-171.33000	Interest Income	28,552	5,000	732	28,900
	Account Classification Total: IN - Interest Income	28,552	5,000	732	28,900
	Division Total: 171 - CFD - #2	1,275,664	1,239,300	766,971	1,491,600
	Department Total: 10 - Administration	1,275,664	1,239,300	766,971	1,491,600
	REVENUES Total	1,295,378	1,239,300	766,971	1,491,600
EXPENSES					
Department: 10 - Administration					
Division: 171 - CFD - #2					
CO - Contractual Services					
231-10-171.43025	City Administration	38,260	37,200	0	44,800
	Account Classification Total: CO - Contractual Services	38,260	37,200	0	44,800
MI - Miscellaneous Expenses					
231-10-171.47010	Bank Charges	327	300	0	400
	Account Classification Total: MI - Miscellaneous Expenses	327	300	0	400
TO - Transfers Out					
231-10-171.48001_025	Transfers Out To Fd 110 for Police	790,709	768,200	0	924,500
231-10-171.48001_026	Transfers Out To Fd 110 for Fire	331,588	322,100	0	387,700
231-10-171.48001_027	Transfers Out To Fd 110 for Parks	114,780	111,500	0	134,200
	Account Classification Total: TO - Transfers Out	1,237,077	1,201,800	0	1,446,400
	Division Total: 171 - CFD - #2	1,275,664	1,239,300	0	1,491,600
	Department Total: 10 - Administration	1,275,664	1,239,300	0	1,491,600
	EXPENSES Total	1,275,664	1,239,300	0	1,491,600
Fund REVENUE	Total: 231 - Northeast Turlock CFD #2	1,295,378	1,239,300	766,971	1,491,600
Fund EXPENSE	Total: 231 - Northeast Turlock CFD #2	1,275,664	1,239,300	0	1,491,600
	Fund Total: 231 - Northeast Turlock CFD #2	19,714	0	766,971	0

Fund 232 - Community Facilities District #3

PURPOSE

The Turlock Community Facilities District No. 3 (Maintenance Services) will be formed in August, 2025 under the terms of the Mello-Roos Community Facilities Act of 1982. Any new development which does not already have entitlements based on existing zoning is required to annex to CFD No. 3 as a condition of development. Tax rates vary based on land use type and the number and type of public improvements each development includes. For residential properties, total maintenance costs is divided by the number of lots or units; for non-residential properties, the costs is divided by parcel acreage. Maintenance is funded by a supplemental assessment on a property owner's property tax bill. The District maintains improvements within the public right of way in annexed areas within the City. Included in this budget is the maintenance and operations of street lighting, streets, landscaping, and storm drain facilities.

GOALS AND OBJECTIVES

- Provide ongoing public maintenance and operational services to properties within the District to ensure a safe and functional environment.
- Secure funding for the full annual costs associated with maintaining and operating public facilities, as allowed under applicable laws.
- Establish a reliable and consistent source of funding to cover unfunded maintenance, operational, and capital replacement costs that are reasonably tied to development
- Support the City's financial stability by ensuring that properties within the District contribute their fair share toward the cost of maintaining public services
- Ensure the safety and accessibility of pedestrian pathways, including the upkeep of sidewalks, curb ramps, and other related infrastructure

City of Turlock Proposed 26-27 Budget
Fund 232 CFD #3 - Maintenance Services-Administration

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 232 - CFD #3 - Maintenance Services					
REVENUES					
Department: 10 - Administration					
Division: 174 - CFD #3					
TX - Taxes					
232-10-174.30080_008	Direct Assessments CFD #3	2,250	0	76,781	79,031
	Account Classification Total: TX - Taxes	2,250	0	76,781	79,031
IN - Interest Income					
232-10-174.33000	Interest Income	92	0	-13	100
232-10-174.33099	Market Valuation	26	0	0	0
	Account Classification Total: IN - Interest Income	118	0	-13	100
	Division Total: 174 - CFD #3	2,368	0	76,768	79,131
	Department Total: 10 - Administration	2,368	0	76,768	79,131
	REVENUES Total	2,368	0	76,768	79,131
EXPENSES					
Department: 10 - Administration					
Division: 174 - CFD #3					
SA - Salaries					
232-10-174.49007	Salary Charges From Other Departments	0	0	0	30,600
	Account Classification Total: SA - Salaries	0	0	0	30,600
CO - Contractual Services					
232-10-174.43025	City Administration	0	0	0	3,040
232-10-174.43296	Street Sweeping	0	0	0	430
	Account Classification Total: CO - Contractual Services	0	0	0	3,470
SU - Supplies and Maintenance					
232-10-174.44001_000	Supplies General	0	0	0	10,200
232-10-174.44001_137	Supplies Street Light Repairs	0	0	0	1,400
232-10-174.44001_263	Supplies Street Tree Replacement	0	0	0	1,000
232-10-174.44030_000	Minor Equipment Miscellaneous	0	0	0	15,000
	Account Classification Total: SU - Supplies and Maintenance	0	0	0	27,600
UT - Utilities					
232-10-174.45002_000	Turlock Irrigation District General	0	0	930	1,600
	Account Classification Total: UT - Utilities	0	0	930	1,600
MI - Miscellaneous Expenses					
232-10-174.47005	Advertising	0	0	475	0
	Account Classification Total: MI - Miscellaneous Expenses	0	0	475	0
	Division Total: 174 - CFD #3	0	0	1,405	63,270
	Department Total: 10 - Administration	0	0	1,405	63,270
	EXPENSES Total	0	0	1,405	63,270
Fund REVENUE	Total: 232 - CFD #3 - Maintenance Services	2,368	0	76,768	79,131
Fund EXPENSE	Total: 232 - CFD #3 - Maintenance Services	0	0	1,405	63,270
	Fund Total: 232 - CFD #3 - Maintenance Services	2,368	0	75,363	15,861

Fund 245 Development Benefit Assessment

PURPOSE

The purpose of this fund is to provide a revenue stream from the development community for improvements that are necessary for the build-out of an area of town when the improvements are not part of a city wide, specific plan or master plan fee program.

PROGRAMS

This program collects fees from developers at the time of building permit issuance or map application to cover costs associated with needed improvements within a small radius of the proposed area. Staff determines the need for the improvement and sets up a district to pay for the improvement on a gross acre basis. Examples of this program are the installation of a traffic signal, sewer lift station or storm pond, each of which are not part of an existing fee program.

GOALS AND OBJECTIVES

- Reimburse developers for installed improvements as funds come available.
- Review development and create new districts if needed.

City of Turlock Proposed 26-27 Budget
Fund 245 Development Benefit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 245 - Development Benefit					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
245-00-000.33099	Market Valuation	10,756	0	0	0
	Account Classification Total: IN - Interest Income	10,756	0	0	0
	Division Total: 000 - Non-Departmental	10,756	0	0	0
	Department Total: 00 - Non-Departmental	10,756	0	0	0
Department: 40 - Development Services					
Division: 431 - Benefit Assessment					
IN - Interest Income					
245-40-431.33000	Interest Income	25,096	24,100	(4,032)	25,400
	Account Classification Total: IN - Interest Income	25,096	24,100	(4,032)	25,400
	Division Total: 431 - Benefit Assessment	25,096	24,100	(4,032)	25,400
	Department Total: 40 - Development Services	25,096	24,100	(4,032)	25,400
	REVENUES Total	35,852	24,100	(4,032)	25,400
	Fund REVENUE Total: 245 - Development Benefit	35,852	24,100	(4,032)	25,400
	Fund EXPENSE Total: 245 - Development Benefit				
	Fund Total: 245 - Development Benefit	35,852	24,100	(4,032)	25,400

Fund 246 Landscape Assessment District Maintenance

PURPOSE

The Assessment Maintenance Division maintains public landscaping that provides a special benefit to certain parcels within the City. Maintenance is provided within the budgetary parameters provided. Maintenance is funded by a supplemental assessment on a property owner's property tax bill. Also included in this budget are district lighting, storm basin improvements and slurry sealing of roadways. The establishment and operation of assessment districts are governed by state law.

GOALS AND OBJECTIVES

- Provide service levels based on the assessment received for each district.
- Provide safe and attractively maintained landscaped areas.
- Effectively manage watering restrictions within the assessment districts and monitor impacts to prevent the loss of trees.
- Routinely slurry seal districts to prolong the lifespan of those roadways.
- Maintain street lights in those districts that contain those improvements.

City of Turlock Proposed 26-27 Budget
Fund 246 Landscape Assessment

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 246 - Landscape Assessment					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
TX - Taxes					
246-00-000.30070_001	LMD Assessments Olive Grove/District 796	2,464	2,464	1,447	2,464
246-00-000.30070_002	LMD Assessments North Olive Estates 3 & 4	1,123	1,123	662	1,123
246-00-000.30070_003	LMD Assessments West Main/Walnut	314	314	157	314
246-00-000.30070_004	LMD Assessments Monte Vista Manor	2,077	2,077	1,127	2,078
246-00-000.30070_005	LMD Assessments Hollis Manor	529	529	320	529
246-00-000.30070_006	LMD Assessments North Berkeley	809	777	449	777
246-00-000.30070_007	LMD Assessments Vasconcellos Estates	54	57	45	57
246-00-000.30070_008	LMD Assessments Chakkar Estates 2	866	866	526	866
246-00-000.30070_009	LMD Assessments Champagne Estates	1,854	1,865	1,276	1,866
246-00-000.30070_010	LMD Assessments Eastbrook Estates	423	445	258	445
246-00-000.30070_011	LMD Assessments Oak Park	10,178	681	3,688	681
246-00-000.30070_012	LMD Assessments Villa Wood	88	89	47	90
246-00-000.30070_013	LMD Assessments Pineridge Place	146	146	73	146
246-00-000.30070_014	LMD Assessments Tuolumne East	412	419	279	420
246-00-000.30070_015	LMD Assessments Summerfaire	2,707	2,615	1,558	2,615
246-00-000.30070_016	LMD Assessments Anderson Estates	497	497	283	497
246-00-000.30070_018	LMD Assessments Bristol Park	3,632	3,632	2,202	3,634
246-00-000.30070_019	LMD Assessments Campus Park 1, 2 &3	10,310	10,256	6,083	10,258
246-00-000.30070_020	LMD Assessments Berkeley Woods	206	212	126	213
246-00-000.30070_021	LMD Assessments Stonridge	147	168	236	168
246-00-000.30070_022	LMD Assessments Rolling Hills	6,314	6,343	3,733	6,344
246-00-000.30070_023	LMD Assessments Alpine	1,616	1,625	1,006	1,626
246-00-000.30070_024	LMD Assessments Old Vineyard	4,158	4,154	2,448	4,154
246-00-000.30070_025	LMD Assessments Arbor 10	637	637	379	637
246-00-000.30070_026	LMD Assessments Walnut Acres 2	181	181	144	182
246-00-000.30070_027	LMD Assessments Silverado Heights	205	205	150	205
246-00-000.30070_028	LMD Assessments Northview Meadows 2	5,208	5,201	2,920	5,201
246-00-000.30070_029	LMD Assessments Heartland Estates 1 & 2	3,377	3,377	3,889	6,676
246-00-000.30070_030	LMD Assessments Royal Oaks	2,838	2,881	1,723	2,883
246-00-000.30070_031	LMD Assessments Centennial Place 2	3,703	3,703	1,987	3,703
246-00-000.30070_032	LMD Assessments Elizabeth CT	1,412	1,412	707	1,412
246-00-000.30070_033	LMD Assessments Oleander Gardens	345	345	174	345
246-00-000.30070_034	LMD Assessments Christel Estates	262	284	165	284
246-00-000.30070_035	LMD Assessments Venture Park	1,119	1,119	943	1,120
246-00-000.30070_036	LMD Assessments McDonald Manor	1,181	1,150	682	1,150
246-00-000.30070_037	LMD Assessments Forest Oak Estates	997	997	562	997
246-00-000.30070_038	LMD Assessments Added Space Commercial	1,891	1,891	1,419	1,891
246-00-000.30070_039	LMD Assessments Linwood Estates 1 & 2	2,320	2,357	1,408	2,357
246-00-000.30070_040	LMD Assessments Thorsen Estates	524	524	306	524
246-00-000.30070_041	LMD Assessments Countryside Plaza	8,456	8,456	4,453	8,456
246-00-000.30070_042	LMD Assessments Kirkwood Estates	2,536	2,307	1,338	2,307
246-00-000.30070_043	LMD Assessments Pleasant Valley Estates	1,984	1,984	2,734	4,807
246-00-000.30070_044	LMD Assessments Sondeno/Denny's/Jack in the Box	1,694	1,694	919	1,694
246-00-000.30070_045	LMD Assessments Kensington Estates	1,723	1,723	942	1,723
246-00-000.30070_046	LMD Assessments Sun Ridge South	16,741	16,741	9,840	16,741

City of Turlock Proposed 26-27 Budget
Fund 246 Landscape Assessment

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
246-00-000.30070_047	LMD Assessments Linwood Estates 3	2,711	2,748	1,552	2,748
246-00-000.30070_048	LMD Assessments Legends 1 & 2	2,504	2,499	1,669	2,499
246-00-000.30070_049	LMD Assessments Swanpark	1,813	1,813	907	1,813
246-00-000.30070_050	LMD Assessments Wyndfaire Estates	58,830	57,992	17,359	66,734
246-00-000.30070_051	LMD Assessments Northview Meadows 3	12,194	12,194	7,167	12,195
246-00-000.30070_052	LMD Assessments Pinecrest	4,566	4,603	2,994	4,603
246-00-000.30070_053	LMD Assessments Lewis Street Manor	955	955	531	955
246-00-000.30070_054	LMD Assessments Legends 3	7,890	7,890	4,837	7,890
246-00-000.30070_055	LMD Assessments Legends 4	19,167	19,344	0	16,864
246-00-000.30070_056	LMD Assessments Turlock Auto Plaza	9,060	9,060	4,833	9,060
246-00-000.30070_057	LMD Assessments Northern Sunrise Estates 1	4,475	4,475	2,422	4,475
246-00-000.30070_058	LMD Assessments Monte Vista Village	29,184	28,692	8,536	32,554
246-00-000.30070_059	LMD Assessments Pinecrest 3	837	837	359	837
246-00-000.30070_060	LMD Assessments Monte Vista Estates	33,451	33,433	2,081	33,599
246-00-000.30070_061	LMD Assessments Northern Sunrise Estates 2	6,270	6,270	3,674	6,270
246-00-000.30070_062	LMD Assessments Gerald Court Estates	3,132	3,087	402	3,103
246-00-000.30070_063	LMD Assessments Pinecrest 2	3,444	3,444	800	7,187
246-00-000.30070_064	LMD Assessments Traditions 1	7,632	7,523	342	17,433
246-00-000.30070_065	LMD Assessments Promenade	15,143	14,912	1,582	14,986
246-00-000.30070_066	LMD Assessments Countryside Estates	5,028	5,014	869	12,124
246-00-000.30070_067	LMD Assessments Gemstone Estates	10,308	10,281	1,615	22,470
246-00-000.30070_068	LMD Assessments Ferreira Ranch 1	30,365	29,932	13,875	49,744
246-00-000.30070_069	LMD Assessments Northern Sunrise Estate 2-A	1,675	1,675	1,006	1,675
246-00-000.30070_070	LMD Assessments Delta National Bank	2,733	2,695	1,348	2,709
246-00-000.30070_071	LMD Assessments Traditions 2	4,855	4,785	479	11,178
246-00-000.30070_072	LMD Assessments Northern Sunrise Estates 3	7,181	7,181	3,923	7,181
246-00-000.30070_073	LMD Assessments Ferreira Ranch 2	34,957	32,865	7,891	57,796
246-00-000.30070_074	LMD Assessments Countryside Estates 2	9,505	9,369	3,397	20,357
246-00-000.30070_075	LMD Assessments Traditions 3	10,460	10,311	4,627	17,891
246-00-000.30070_076	LMD Assessments Northern Sunrise Estates 4	5,684	5,684	3,557	5,685
246-00-000.30070_077	LMD Assessments Arlinda Estates	2,100	2,070	933	2,082
246-00-000.30070_078	LMD Assessments Ferreira Ranch 3	26,280	22,650	7,990	48,116
246-00-000.30070_079	LMD Assessments Monte Vista Crossings	32,424	32,365	6,816	63,511
246-00-000.30070_080	LMD Assessments Countryside Estates 3	19,139	19,351	5,218	27,493
246-00-000.30070_081	LMD Assessments L & M Industrial Park	2,481	2,445	597	5,566
246-00-000.30070_082	LMD Assessments Sterling Oaks 1	6,810	6,713	2,448	11,915
246-00-000.30070_083	LMD Assessments Legends 6	12,445	0	3,905	22,605
246-00-000.30070_084	LMD Assessments Baptista Estates 1	39,912	39,344	2,883	39,539
246-00-000.30070_085	LMD Assessments Ferreira Ranch 4	16,609	16,373	7,256	34,649
246-00-000.30070_086	LMD Assessments Baptista Estates 2	21,932	21,620	2,124	21,727
246-00-000.30070_087	LMD Assessments Sterling Oaks 2	13,361	13,477	4,722	20,196
246-00-000.30070_088	LMD Assessments Forest Oak Estates 2	2,441	2,407	1,506	2,419
246-00-000.30070_089	LMD Assessments Rhodes Estates	2,823	2,783	1,811	2,798
246-00-000.30070_090	LMD Assessments PM9707 Kennedy/King-Blue Diamond	26,468	26,091	11,360	43,606
246-00-000.30070_091	LMD Assessments Hervey Estates	24,575	24,141	9,934	38,074
246-00-000.30070_092	LMD Assessments Autumn Brook	10,112	9,968	2,561	23,477
246-00-000.30070_093	LMD Assessments Ferreira Ranch 5	15,016	14,803	7,193	20,935
246-00-000.30070_094	LMD Assessments PM 01-01 Tamimi	3,931	3,875	749	3,895

City of Turlock Proposed 26-27 Budget
Fund 246 Landscape Assessment

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
246-00-000.30070_095	LMD Assessments Countryside Estates 4	19,840	19,557	4,262	29,033
246-00-000.30070_096	LMD Assessments Winter Haven 1	11,244	11,084	6,497	24,386
246-00-000.30070_097	LMD Assessments Campus Vista	4,837	4,768	3,720	4,792
246-00-000.30070_098	LMD Assessments Winter Haven 2	16,446	15,307	7,267	25,341
246-00-000.30070_099	LMD Assessments PM 00-03/Sondeno-Starkweather	4,105	4,679	5,443	11,571
246-00-000.30070_100	LMD Assessments Monte Vista Crossings North	10,960	17,983	25,219	48,238
246-00-000.30070_101	LMD Assessments Makoor Estates	971	957	381	636
246-00-000.30070_102	LMD Assessments Ormi	5,936	5,851	679	9,108
246-00-000.30070_103	LMD Assessments Rose Cottages	10,465	10,316	4,197	18,748
246-00-000.30070_104	LMD Assessments Lauren Estates	7,460	7,088	636	7,124
246-00-000.30070_105	LMD Assessments Heirlooms	2,631	2,647	549	6,604
246-00-000.30070_106	LMD Assessments Dewar Estates 1	566	558	350	561
246-00-000.30070_107	LMD Assessments Autumn Brook 2	2,368	2,334	522	5,896
246-00-000.30070_108	LMD Assessments Rose Cottages 2	10,527	10,378	5,047	17,266
246-00-000.30070_109	LMD Assessments Traditions 4 & 5	54,668	53,889	28,739	61,376
246-00-000.30070_110	LMD Assessments Claremont Meadows 1 & 2	82,087	81,704	35,511	111,078
246-00-000.30070_111	LMD Assessments Legends 7	18,428	18,490	5,345	30,925
246-00-000.30070_112	LMD Assessments Lauren Estates 2	2,825	2,785	1,648	2,800
246-00-000.30070_113	LMD Assessments Huntington Estates 1	19,034	18,763	8,562	27,148
246-00-000.30070_114	LMD Assessments Sterling Oaks 4	72,670	71,635	32,168	92,943
246-00-000.30070_115	LMD Assessments Festival 1	10,193	9,916	5,071	13,111
246-00-000.30070_116	LMD Assessments Heirlooms 2	6,036	5,950	1,816	14,238
246-00-000.30070_117	LMD Assessments Rose Walk 1	45,704	45,638	23,284	56,584
246-00-000.30070_118	LMD Assessments Dewar Estates 2	648	639	481	643
246-00-000.30070_119	LMD Assessments Pereira 1 & 2	206,945	202,414	82,666	215,447
246-00-000.30070_120	LMD Assessments Rose Cottages 3	6,208	6,119	1,747	11,418
246-00-000.30070_121	LMD Assessments Turlock Multi Family	494	487	491	490
246-00-000.30070_122	LMD Assessments Cedarcrest 1	928	915	458	920
246-00-000.30070_123	LMD Assessments Bandera	79,778	77,668	37,563	107,800
246-00-000.30070_124	LMD Assessments Danielle Estates	18,535	18,271	1,826	18,362
246-00-000.30070_125	LMD Assessments Glenwood Park	47,706	46,349	15,474	46,578
246-00-000.30070_126	LMD Assessments Mooneyham Estates	8,030	7,116	707	7,152
246-00-000.30070_127	LMD Assessments Rose Walk 2, 3 & 4	233,008	230,552	95,665	240,578
246-00-000.30070_128	LMD Assessments Southern Belle Estates	4,825	4,757	734	10,581
246-00-000.30070_129	LMD Assessments Johnson Subdivision	9,715	9,577	6,586	9,625
246-00-000.30070_130	LMD Assessments Sterling Oaks 5	57,351	55,426	34,579	82,593
246-00-000.30070_131	LMD Assessments Dewar Estates 3	3,417	3,368	425	3,386
246-00-000.30070_132	LMD Assessments Heirlooms 3	3,386	3,338	982	7,497
246-00-000.30070_133	LMD Assessments Huntington Estates 2	9,533	9,398	2,272	24,036
246-00-000.30070_134	LMD Assessments Balboa Park	7,563	7,606	3,756	11,980
246-00-000.30070_135	LMD Assessments Rose Walk 5	8,572	8,701	2,876	14,996
246-00-000.30070_136	LMD Assessments Gabrielle Estates	1,767	1,741	0	7,700
246-00-000.30070_137	LMD Assessments Lauren Estates 3 & 4	5,938	5,853	1,060	13,526
246-00-000.30070_138	LMD Assessments Sterling Oaks 6	102,954	103,560	39,943	104,071
246-00-000.30070_139	LMD Assessments Freitas Busi Park/Montana AveInd	4,486	4,422	664	4,445
246-00-000.30070_141	LMD Assessments Bandera 2	25,340	25,418	10,809	25,544
246-00-000.30070_142	LMD Assessments Lewis Terrace	667	658	472	662
246-00-000.30070_143	LMD Assessments Ashley Estates	1,247	1,230	617	1,237
246-00-000.30070_144	LMD Assessments Cedarcrest 2	431	1,276	213	1,283

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G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
246-00-000.30070_145	LMD Assessments Pereira 3	22,819	22,494	8,301	22,606
246-00-000.30070_146	LMD Assessments Tiffany Park	8,033	7,471	1,149	7,509
246-00-000.30070_147	LMD Assessments PM 04-09 William Gwin	6,374	6,283	3,143	6,315
246-00-000.30070_148	LMD Assessments Kandola Estates	1,700	1,676	1,174	1,685
246-00-000.30070_149	LMD Assessments Apple Lane Estates	3,801	3,747	1,828	7,314
246-00-000.30070_150	LMD Assessments Danielle Estates 2	17,070	16,624	2,994	16,707
246-00-000.30070_151	LMD Assessments Amberwood	5,614	5,960	497	5,991
246-00-000.30070_152	LMD Assessments Voumard 1-Rose Classics	70,438	69,435	21,503	73,312
246-00-000.30070_153	LMD Assessments PM 04-05 Valley Ventures	3,841	3,786	1,125	6,147
246-00-000.30070_154	LMD Assessments Legends North 1	31,231	30,786	11,219	30,939
246-00-000.30070_155	LMD Assessments Milestone	62,753	61,860	33,437	90,715
246-00-000.30070_156	LMD Assessments Calista Estates	4,642	4,576	1,701	4,599
246-00-000.30070_157	LMD Assessments Voumard 2-The Estates	56,042	54,418	18,241	54,687
246-00-000.30070_158	LMD Assessments Ventana	83,974	82,332	25,028	82,740
246-00-000.30070_159	LMD Assessments College Plaza	10,518	9,956	3,770	12,668
246-00-000.30070_161	LMD Assessments Cimarron 1 (Bright NEMP 1)	77,591	77,611	27,241	77,993
246-00-000.30070_162	LMD Assessments Cimarron 2	30,404	28,941	9,012	29,085
246-00-000.30070_163	LMD Assessments De La Motte (Palermo)	75,712	75,247	26,127	102,692
246-00-000.30070_164	LMD Assessments Legends North 2	108,615	107,524	31,726	108,055
246-00-000.30070_165	LMD Assessments Colorado Springs	9,501	9,366	3,780	9,413
246-00-000.30070_166	LMD Assessments Turlock 99 Business Park	11,246	11,085	839	11,145
246-00-000.30070_167	LMD Assessments Vermont Villas	1,584	1,229	984	1,236
246-00-000.30070_168	LMD Assessments Liberty Industrial Park	2,250	2,218	0	11,337
246-00-000.30070_169	LMD Assessments Asoofi Subdivision	19,582	19,303	6,947	23,991
246-00-000.30070_170	LMD Assessments Northlock Industrial Park	7,881	7,768	2,216	20,809
246-00-000.30070_171	LMD Assessments Turlock Village	9,381	10,596	6,420	16,544
246-00-000.30070_172	LMD Assessments PM 05-03 Byung	994	979	490	985
246-00-000.30070_173	LMD Assessments PM 05-07 Hawkeye Shopping Center	5,911	5,827	2,237	8,356
246-00-000.30070_174	LMD Assessments PM 05-09 Lewis	1,669	1,645	823	1,651
246-00-000.30070_175	LMD Assessments Diane Business Park	5,255	5,180	2,784	10,095
246-00-000.30070_176	LMD Assessments J & R Investments	7,764	7,653	3,099	15,361
246-00-000.30070_177	LMD Assessments Montana Estates	8,497	8,376	3,553	11,833
246-00-000.30070_178	LMD Assessments Summerfield	110,256	108,583	67,241	122,486
246-00-000.30070_179	LMD Assessments Turlock Park Villas	12,277	13,327	13,100	23,562
246-00-000.30070_181	LMD Assessments Health & Wellness Center	3,722	3,669	1,833	3,684
246-00-000.30070_182	LMD Assessments Legends North 4	20,015	20,462	13,233	21,552
246-00-000.30070_183	LMD Assessments Villagio	77,919	76,810	23,941	77,189
246-00-000.30070_184	LMD Assessments Del's Lane Townhomes	3,378	2,934	255	2,950
246-00-000.30070_185	LMD Assessments Sierra Oaks Apartments	5,213	5,139	1,089	12,248
246-00-000.30070_186	LMD Assessments PM 05-12 Heritage	11,516	11,352	4,665	25,387
246-00-000.30070_188	LMD Assessments PM 07-06 Kevin Berger	1,853	1,827	559	3,941
246-00-000.30070_194	LMD Assessments PM 05-01 Emanuel	2,169	2,138	1,070	2,149
246-00-000.30070_200	LMD Assessments Enterprise Park	27,820	27,424	19,464	27,560
246-00-000.30070_202	LMD Assessments Fairbanks Ranch	209,452	207,261	48,358	208,317
246-00-000.30070_203	LMD Assessments Cottage Park	25,321	24,059	13,779	28,628
246-00-000.30070_204	LMD Assessments Les Chateaux (3007 E Tuolumne)	125,321	125,630	61,859	126,423
246-00-000.30070_208	LMD Assessments U.S. Cold Storage (#0857)	14,248	14,045	2,055	14,115

City of Turlock Proposed 26-27 Budget
Fund 246 Landscape Assessment

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
246-00-000.30070_210	LMD Assessments Avena Bella(11-32,500 W. Linwood	2,517	2,481	212	2,494
246-00-000.30070_211	LMD Assessments Blue Diamond (Project 12-21)	5,360	5,284	1,316	14,126
246-00-000.30070_212	LMD Assessments PM 12-01 Moline	1,173	1,157	579	1,163
246-00-000.30070_213	LMD Assessments PM 13-01 Sutter Gould	9,315	9,182	1,798	24,883
246-00-000.30070_214	LMD Assessments Hilmar Cheese	9,649	9,512	0	15,318
246-00-000.30070_215	LMD Assessments Taco Bell (N GSB)	3,013	2,970	3,200	9,689
246-00-000.30070_216	LMD Assessments Dust Bowl Brewery	3,178	3,133	5,599	11,815
246-00-000.30070_217	LMD Assessments Valley Milk	5,762	5,680	8,234	18,310
246-00-000.30070_218	LMD Assessments Fulkerth Chevron	1,989	1,961	3,805	7,648
246-00-000.30070_219	LMD Assessments Turlock Walnut Co	2,110	2,080	0	5,328
246-00-000.30070_220	LMD Assessments The Classics	3,021	2,978	2,959	10,467
246-00-000.30070_221	LMD Assessments Potters Landing (205 E. Hawkeye)	5,161	5,387	1,285	5,414
246-00-000.30070_223	LMD Assessments Monte Verde (2531 W. Tuolumne)	39,905	39,336	41,440	81,084
246-00-000.30070_226	LMD Assessments PM 14-02 (Doo)	1,001	987	494	993
246-00-000.30070_227	LMD Assessments PM 17-02-2530 W Tuolumne-Tur Cor	4,054	4,613	3,473	8,597
246-00-000.30070_228	LMD Assessments PM 17-03-100 Pedras-Rod Scott	1,902	1,875	938	1,885
246-00-000.30070_229	LMD Assessments PM 17-04-2213 Dels Ln-Chen Chuan	615	606	304	610
246-00-000.30070_230	LMD Assessments PM 17-05-680 D St	11,790	3,815	3,906	3,834
246-00-000.30070_231	LMD Assessments Superstore-Spengler & Kilroy	26,744	26,364	13,183	26,495
246-00-000.30070_232	LMD Assessments PM 18-01 Nazmi	1,158	1,141	571	1,148
246-00-000.30070_233	LMD Assessments PM 19-01 Warrior Plaza	2,065	2,036	4,727	9,909
246-00-000.30070_234	LMD Assessments SM 19-01 FQC-1347 N Palm	(3)	2,281	0	2,293
246-00-000.30070_235	LMD Assessments Jessica House APN#071-001-011	5,157	5,083	5,084	5,109
246-00-000.30070_236	LMD Assessments PM 18-02 Castle	480	473	356	476
246-00-000.30070_237	LMD Assessments PM 20-03 Turlock Dental Care	3,020	2,977	1,489	2,993
246-00-000.30070_238	LMD Assessments Fifth Street Community	4,728	4,660	2,482	4,685
246-00-000.30070_240	LMD Assessments Turlock Self Storage	2,235	2,203	1,102	2,215
246-00-000.30070_241	LMD Assessments PM 21-01 Dutch Brothers	1,468	1,447	724	1,430
246-00-000.30070_243	LMD Assessments PM 21-03 Lyn Bright	(0)	9,361	0	9,409
246-00-000.30070_245	LMD Assessments PM 21-05 Nick Hackler	777	766	384	770
246-00-000.30070_250	LMD Assessments Karampoor-270 W Glenwood	1,743	1,719	860	1,728
246-00-000.30070_258	LMD Assessments Shergill-1037 S Kilroy Rd	2,014	3,971	0	3,991
246-00-000.30070_268	LMD Assessments Cal Freight-2375 Industrial Rowe	2,355	2,322	2,323	2,334
246-00-000.30070_269	LMD Assessments Project Hornet (Amazon)	79,669	78,535	39,268	78,922
246-00-000.30070_270	LMD Assessments Starbucks, Project No. 21-028	3,235	3,189	1,595	3,213
	Account Classification Total: TX - Taxes	3,676,113	3,619,875	1,490,010	4,551,419
IN - Interest Income					
246-00-000.33000	Interest Income	793,115	784,600	(128,589)	801,100
246-00-000.33099	Market Valuation	362,532	0	0	0
	Account Classification Total: IN - Interest Income	1,155,647	784,600	(128,589)	801,100
	Division Total: 000 - Non-Departmental	4,831,759	4,404,475	1,361,420	5,352,519
	Department Total: 00 - Non-Departmental	4,831,759	4,404,475	1,361,420	5,352,519
	REVENUES Total	4,831,759	4,404,475	1,361,420	5,352,519

City of Turlock Proposed 26-27 Budget
Fund 246 Landscape Assessment

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund REVENUE	Total: 246 - Landscape Assessment	4,831,759	4,404,475	1,361,420	5,352,519
Fund EXPENSE	Total: 246 - Landscape Assessment				
	Division Total: 000 - Non-Departmental	4,831,759	4,404,475	1,361,420	5,352,519
Department:	**60 - Parks**				
Division:	**600 - Maintenance**				
EXPENSES					
SA - Salaries					
246-60-600.41001	Full Time Salaries	480,750	638,316	414,530	725,552
246-60-600.41002_000	Part Time Help General	218,774	190,000	157,435	207,000
246-60-600.41002_005	Part Time Help Clerical	1,496	2,000	1,615	2,000
246-60-600.41050	Bilingual Pay	251	257	191	0
246-60-600.41051	Confidential Pay	620	514	383	0
246-60-600.41052	Educational Incentive	32	0	0	0
246-60-600.41053	Sick Leave Conversion Pay	2,074	3,000	3,929	2,500
246-60-600.41054	Stand By Wages	7,392	8,500	5,231	8,500
246-60-600.41055	Vacation Conversion Pay	4,507	4,000	4,333	4,500
246-60-600.41056	Management Leave Conversion	148	0	82	200
246-60-600.41059	Continuous Service Pay	9,604	10,029	8,227	10,383
246-60-600.41100_001	Overtime Standard	6,213	7,000	7,116	10,000
246-60-600.49006	Salary Credits From Other Departments	(141,203)	0	(3,900)	0
246-60-600.49007	Salary Charges From Other Departments	85,165	15,000	0	0
	Account Classification Total: SA - Salaries	675,823	878,616	599,173	970,635
BE - Benefits					
246-60-600.42002	Medical Dental Plan	91,372	139,358	118,143	145,326
246-60-600.42003	Vision Insurance	918	1,836	879	2,063
246-60-600.42004	Long Term Disability Insurance	1,850	2,394	1,749	2,517
246-60-600.42005	Life Insurance	1,002	1,206	795	1,104
246-60-600.42006	SUI	615	369	305	430
246-60-600.42007	Workers Comp Insurance	7,680	19,269	15,862	18,340
246-60-600.42008	City Liability Insurance	50,128	61,596	42,621	68,573
246-60-600.42009	PERS	88,703	115,449	75,466	131,038
246-60-600.42010	Medicare Tax	10,400	12,190	8,448	13,714
246-60-600.42011	Social Security	13,700	11,904	9,961	12,958
246-60-600.42012	Retiree Health Insurance	10,275	14,395	8,825	15,959
246-60-600.42013	Deferred Comp	3,986	8,163	3,081	6,105
246-60-600.42014	Deferred Comp In Lieu	8,576	6,555	5,560	6,555
246-60-600.42016	Employee Contrib To PERS	(44,315)	(58,524)	(37,152)	(66,259)
246-60-600.42019	PERS UAL (Unfunded Accrued Liability)	163,848	173,023	144,190	183,536
	Account Classification Total: BE - Benefits	408,740	509,183	398,733	541,959
CO - Contractual Services					
246-60-600.43005_000	Alarm Monitoring General	4,123	4,000	3,289	4,000
246-60-600.43009	City Attorney Services	4,170	10,000	0	0
246-60-600.43020	Car Wash	14	30	18	30
246-60-600.43055_000	Consultant General	3,437	10,000	650	20,000
246-60-600.43065	Copier Maintenance/Lease	80	150	81	150
246-60-600.43077	Tree Trimming	0	15,000	15,000	20,000
246-60-600.43110	Laundry & Linen Service	3,290	3,000	2,245	3,000
246-60-600.43120_005	Building Maintenance Repairs	711	5,150	1,785	5,000
246-60-600.43125_037	Maintenance MMS Subscription	2,703	2,703	2,703	2,703
246-60-600.43150	Pest Control	113	200	86	200

City of Turlock Proposed 26-27 Budget
Fund 246 Landscape Assessment

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
246-60-600.43153	Gopher Control	22,000	30,000	3,105	0
246-60-600.43155	Physicals, Shots & Psychological	3,675	2,700	2,318	2,700
246-60-600.43296	Street Sweeping	36,862	36,000	25,591	37,000
246-60-600.43700	Slurry Seals	78,529	2,000,000	632,387	3,000,000
	Account Classification Total: CO - Contractual Services	159,707	2,118,933	689,257	3,094,783
SU - Supplies and Maintenance					
246-60-600.44001_000	Supplies General	100,508	138,000	75,410	115,000
246-60-600.44001_137	Supplies Street Light Repairs	5,777	75,000	25,404	75,000
246-60-600.44001_263	Supplies Street Tree Replacement	5,433	15,800	0	15,800
246-60-600.44005_023	Chemicals Weed Control	(1,190)	5,500	0	5,500
246-60-600.44030_000	Minor Equipment Miscellaneous	17,177	19,500	8,367	12,000
246-60-600.44040_000	Postage General	0	0	3,949	0
	Account Classification Total: SU - Supplies and Maintenance	127,705	253,800	113,130	223,300
UT - Utilities					
246-60-600.45001_000	Telephone General	1,284	1,200	1,080	1,200
246-60-600.45001_002	Telephone Wireless/Tablet Service Plan	6,394	6,500	1,039	2,500
246-60-600.45002_000	Turlock Irrigation District General	149,633	195,000	107,922	195,000
246-60-600.45016	City Water	70,562	65,000	0	70,000
	Account Classification Total: UT - Utilities	227,873	267,700	110,040	268,700
VE - Vehicle Expenses					
246-60-600.46000	Auto Allowance	602	360	509	600
246-60-600.46010	Equipment Rental	5,418	1,500	0	1,500
246-60-600.46020	Fleet Maintenance Labor	111,547	40,000	37,541	40,000
246-60-600.46025	Outside Contractor Labor	2,819	4,500	606	4,500
246-60-600.46031	Fuel	34,857	37,650	27,521	37,650
246-60-600.46032	Vehicle & Small Equipment Maintenance Parts	49,275	20,000	20,781	30,000
246-60-600.46034	Vehicle Insurance	1,025	1,600	1,812	3,300
	Account Classification Total: VE - Vehicle Expenses	205,543	105,610	88,770	117,550
MI - Miscellaneous Expenses					
246-60-600.47005	Advertising	0	500	782	500
246-60-600.47010	Bank Charges	2,005	15,500	0	2,100
246-60-600.47065	Professional Development	165	270	55	175
246-60-600.47080	Shoe Allowance	1,044	3,420	1,561	3,420
246-60-600.47081	Educational Assistance Program Reimbursement	500	1,000	425	1,000
246-60-600.47090	Testing & Recruitment	0	500	296	500
246-60-600.47095_000	Training General/Travel	1,166	10,000	3,759	10,000
246-60-600.47326	Reimburse Property Owners	0	23,300	4,149,674	0
	Account Classification Total: MI - Miscellaneous Expenses	4,881	54,490	4,156,552	17,695
TO - Transfers Out					
246-60-600.48001_083	Transfers Out To Fd 501 for I.T. Services	31,258	40,323	33,600	53,459
246-60-600.48001_085	Transfers Out To Fd 501 IT Infrastructure	2,315	2,277	2,277	4,666
246-60-600.48001_090	Transfers Out Vehicle & Equip Replacement	42,000	42,000	42,000	144,442
	Account Classification Total: TO - Transfers Out	75,573	84,600	77,877	202,567
	Division Total: 600 - Maintenance	1,885,845	4,272,932	6,233,532	5,437,189
	Department Total: 60 - Parks	1,885,845	4,272,932	6,233,532	5,437,189
	EXPENSES Total	1,885,845	4,272,932	6,233,532	5,437,189
Fund REVENUE	Total: 246 - Landscape Assessment				
Fund EXPENSE	Total: 246 - Landscape Assessment	1,885,845	4,272,932	6,233,532	5,437,189

City of Turlock Proposed 26-27 Budget
Fund 246 Landscape Assessment

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Division Total: 600 - Maintenance	(1,885,845)	(4,272,932)	(6,233,532)	(5,437,189)
Department:	**60 - Parks**				
Division:	**145 - Vehicles/Equipment**				
REVENUES					
TI - Transfers In					
246-60-145.38001_090	Transfers In Vehicle & Equip. Replacement	0	0	0	144,442
	Account Classification Total: TI - Transfers In	0	0	0	144,442
	Division Total: 145 - Vehicles/Equipment	0	0	0	144,442
	Department Total: 60 - Parks	0	0	0	144,442
	REVENUES Total	0	0	0	144,442
EXPENSES					
Department:	**60 - Parks**				
Division:	**145 - Vehicles/Equipment**				
CA - Capital Outlay					
246-60-145.51020	Equipment Replacement	0	0	0	155,000
	Account Classification Total: CA - Capital Outlay	0	0	0	155,000
	Division Total: 145 - Vehicles/Equipment	0	0	0	155,000
	Department Total: 60 - Parks	0	0	0	155,000
	EXPENSES Total	0	0	0	155,000
	Fund REVENUE Total: 246 - Landscape Assessment	0	0	0	144,442
	Fund EXPENSE Total: 246 - Landscape Assessment	0	0	0	155,000
	Division Total: 145 - Vehicles/Equipment	0	0	0	(10,558)
Division Total: 600 - Maintenance					
	Fund REVENUE Total: 246 - Landscape Assessment	4,831,759	4,404,475	1,361,420	5,496,961
	Fund EXPENSE Total: 246 - Landscape Assessment	1,885,845	4,272,932	6,233,532	5,592,189
	Fund Total: 246 - Landscape Assessment	2,945,915	131,543	(4,872,111)	(95,228)

Fund 247 Downtown Assessment

PURPOSE

This fund accounted for the activity of the original Property and Business Improvement District (PBID) which was active for five years beginning with the first assessment collections in Fiscal Year 1998-99. This District was the successor to a Downtown Parking District and has now been superseded by Fund 706 - PBID.

This fund is being kept open for two reasons:

- The County continues to remit assessment revenues collected from property owners who paid their annual assessment late.
- To track the unexpended funds which are to be used to resurface, reseal and/or restripe the five downtown parking lots which were part of the original parking district.

City of Turlock Proposed 26-27 Budget
Fund 247 Downtown Assessment District

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 247 - Downtown Assessment District					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
247-00-000.33099	Market Valuation	187	0	0	0
	Account Classification Total: IN - Interest Income	187	0	0	0
	Division Total: 000 - Non-Departmental	187	0	0	0
	Department Total: 00 - Non-Departmental	187	0	0	0
Department: 10 - Administration					
Division: 172 - Downtown Benefit Assessment					
IN - Interest Income					
247-10-172.33000	Interest Income	621	0	(88)	700
	Account Classification Total: IN - Interest Income	621	0	(88)	700
	Division Total: 172 - Downtown Benefit Assessment	621	0	(88)	700
	Department Total: 10 - Administration	621	0	(88)	700
	REVENUES Total	808	0	(88)	700
EXPENSES					
Department: 10 - Administration					
Division: 172 - Downtown Benefit Assessment					
SU - Supplies and Maintenance					
247-10-172.44001_000	Supplies General	5,986	12,446	3,239	6,842
	Account Classification Total: SU - Supplies and Maintenance	5,986	12,446	3,239	6,842
	Division Total: 172 - Downtown Benefit Assessment	5,986	12,446	3,239	6,842
	Department Total: 10 - Administration	5,986	12,446	3,239	6,842
	EXPENSES Total	5,986	12,446	3,239	6,842
	Fund REVENUE Total: 247 - Downtown Assessment District	808	0	(88)	700
	Fund EXPENSE Total: 247 - Downtown Assessment District	5,986	12,446	3,239	6,842
	Fund Total: 247 - Downtown Assessment District	(5,178)	(12,446)	(3,327)	(6,142)

Housing Program Services

PURPOSE

The Housing Program Services Division function is to create, maintain and sustain affordable housing opportunities in the community, primarily for persons of low and moderate income as well as other at risk or vulnerable populations such as the elderly, disabled and the homeless. The program is funded out of United States Department of Housing and Urban Development (HUD) entitlement grants. The program receives no subsidy from the General Fund. The principal funds include: Fund 254 Stanislaus County-LEAD-Housing Consortium, Fund 255 Community Development Block Grants, Fund 257 State HOME Grant, Fund 260 Permanent Local Housing Allocation (PLHA) and Fund 256 HOME Consortium. This budget also includes one time special HUD entitlement funds related to both COVID Cares Act as well as the American Recovery Act. The Housing program is guided by the City Housing Element of the General Plan, as well as the Consolidated Plan and Annual Action Plans required by HUD. The Division has a staff of four full time positions and is overseen by the Finance Director.

PROGRAMS

The Housing Program Services Division seeks out grants and other opportunities to develop, rehabilitate or provide loans for the production of low and moderate income housing in our community. Specifically, this production of affordable housing units is achieved by assisting families in rehabilitating their homes, rental units, or mobile homes through low interest loans, providing down payment assistance to First Time Home Buyers as well as developing new housing units through community collaborations. Through programs such as the Community Development Block Grants program, the Housing Program also provides assistance for public improvements such as curbs, gutters and sidewalks in low-to-moderate income neighborhoods, public service programs for eligible non-profits and agencies, which provide services to individuals who are low-to-moderate income and fair housing services. The City of Turlock will serve as a partner with Stanislaus County for the 2026-2027 HOME Consortium Investment Partnership Program. The City of Turlock will continue as the responsible entity for any prior funding held under the City of Turlock/Stanislaus County HOME Consortium. The members of the Consortium include the cities of Turlock and the Stanislaus Urban County which consists of the cities of Ceres, Riverbank, Hughson, Newman, Oakdale, Patterson, Waterford and the County of Stanislaus unincorporated areas.

GOALS AND OBJECTIVES

The goals for the Division revolve around the needs of the community as set forth in the City of Turlock Consolidated Plan. The Division also works to maintain and increase housing stock as outlined in the City's Housing element. The goals and objectives of the Division will strive to meet the community needs by providing:

GOALS AND OBJECTIVES (cont.)

- Low interest rate loans to potential income-eligible homeowners through the First Time Home Buyer program.
- Low interest rate loans and grants to low- and moderate-income households for repairs of their homes through the Rehabilitation Loan Program.
- Public facilities improvements to the City of Turlock Senior Center and Marty Yerby Community Center.
- Provide services through public service grants to non-profit organizations to assist low- and moderate-income Turlock residents.
- Provide monthly rent subsidy for a qualified very low income resident in one Turlock mobile home park.
- Provide financial assistance to private developers/owners to increase the amount of affordable housing units in Turlock.

City of Turlock Proposed 26-27 Budget
Fund 255 CDBG

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 255 - CDBG					
Department: 41 - Housing					
Division: 485 - CDBG					
REVENUES					
IN - Interest Income					
255-41-485.33099	Market Valuation	950	0	0	0
	Account Classification Total: IN - Interest Income	950	0	0	0
IG - Intergovernmental					
255-41-485.34130_001	CDBG Current Year	0	621,000	0	560,491
255-41-485.34130_002	CDBG Prior Year	551,783	900,000	0	600,000
	Account Classification Total: IG - Intergovernmental	551,783	1,521,000	0	1,160,491
CH - Charges for Services					
255-41-485.35300_000	Loan Payback Other	166,183	130,000	207,261	200,000
	Account Classification Total: CH - Charges for Services	166,183	130,000	207,261	200,000
OR - Other Revenues					
255-41-485.37010_000	Miscellaneous General	0	50	358	0
255-41-485.37030	Sale of Property	0	350,000	866,461	0
255-41-485.37091	Housing Rental Payments	49,357	10,000	8,605	0
	Account Classification Total: OR - Other Revenues	49,357	360,050	875,425	0
TI - Transfers In					
255-41-485.38001_089	Transfers In Computer Replacement	0	6,210	6,210	0
	Account Classification Total: TI - Transfers In	0	6,210	6,210	0
	Division Total: 485 - CDBG	768,273	2,017,260	1,088,896	1,360,491
	Department Total: 41 - Housing	768,273	2,017,260	1,088,896	1,360,491
	REVENUES Total	768,273	2,017,260	1,088,896	1,360,491
EXPENSES					
Department: 41 - Housing					
Division: 485 - CDBG					
SA - Salaries					
255-41-485.41001	Full Time Salaries	206,533	245,543	205,719	243,962
255-41-485.41050	Bilingual Pay	2,039	2,196	2,315	3,131
255-41-485.41053	Sick Leave Conversion Pay	0	300	850	300
255-41-485.41055	Vacation Conversion Pay	1,802	1,500	0	2,000
255-41-485.41100_001	Overtime Standard	3,412	1,600	1,979	1,500
255-41-485.49006	Salary Credits From Other Departments	(64,207)	0	(64,174)	0
255-41-485.49007	Salary Charges From Other Departments	105,880	0	55,340	0
	Account Classification Total: SA - Salaries	255,460	251,139	202,028	250,893
BE - Benefits					
255-41-485.42002	Medical Dental Plan	42,688	37,543	60,337	35,100
255-41-485.42003	Vision Insurance	508	486	508	486
255-41-485.42004	Long Term Disability Insurance	808	921	887	846
255-41-485.42005	Life Insurance	439	464	404	371
255-41-485.42006	SUI	176	77	77	77
255-41-485.42007	Workers Comp Insurance	292	878	748	640
255-41-485.42008	City Liability Insurance	8,863	10,702	8,955	10,691
255-41-485.42009	PERS	37,666	43,955	37,073	44,204
255-41-485.42010	Medicare Tax	3,014	3,642	2,955	3,638
255-41-485.42012	Retiree Health Insurance	4,464	5,559	4,415	5,296
255-41-485.42013	Deferred Comp	1,259	2,525	1,021	2,054
255-41-485.42014	Deferred Comp In Lieu	1,633	1,995	1,692	1,995
255-41-485.42016	Employee Contrib To PERS	(18,771)	(22,297)	(17,825)	(22,238)

City of Turlock Proposed 26-27 Budget
Fund 255 CDBG

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
255-41-485.42019	PERS UAL (Unfunded Accrued Liability)	40,272	46,618	38,850	50,497
	Account Classification Total: BE - Benefits	123,309	133,068	140,098	133,657
CO - Contractual Services					
255-41-485.43020	Car Wash	46	70	18	60
255-41-485.43035_000	City Hall Shared Costs-Contract Services Shared Costs	9,838	10,034	7,295	10,532
255-41-485.43055_002	Consultant Audit	4,012	7,363	6,323	4,475
255-41-485.43060_000	Contract Services General	39,157	15,000	3,180	9,000
255-41-485.43065	Copier Maintenance/Lease	2,834	2,500	2,383	2,800
255-41-485.43066	Printer Maintenance	0	100	0	100
255-41-485.43155	Physicals, Shots & Psychological	110	500	110	300
255-41-485.43160	Building Rent BCH	6,750	9,000	7,500	9,000
255-41-485.43195	Special Legal Counsel	8,146	25,000	5,439	9,000
	Account Classification Total: CO - Contractual Services	70,893	69,567	32,247	45,267
SU - Supplies and Maintenance					
255-41-485.44001_000	Supplies General	2,864	4,000	631	3,000
255-41-485.44010_001	Computer Software Maintenance	0	65	0	300
255-41-485.44010_100	Computer Replacement	0	0	0	1,500
255-41-485.44040_000	Postage General	1,096	1,500	1,147	1,400
	Account Classification Total: SU - Supplies and Maintenance	3,960	5,565	1,778	6,200
UT - Utilities					
255-41-485.45001_000	Telephone General	381	500	299	450
255-41-485.45001_002	Telephone Wireless/Tablet Service Plan	0	400	419	250
255-41-485.45004	City Hall Shared Costs - Utilities	3,651	3,458	3,188	4,348
	Account Classification Total: UT - Utilities	4,032	4,358	3,906	5,048
VE - Vehicle Expenses					
255-41-485.46020	Fleet Maintenance Labor	580	1,300	451	1,300
255-41-485.46025	Outside Contractor Labor	28	200	0	200
255-41-485.46031	Fuel	1,557	1,200	1,138	1,200
255-41-485.46032	Vehicle & Small Equipment Maintenance Parts	163	800	36	800
255-41-485.46034	Vehicle Insurance	188	170	165	200
	Account Classification Total: VE - Vehicle Expenses	2,516	3,670	1,791	3,700
MI - Miscellaneous Expenses					
255-41-485.47005	Advertising	4,555	6,000	2,959	6,000
255-41-485.47015	Books & Subscriptions	263	0	289	0
255-41-485.47041	Notary Public Expenses	879	600	0	1,000
255-41-485.47065	Professional Development	125	150	0	150
255-41-485.47080	Shoe Allowance	0	350	0	350
255-41-485.47081	Educational Assistance Program Reimbursement	0	1,000	0	500
255-41-485.47090	Testing & Recruitment	103	1,000	69	1,000
255-41-485.47095_000	Training General/Travel	1,252	5,000	2,788	5,000
255-41-485.47205_001	Project Support Client Processing Fees	157	1,000	816	800
255-41-485.47205_002	Project Support Relocation Costs	0	5,000	0	5,000
255-41-485.47210_001	Housing Program Services Programs Affordable Housing Development	54,390	200,000	163,391	0
255-41-485.47210_004	Housing Program Services Programs Housing Rehabilitation Grants	34,622	250,000	47,525	320,000
255-41-485.47210_005	Housing Program Services Programs Housing Rehabilitation Loan	18,373	200,000	23,150	100,000
255-41-485.47210_006	Housing Program Services Programs Public Improvements	3,752	400,000	0	700,000
255-41-485.47215	Public Service	0	0	0	115,000
255-41-485.47215_003	Public Service City of Turlock - Recreation	10,000	10,000	6,160	0

City of Turlock Proposed 26-27 Budget
Fund 255 CDBG

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
255-41-485.47215_009	Public Service United Samaritans/Food Assist	10,000	15,000	13,675	0
255-41-485.47215_010	Public Service We Care Program - Turlock	4,500	0	0	0
255-41-485.47215_012	Public Service Haven Women's Center	10,000	15,000	5,837	0
255-41-485.47215_015	Public Service United Samaritans/Senior Meals	10,000	0	0	0
255-41-485.47215_016	Public Service Center for Human Services	9,277	15,000	8,957	0
255-41-485.47216	Fair Housing (Project Sentinel)	10,000	15,000	10,000	0
	Account Classification Total: MI - Miscellaneous Expenses	182,247	1,140,100	285,616	1,254,800
TO - Transfers Out					
255-41-485.48001_057	Transfers Out To Fd 110 City Admin-Housing	0	0	0	46,320
255-41-485.48001_083	Transfers Out To Fd 501 for I.T. Services	8,501	10,864	9,050	14,708
255-41-485.48001_085	Transfers Out To Fd 501 IT Infrastructure	672	744	744	1,531
255-41-485.48001_089	Transfers Out To Fd 242 Computer Replacement	800	0	0	0
	Account Classification Total: TO - Transfers Out	9,973	11,608	9,794	62,559
	Division Total: 485 - CDBG	652,389	1,619,075	677,257	1,762,124
	Department Total: 41 - Housing	652,389	1,619,075	677,257	1,762,124
	EXPENSES Total	652,389	1,619,075	677,257	1,762,124
	Fund REVENUE Total: 255 - CDBG	768,273	2,017,260	1,088,896	1,360,491
	Fund EXPENSE Total: 255 - CDBG	652,389	1,619,075	677,257	1,762,124
	Fund Total: 255 - CDBG	115,884	398,185	411,639	(401,633)

City of Turlock Proposed 26-27 Budget
Fund 256 Stanislaus Housing Consortium

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 256 - Stanislaus Housing Consortium					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
256-00-000.33000	Interest Income	7,148	0	(1,011)	7,300
256-00-000.33099	Market Valuation	3,899	0	0	0
	Account Classification Total: IN - Interest Income	11,047	0	(1,011)	7,300
	Division Total: 000 - Non-Departmental	11,047	0	(1,011)	7,300
	Department Total: 00 - Non-Departmental	11,047	0	(1,011)	7,300
Department: 41 - Housing					
Division: 486 - HOME					
IG - Intergovernmental					
256-41-486.34135_002	HOME Prior Year	660,934	5,382,890	0	5,545,719
	Account Classification Total: IG - Intergovernmental	660,934	5,382,890	0	5,545,719
CH - Charges for Services					
256-41-486.35300_000	Loan Payback Other	64,577	110,000	159,045	110,000
	Account Classification Total: CH - Charges for Services	64,577	110,000	159,045	110,000
OR - Other Revenues					
256-41-486.37030	Sale of Property	0	200,000	218,406	0
256-41-486.37091	Housing Rental Payments	5,959	0	0	0
	Account Classification Total: OR - Other Revenues	5,959	200,000	218,406	0
	Division Total: 486 - HOME	731,470	5,692,890	377,451	5,655,719
	Department Total: 41 - Housing	731,470	5,692,890	377,451	5,655,719
	REVENUES Total	742,517	5,692,890	376,440	5,663,019
EXPENSES					
Department: 41 - Housing					
Division: 486 - HOME					
SA - Salaries					
256-41-486.41001	Full Time Salaries	76,825	88,852	72,540	67,615
256-41-486.41050	Bilingual Pay	0	0	952	1,403
256-41-486.41100_001	Overtime Standard	0	1,200	385	1,200
256-41-486.49006	Salary Credits From Other Departments	(43,344)	0	(61,053)	0
256-41-486.49007	Salary Charges From Other Departments	69,641	0	37,315	0
	Account Classification Total: SA - Salaries	103,123	90,052	50,140	70,218
BE - Benefits					
256-41-486.42002	Medical Dental Plan	4,539	8,343	6,137	8,099
256-41-486.42003	Vision Insurance	153	54	154	54
256-41-486.42004	Long Term Disability Insurance	288	333	313	235
256-41-486.42005	Life Insurance	155	168	142	103
256-41-486.42006	SUI	92	49	27	49
256-41-486.42007	Workers Comp Insurance	74	216	178	117
256-41-486.42008	City Liability Insurance	3,190	3,837	3,154	2,992
256-41-486.42009	PERS	13,905	15,523	13,165	12,510
256-41-486.42010	Medicare Tax	1,112	1,306	1,068	1,018
256-41-486.42012	Retiree Health Insurance	1,870	2,666	1,751	2,028
256-41-486.42013	Deferred Comp	1,024	2,221	964	1,690
256-41-486.42014	Deferred Comp In Lieu	3,032	3,705	3,143	3,705
256-41-486.42016	Employee Contrib To PERS	(6,914)	(7,997)	(6,297)	(6,212)
256-41-486.42019	PERS UAL (Unfunded Accrued Liability)	11,136	16,137	13,450	17,480
	Account Classification Total: BE - Benefits	33,655	46,561	37,350	43,868

City of Turlock Proposed 26-27 Budget
Fund 256 Stanislaus Housing Consortium

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
CO - Contractual Services					
256-41-486.43060_000	Contract Services General	41,250	65,000	4,070	6,000
256-41-486.43065	Copier Maintenance/Lease	0	500	0	500
256-41-486.43066	Printer Maintenance	161	100	38	100
256-41-486.43160	Building Rent BCH	3,375	4,500	3,750	4,500
256-41-486.43195	Special Legal Counsel	3,121	25,000	3,449	6,000
	Account Classification Total: CO - Contractual Services	47,907	95,100	11,307	17,100
SU - Supplies and Maintenance					
256-41-486.44001_000	Supplies General	254	2,000	325	1,000
	Account Classification Total: SU - Supplies and Maintenance	254	2,000	325	1,000
UT - Utilities					
256-41-486.45001_000	Telephone General	181	180	153	200
	Account Classification Total: UT - Utilities	181	180	153	200
MI - Miscellaneous Expenses					
256-41-486.47005	Advertising	1,262	6,000	2,052	3,000
256-41-486.47065	Professional Development	125	150	0	150
256-41-486.47081	Educational Assistance Program Reimbursement	0	500	0	500
256-41-486.47090	Testing & Recruitment	0	1,000	0	500
256-41-486.47095_000	Training General/Travel	160	2,000	438	2,000
256-41-486.47210_003	Housing Program Services Programs First Time Home Buyers Loan	0	500,000	200,000	600,000
256-41-486.47210_005	Housing Program Services Programs Housing Rehabilitation Loan	0	700,000	0	700,000
256-41-486.47221_002	Administration - Consortia Non Turlock Members	0	15,000	0	0
256-41-486.47225_002	Affordable Housing Affordable Housing - Prior	463,644	3,782,890	33,795	3,800,000
	Account Classification Total: MI - Miscellaneous Expenses	465,190	5,007,540	236,286	5,106,150
TO - Transfers Out					
256-41-486.48001_083	Transfers Out To Fd 501 for I.T. Services	2,943	3,761	3,130	5,091
256-41-486.48001_085	Transfers Out To Fd 501 IT Infrastructure	188	259	259	532
	Account Classification Total: TO - Transfers Out	3,131	4,020	3,389	5,623
	Division Total: 486 - HOME	653,440	5,245,453	338,948	5,244,159
	Department Total: 41 - Housing	653,440	5,245,453	338,948	5,244,159
	EXPENSES Total	653,440	5,245,453	338,948	5,244,159
Fund REVENUE	Total: 256 - Stanislaus Housing Consortium	742,517	5,692,890	376,440	5,663,019
Fund EXPENSE	Total: 256 - Stanislaus Housing Consortium	653,440	5,245,453	338,948	5,244,159
	Fund Total: 256 - Stanislaus Housing Consortium	89,076	447,437	37,492	418,860

City of Turlock Proposed 26-27 Budget
Fund 257 State HOME Funds

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 257 - State HOME Funds					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
257-00-000.33099	Market Valuation	70,686	0	0	0
	Account Classification Total: IN - Interest Income	70,686	0	0	0
	Division Total: 000 - Non-Departmental	70,686	0	0	0
	Department Total: 00 - Non-Departmental	70,686	0	0	0
	REVENUES Total	70,686	0	0	0
	Fund REVENUE Total: 257 - State HOME Funds	70,686	0	0	0
	Fund EXPENSE Total: 257 - State HOME Funds				
	Division Total: 000 - Non-Departmental	70,686	0	0	0
Department: 41 - Housing					
Division: 487 - State Home					
REVENUES					
IN - Interest Income					
257-41-487.33000	Interest Income	88,635	169,800	(15,950)	89,600
	Account Classification Total: IN - Interest Income	88,635	169,800	(15,950)	89,600
CH - Charges for Services					
257-41-487.35300_001	Loan Payback FTHB HOME	72,315	25,000	600	25,000
	Account Classification Total: CH - Charges for Services	72,315	25,000	600	25,000
	Division Total: 487 - State Home	160,950	194,800	(15,350)	114,600
	Department Total: 41 - Housing	160,950	194,800	(15,350)	114,600
	REVENUES Total	160,950	194,800	(15,350)	114,600
EXPENSES					
Department: 41 - Housing					
Division: 487 - State Home					
SA - Salaries					
257-41-487.49007	Salary Charges From Other Departments	0	0	4,630	0
	Account Classification Total: SA - Salaries	0	0	4,630	0
MI - Miscellaneous Expenses					
257-41-487.47010	Bank Charges	409	3,400	0	500
257-41-487.47230_001	Home Program (State) FTHB	0	2,679,801	37	2,886,299
	Account Classification Total: MI - Miscellaneous Expenses	409	2,683,201	37	2,886,799
	Division Total: 487 - State Home	409	2,683,201	4,667	2,886,799
	Department Total: 41 - Housing	409	2,683,201	4,667	2,886,799
	EXPENSES Total	409	2,683,201	4,667	2,886,799
	Fund REVENUE Total: 257 - State HOME Funds	160,950	194,800	(15,350)	114,600
	Fund EXPENSE Total: 257 - State HOME Funds	409	2,683,201	4,667	2,886,799
	Division Total: 487 - State Home	160,540	(2,488,401)	(20,017)	(2,772,199)
Division: 488 - Cal Home					
REVENUES					
IN - Interest Income					
257-41-488.33000	Interest Income	69,894	0	(9,884)	70,600
	Account Classification Total: IN - Interest Income	69,894	0	(9,884)	70,600
CH - Charges for Services					

City of Turlock Proposed 26-27 Budget
Fund 257 State HOME Funds

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
257-41-488.35300_002	Loan Payback Cal HOME Program	70,838	40,000	29,439	40,000
	Account Classification Total: CH - Charges for Services	70,838	40,000	29,439	40,000
	Division Total: 488 - Cal Home	140,732	40,000	19,554	110,600
	Department Total: 41 - Housing	140,732	40,000	19,554	110,600
	REVENUES Total	140,732	40,000	19,554	110,600
EXPENSES					
Department: 41 - Housing					
Division: 488 - Cal Home					
SA - Salaries					
257-41-488.49007	Salary Charges From Other Departments	2,342	0	6,022	0
	Account Classification Total: SA - Salaries	2,342	0	6,022	0
CO - Contractual Services					
257-41-488.43195	Special Legal Counsel	0	500	0	0
	Account Classification Total: CO - Contractual Services	0	500	0	0
MI - Miscellaneous Expenses					
257-41-488.47230_002	Home Program (State) FTHB Down Payment Assistance	150,037	1,662,500	200,000	1,546,828
	Account Classification Total: MI - Miscellaneous Expenses	150,037	1,662,500	200,000	1,546,828
	Division Total: 488 - Cal Home	152,379	1,663,000	206,022	1,546,828
	Department Total: 41 - Housing	152,379	1,663,000	206,022	1,546,828
	EXPENSES Total	152,379	1,663,000	206,022	1,546,828
	Fund REVENUE Total: 257 - State HOME Funds	140,732	40,000	19,554	110,600
	Fund EXPENSE Total: 257 - State HOME Funds	152,379	1,663,000	206,022	1,546,828
	Division Total: 488 - Cal Home	(11,647)	(1,623,000)	(186,468)	(1,436,228)
Division: 491 - HEAP (Homeless Emerg Aid Prog)					
REVENUES					
IN - Interest Income					
257-41-491.33000	Interest Income	3,647	0	(516)	3,700
	Account Classification Total: IN - Interest Income	3,647	0	(516)	3,700
	Division Total: 491 - HEAP (Homeless Emerg Aid Prog)	3,647	0	(516)	3,700
	Department Total: 41 - Housing	3,647	0	(516)	3,700
	REVENUES Total	3,647	0	(516)	3,700
EXPENSES					
Department: 41 - Housing					
Division: 491 - HEAP (Homeless Emerg Aid Prog)					
MI - Miscellaneous Expenses					
257-41-491.47212	Homeless Assistance Projects	0	91,053	0	94,183
	Account Classification Total: MI - Miscellaneous Expenses	0	91,053	0	94,183
	Division Total: 491 - HEAP (Homeless Emerg Aid Prog)	0	91,053	0	94,183
	Department Total: 41 - Housing	0	91,053	0	94,183
	EXPENSES Total	0	91,053	0	94,183
	Fund REVENUE Total: 257 - State HOME Funds	3,647	0	(516)	3,700
	Fund EXPENSE Total: 257 - State HOME Funds	0	91,053	0	94,183
	Division Total: 491 - HEAP (Homeless Emerg Aid Prog)	3,647	(91,053)	(516)	(90,483)

City of Turlock Proposed 26-27 Budget
Fund 257 State HOME Funds

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund Total: 257 - State HOME Funds					
Fund REVENUE	Total: 257 - State HOME Funds	376,014	234,800	3,689	228,900
Fund EXPENSE	Total: 257 - State HOME Funds	152,788	4,437,254	210,689	4,527,810
	Fund Total: 257 - State HOME Funds	223,226	(4,202,454)	(207,000)	(4,298,910)

City of Turlock Proposed 26-27 Budget
Fund 258 Housing Stimulus Funds

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 258 - Housing Stimulus Funds					
Department: 41 - Housing					
Division: 498 - CARES Act (COVID-19)					
REVENUES					
IN - Interest Income					
258-41-495.33000	Interest Income	67	0	(10)	100
	Account Classification Total: IN - Interest Income	67	0	(10)	100
	Division Total: 495 - Rental Rehab	67	0	(10)	100
Division: 497 - CDBG-R					
IN - Interest Income					
258-41-497.33000	Interest Income	3	0	(0)	100
	Account Classification Total: IN - Interest Income	3	0	(0)	100
	Division Total: 497 - CDBG-R	3	0	(0)	100
Division: 498 - CARES Act (COVID-19)					
IN - Interest Income					
258-41-498.33099	Market Valuation	154	0	0	0
	Account Classification Total: IN - Interest Income	154	0	0	0
IG - Intergovernmental					
258-41-498.34305	CARES Act (COVID-19)	50,013	535,436	0	200,000
	Account Classification Total: IG - Intergovernmental	50,013	535,436	0	200,000
CH - Charges for Services					
258-41-498.35197	Admin Fee	63,246	152,498	0	0
	Account Classification Total: CH - Charges for Services	63,246	152,498	0	0
	Division Total: 498 - CARES Act (COVID-19)	113,413	687,934	0	200,000
	Department Total: 41 - Housing	113,484	687,934	(10)	200,200
	REVENUES Total	113,484	687,934	(10)	200,200
EXPENSES					
Department: 41 - Housing					
Division: 498 - CARES Act (COVID-19)					
SA - Salaries					
258-41-498.49007	Salary Charges From Other Departments	8,314	0	28,108	0
	Account Classification Total: SA - Salaries	8,314	0	28,108	0
CO - Contractual Services					
258-41-498.43060_000	Contract Services General	636	0	0	0
	Account Classification Total: CO - Contractual Services	636	0	0	0
MI - Miscellaneous Expenses					
258-41-498.47210_006	Housing Program Services Programs Public Improvements	0	13,279	0	0
258-41-498.47218_001	Public Improvements Marty Yerby	38,364	86,200	50,232	100,000
258-41-498.47218_002	Public Improvements Senior Center	65,945	436,257	355,401	100,000
258-41-498.47220_007	Administration - City CARES Act (COVID-19)	0	152,198	0	0
	Account Classification Total: MI - Miscellaneous Expenses	104,309	687,934	405,633	200,000
	Division Total: 498 - CARES Act (COVID-19)	113,259	687,934	433,741	200,000
	Department Total: 41 - Housing	113,259	687,934	433,741	200,000
	EXPENSES Total	113,259	687,934	433,741	200,000
	Fund REVENUE Total: 258 - Housing Stimulus Funds	113,484	687,934	(10)	200,200
	Fund EXPENSE Total: 258 - Housing Stimulus Funds	113,259	687,934	433,741	200,000
	Fund Total: 258 - Housing Stimulus Funds	225	0	(433,751)	200

City of Turlock Proposed 26-27 Budget
Fund 259 HOME-ARP

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 259 - HOME-ARP					
Department: 41 - Housing					
Division: 499 - HOME-ARP					
REVENUES					
IG - Intergovernmental					
259-41-499.34307	American Rescue Plan Act	0	4,524,907	0	4,531,689
	Account Classification Total: IG - Intergovernmental	0	4,524,907	0	4,531,689
CH - Charges for Services					
259-41-499.35197	Admin Fee	128,979	593,395	0	422,919
	Account Classification Total: CH - Charges for Services	128,979	593,395	0	422,919
	Division Total: 499 - HOME-ARP	128,979	5,118,302	0	4,954,608
	Department Total: 41 - Housing	128,979	5,118,302	0	4,954,608
	REVENUES Total	128,979	5,118,302	0	4,954,608
EXPENSES					
Department: 41 - Housing					
Division: 499 - HOME-ARP					
SA - Salaries					
259-41-499.41001	Full Time Salaries	66,573	73,749	60,149	22,982
259-41-499.41056	Management Leave Conversion	0	1,500	0	1,000
259-41-499.49006	Salary Credits From Other Departments	(85,479)	0	(53,081)	0
259-41-499.49007	Salary Charges From Other Departments	593	0	6,894	0
	Account Classification Total: SA - Salaries	(18,312)	75,249	13,961	23,982
BE - Benefits					
259-41-499.42002	Medical Dental Plan	3,715	7,812	4,471	7,266
259-41-499.42003	Vision Insurance	46	108	38	108
259-41-499.42004	Long Term Disability Insurance	273	277	260	80
259-41-499.42005	Life Insurance	146	139	117	35
259-41-499.42006	SUI	30	15	15	15
259-41-499.42007	Workers Comp Insurance	64	181	145	40
259-41-499.42008	City Liability Insurance	2,778	3,207	2,576	1,022
259-41-499.42009	PERS	11,766	12,884	10,508	4,022
259-41-499.42010	Medicare Tax	963	1,091	868	348
259-41-499.42012	Retiree Health Insurance	1,997	2,212	1,804	689
259-41-499.42013	Deferred Comp	1,664	1,844	1,504	575
259-41-499.42016	Employee Contrib To PERS	(5,991)	(6,637)	(5,149)	(2,068)
259-41-499.42019	PERS UAL (Unfunded Accrued Liability)	17,136	8,965	7,470	9,711
	Account Classification Total: BE - Benefits	34,587	32,098	24,626	21,843
CO - Contractual Services					
259-41-499.43060_000	Contract Services General	891	120,000	48,756	80,000
259-41-499.43195	Special Legal Counsel	0	10,000	2,354	10,000
	Account Classification Total: CO - Contractual Services	891	130,000	51,110	90,000
UT - Utilities					
259-41-499.45001_000	Telephone General	361	360	305	365
	Account Classification Total: UT - Utilities	361	360	305	365
MI - Miscellaneous Expenses					
259-41-499.47005	Advertising	0	5,000	0	5,000
259-41-499.47065	Professional Development	250	300	0	300
259-41-499.47214	Homeless Activities	0	4,524,907	0	4,531,689
	Account Classification Total: MI - Miscellaneous Expenses	250	4,530,207	0	4,536,989
TO - Transfers Out					
259-41-499.48001_083	Transfers Out To Fd 501 for I.T. Services	1,635	2,089	1,740	2,829

City of Turlock Proposed 26-27 Budget
Fund 259 HOME-ARP

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
259-41-499.48001_085	Transfers Out To Fd 501 IT Infrastructure	288	145	145	296
	Account Classification Total: TO - Transfers Out	1,923	2,234	1,885	3,125
	Division Total: 499 - HOME-ARP	19,699	4,770,148	91,888	4,676,304
	Department Total: 41 - Housing	19,699	4,770,148	91,888	4,676,304
	EXPENSES Total	19,699	4,770,148	91,888	4,676,304
	Fund REVENUE Total: 259 - HOME-ARP	128,979	5,118,302	0	4,954,608
	Fund EXPENSE Total: 259 - HOME-ARP	19,699	4,770,148	91,888	4,676,304
	Fund Total: 259 - HOME-ARP	109,280	348,154	(91,888)	278,304

City of Turlock Proposed 26-27 Budget
Fund 260 PLHA - Permanent Local Housing Allocation

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 260 - PLHA-PermanentLocalHousingAlloc					
Department: 41 - Housing					
Division: 494 - Permanent Local Housing Allocati					
REVENUES					
IN - Interest Income					
260-41-494.33000	Interest Income	5,431	0	(914)	5,500
260-41-494.33099	Market Valuation	6,663	0	0	0
	Account Classification Total: IN - Interest Income	12,094	0	(914)	5,500
IG - Intergovernmental					
260-41-494.34146	PLHA Grant Revenue	481,610	1,011,607	529,997	203,601
	Account Classification Total: IG - Intergovernmental	481,610	1,011,607	529,997	203,601
OR - Other Revenues					
260-41-494.37030	Sale of Property	0	0	130,201	0
	Account Classification Total: OR - Other Revenues	0	0	130,201	0
	Division Total: 494 - Permanent Local Housing Allocati	493,704	1,011,607	659,284	209,101
	Department Total: 41 - Housing	493,704	1,011,607	659,284	209,101
	REVENUES Total	493,704	1,011,607	659,284	209,101
EXPENSES					
Department: 41 - Housing					
Division: 494 - Permanent Local Housing Allocati					
SA - Salaries					
260-41-494.49007	Salary Charges From Other Departments	9,922	0	15,559	0
	Account Classification Total: SA - Salaries	9,922	0	15,559	0
CO - Contractual Services					
260-41-494.43195	Special Legal Counsel	5,366	10,000	1,789	5,000
	Account Classification Total: CO - Contractual Services	5,366	10,000	1,789	5,000
MI - Miscellaneous Expenses					
260-41-494.47210_003	Housing Program Services Programs First Time Home Buyers Loan	0	431,143	200,000	200,000
260-41-494.47210_005	Housing Program Services Programs Housing Rehabilitation Loan	0	337,241	0	300,000
260-41-494.47224	Acquisition & Rehab of Affordable Rental Housing	294,361	192,644	192,644	0
	Account Classification Total: MI - Miscellaneous Expenses	294,361	961,028	392,644	500,000
	Division Total: 494 - Permanent Local Housing Allocati	309,648	971,028	409,991	505,000
	Department Total: 41 - Housing	309,648	971,028	409,991	505,000
	EXPENSES Total	309,648	971,028	409,991	505,000
Fund REVENUE	Total: 260 - PLHA-PermanentLocalHousingAlloc	493,704	1,011,607	659,284	209,101
Fund EXPENSE	Total: 260 - PLHA-PermanentLocalHousingAlloc	309,648	971,028	409,991	505,000
	Fund Total: 260 - PLHA-PermanentLocalHousingAlloc	184,055	40,579	249,293	(295,899)

City of Turlock Proposed 26-27 Budget
Fund 265 Fire Department Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 265 - Fire Department Grants					
Department: 30 - Fire					
Division: 310 - Grants-Fire					
Program: 302 - Cal Firefighter JAC					
REVENUES					
CH - Charges for Services					
265-30-310-302.35720	Revenue	16,246	0	0	0
	Account Classification Total: CH - Charges for Services	16,246	0	0	0
	Program Total: 302 - Cal Firefighter JAC	16,246	0	0	0
	Division Total: 310 - Grants-Fire	16,246	0	0	0
	Department Total: 30 - Fire	16,246	0	0	0
	REVENUES Total	16,246	0	0	0
	Fund REVENUE Total: 265 - Fire Department Grants	16,246	0	0	0
	Fund EXPENSE Total: 265 - Fire Department Grants				
	Program Total: 302 - Cal Firefighter JAC	16,246	0	0	0
Program: 303 - Fire Training Events					
EXPENSES					
MI - Miscellaneous Expenses					
265-30-310-303.47113	Fire Training Events Expenses	(566)	0	0	0
	Account Classification Total: MI - Miscellaneous Expenses	(566)	0	0	0
	Program Total: 303 - Fire Training Events	(566)	0	0	0
	Division Total: 310 - Grants-Fire	(566)	0	0	0
	Department Total: 30 - Fire	(566)	0	0	0
	EXPENSES Total	(566)	0	0	0
	Fund REVENUE Total: 265 - Fire Department Grants				
	Fund EXPENSE Total: 265 - Fire Department Grants	(566)	0	0	0
	Program Total: 303 - Fire Training Events	566	0	0	0
Fund: 265 - Fire Department Grants					
	Fund REVENUE Total: 265 - Fire Department Grants	16,246	0	0	0
	Fund EXPENSE Total: 265 - Fire Department Grants	(566)	0	0	0
	Fund: 265 - Fire Department Grants	16,812	0	0	0

City of Turlock Proposed 26-27 Budget
Fund 266 Police Services Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 266 - Police Services Grants					
Department: 20 - Police					
Division: 255 - Grants-Police					
REVENUES					
IN - Interest Income					
266-20-255.33099	Market Valuation	8,351	0	0	0
	Account Classification Total: IN - Interest Income	8,351	0	0	0
	Division Total: 255 - Grants-Police	8,351	0	0	0
	Department Total: 20 - Police	8,351	0	0	0
	REVENUES Total	8,351	0	0	0
	Fund REVENUE Total: 266 - Police Services Grants	8,351	0	0	0
	Fund EXPENSE Total: 266 - Police Services Grants				
	Division Total: 255 - Grants-Police	8,351	0	0	0
Program: 341 - JAG					
REVENUES					
IG - Intergovernmental					
266-20-255-341.35720_011	Revenue JAGGrant 15PBJA-21-GG-01259-JAGX	32,388	0	0	0
266-20-255-341.35720_012	Revenue JAGGrant 15PBJA-22-GG-02516-JAGX	0	32,053	32,053	0
266-20-255-341.35720_013	Revenue JAGGrant 15PBJA-23-GG-03146-JAGX	0	34,524	0	34,524
266-20-255-341.35720_014	Revenue JAGGrant 15PBJA-24-GG-04910-JAGX	0	27,977	0	27,977
	Account Classification Total: IG - Intergovernmental	32,388	94,554	32,053	62,501
	Program Total: 341 - JAG	32,388	94,554	32,053	62,501
	Division Total: 255 - Grants-Police	32,388	94,554	32,053	62,501
	Department Total: 20 - Police	32,388	94,554	32,053	62,501
	REVENUES Total	32,388	94,554	32,053	62,501
EXPENSES					
Department: 20 - Police					
Division: 255 - Grants-Police					
Program: 341 - JAG					
CA - Capital Outlay					
266-20-255-341.51107_011	JAG Expenses 15PBJA-21-GG-01259-JAGX	30,948	0	0	0
266-20-255-341.51107_012	JAG Expenses 15PBJA-22-GG-02516-JAGX	0	32,053	32,220	0
266-20-255-341.51107_013	JAG Expenses 15PBJA-23-GG-03146-JAGX	0	34,524	0	34,524
266-20-255-341.51107_014	JAG Expenses 15PBJA-24-GG-04910-JAGX	0	27,977	0	0
	Account Classification Total: CA - Capital Outlay	30,948	94,554	32,220	34,524
	Program Total: 341 - JAG	30,948	94,554	32,220	34,524
	Division Total: 255 - Grants-Police	30,948	94,554	32,220	34,524
	Department Total: 20 - Police	30,948	94,554	32,220	34,524
	EXPENSES Total	30,948	94,554	32,220	34,524
	Fund REVENUE Total: 266 - Police Services Grants	32,388	94,554	32,053	62,501
	Fund EXPENSE Total: 266 - Police Services Grants	30,948	94,554	32,220	34,524
	Program Total: 341 - JAG	1,440	0	(167)	27,977

City of Turlock Proposed 26-27 Budget
Fund 266 Police Services Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Program: 346 - K-9					
REVENUES					
IN - Interest Income					
266-20-255-346.33000	Interest Income	600	0	(85)	0
	Account Classification Total: IN - Interest Income	600	0	(85)	0
OR - Other Revenues					
266-20-255-346.37200_000	Donations General	0	1,000	0	0
	Account Classification Total: OR - Other Revenues	0	1,000	0	0
	Program Total: 346 - K-9	600	1,000	(85)	0
	Division Total: 255 - Grants-Police	600	1,000	(85)	0
	Department Total: 20 - Police	600	1,000	(85)	0
	REVENUES Total	600	1,000	(85)	0
EXPENSES					
Department: 20 - Police					
Division: 255 - Grants-Police					
Program: 346 - K-9					
MI - Miscellaneous Expenses					
266-20-255-346.47115	K-9 Expenses	0	1,000	0	1,000
	Account Classification Total: MI - Miscellaneous Expenses	0	1,000	0	1,000
	Program Total: 346 - K-9	0	1,000	0	1,000
	Division Total: 255 - Grants-Police	0	1,000	0	1,000
	Department Total: 20 - Police	0	1,000	0	1,000
	EXPENSES Total	0	1,000	0	1,000
Fund REVENUE	Total: 266 - Police Services Grants	600	1,000	(85)	0
Fund EXPENSE	Total: 266 - Police Services Grants	0	1,000	0	1,000
	Program Total: 346 - K-9	600	0	(85)	(1,000)
Program: 347 - VIP					
REVENUES					
OR - Other Revenues					
266-20-255-347.37200_000	Donations General	0	1,000	0	0
	Account Classification Total: OR - Other Revenues	0	1,000	0	0
	Program Total: 347 - VIP	0	1,000	0	0
	Division Total: 255 - Grants-Police	0	1,000	0	0
	Department Total: 20 - Police	0	1,000	0	0
	REVENUES Total	0	1,000	0	0
EXPENSES					
Department: 20 - Police					
Division: 255 - Grants-Police					
Program: 347 - VIP					
MI - Miscellaneous Expenses					
266-20-255-347.47116	VIPS Expenses	1,067	3,000	1,074	3,000
	Account Classification Total: MI - Miscellaneous Expenses	1,067	3,000	1,074	3,000
	Program Total: 347 - VIP	1,067	3,000	1,074	3,000
	Division Total: 255 - Grants-Police	1,067	3,000	1,074	3,000
	Department Total: 20 - Police	1,067	3,000	1,074	3,000
	EXPENSES Total	1,067	3,000	1,074	3,000

City of Turlock Proposed 26-27 Budget
Fund 266 Police Services Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund REVENUE	Total: 266 - Police Services Grants	0	1,000	0	0
Fund EXPENSE	Total: 266 - Police Services Grants	1,067	3,000	1,074	3,000
	Program Total: 347 - VIP	(1,067)	(2,000)	(1,074)	(3,000)
Program:	**348 - Animal Services**				
REVENUES					
IG - Intergovernmental					
266-20-255-348.35072	Cat and Kitten Spay-Neuter-Release Program Grant Revenue	10,000	0	0	0
	Account Classification Total: IG - Intergovernmental	10,000	0	0	0
OR - Other Revenues					
266-20-255-348.37200_000	Donations General	3,695	2,500	3,518	2,500
	Account Classification Total: OR - Other Revenues	3,695	2,500	3,518	2,500
	Program Total: 348 - Animal Services	13,695	2,500	3,518	2,500
	Division Total: 255 - Grants-Police	13,695	2,500	3,518	2,500
	Department Total: 20 - Police	13,695	2,500	3,518	2,500
	REVENUES Total	13,695	2,500	3,518	2,500
EXPENSES					
Department:	**20 - Police**				
Division:	**255 - Grants-Police**				
Program:	**348 - Animal Services**				
MI - Miscellaneous Expenses					
266-20-255-348.47150	Animal Services	3,021	2,500	1,277	2,500
266-20-255-348.47153	Animal Services-Spay & Neuter Grant	0	2,250	0	0
266-20-255-348.47161	Cat and Kitten Spay-Neuter-Release Program Grant Expenses	10,630	2,900	890	2,010
	Account Classification Total: MI - Miscellaneous Expenses	13,651	7,650	2,167	4,510
	Program Total: 348 - Animal Services	13,651	7,650	2,167	4,510
	Division Total: 255 - Grants-Police	13,651	7,650	2,167	4,510
	Department Total: 20 - Police	13,651	7,650	2,167	4,510
	EXPENSES Total	13,651	7,650	2,167	4,510
Fund REVENUE	Total: 266 - Police Services Grants	13,695	2,500	3,518	2,500
Fund EXPENSE	Total: 266 - Police Services Grants	13,651	7,650	2,167	4,510
	Program Total: 348 - Animal Services	43	(5,150)	1,351	(2,010)
Program:	**349 - Animal Services Buildings**				
REVENUES					
IN - Interest Income					
266-20-255-349.33000	Interest Income	4,481	0	(634)	0
	Account Classification Total: IN - Interest Income	4,481	0	(634)	0
OR - Other Revenues					
266-20-255-349.37200_000	Donations General	0	0	30	0
	Account Classification Total: OR - Other Revenues	0	0	30	0
	Program Total: 349 - Animal Services Buildings	4,481	0	(604)	0
	Division Total: 255 - Grants-Police	4,481	0	(604)	0
	Department Total: 20 - Police	4,481	0	(604)	0
	REVENUES Total	4,481	0	(604)	0
EXPENSES					
Department:	**20 - Police**				
Division:	**255 - Grants-Police**				

City of Turlock Proposed 26-27 Budget
Fund 266 Police Services Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Program: 349 - Animal Services Buildings					
CA - Capital Outlay					
266-20-255-349.51111	Animal Services Building	0	8,097	0	8,000
	Account Classification Total: CA - Capital Outlay	0	8,097	0	8,000
	Program Total: 349 - Animal Services Buildings	0	8,097	0	8,000
	Division Total: 255 - Grants-Police	0	8,097	0	8,000
	Department Total: 20 - Police	0	8,097	0	8,000
	EXPENSES Total	0	8,097	0	8,000
	Fund REVENUE Total: 266 - Police Services Grants	4,481	0	(604)	0
	Fund EXPENSE Total: 266 - Police Services Grants	0	8,097	0	8,000
	Program Total: 349 - Animal Services Buildings	4,481	(8,097)	(604)	(8,000)
Program: 350 - Vehicle Impound Fees - OTS Grant					
No revenues or expenses budgeted for this Fiscal Year.					
Program: 351 - Police Donations					
REVENUES					
OR - Other Revenues					
266-20-255-351.37200_000	Donations General	0	9,000	7,500	1,500
266-20-255-351.37200_003	Donations Operation Blue Santa	9,690	8,000	13,456	8,000
266-20-255-351.37200_005	Donations National Night Out	3,150	1,500	1,500	1,500
266-20-255-351.37200_006	Donations Public Safety Open House	0	1,000	2,500	0
	Account Classification Total: OR - Other Revenues	12,840	19,500	24,956	11,000
	Program Total: 351 - Police Donations	12,840	19,500	24,956	11,000
	Division Total: 255 - Grants-Police	12,840	19,500	24,956	11,000
	Department Total: 20 - Police	12,840	19,500	24,956	11,000
	REVENUES Total	12,840	19,500	24,956	11,000
EXPENSES					
Department: 20 - Police					
Division: 255 - Grants-Police					
Program: 351 - Police Donations					
MI - Miscellaneous Expenses					
266-20-255-351.47157	Police Donations Expenses	0	1,500	0	1,500
266-20-255-351.47157_001	Police Donations Expenses Operation Blue Santa	7,308	8,000	8,951	8,000
266-20-255-351.47157_002	Police Donations Expenses General	0	7,500	0	7,500
266-20-255-351.47157_005	Police Donations Expenses National Night Out	992	1,500	1,670	1,500
266-20-255-351.47157_006	Police Donations Expenses Public Safety Open House	59	1,000	0	2,500
	Account Classification Total: MI - Miscellaneous Expenses	8,358	19,500	10,621	21,000
	Program Total: 351 - Police Donations	8,358	19,500	10,621	21,000
	Division Total: 255 - Grants-Police	8,358	19,500	10,621	21,000
	Department Total: 20 - Police	8,358	19,500	10,621	21,000
	EXPENSES Total	8,358	19,500	10,621	21,000
	Fund REVENUE Total: 266 - Police Services Grants	12,840	19,500	24,956	11,000
	Fund EXPENSE Total: 266 - Police Services Grants	8,358	19,500	10,621	21,000
	Program Total: 351 - Police Donations	4,482	0	14,335	(10,000)

City of Turlock Proposed 26-27 Budget
Fund 266 Police Services Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Program: 352 - OTS Step Grant					
REVENUES					
CH - Charges for Services					
266-20-255-352.35720	Revenue	45,412	155,000	23,240	0
	Account Classification Total: CH - Charges for Services	45,412	155,000	23,240	0
	Program Total: 352 - OTS Step Grant	45,412	155,000	23,240	0
	Division Total: 255 - Grants-Police	45,412	155,000	23,240	0
	Department Total: 20 - Police	45,412	155,000	23,240	0
	REVENUES Total	45,412	155,000	23,240	0
EXPENSES					
Department: 20 - Police					
Division: 255 - Grants-Police					
Program: 352 - OTS Step Grant					
SA - Salaries					
266-20-255-352.41100_013	Overtime OTS Step Grant	36,070	109,033	25,557	58,000
	Account Classification Total: SA - Salaries	36,070	109,033	25,557	58,000
BE - Benefits					
266-20-255-352.42007	Workers Comp Insurance	327	3,144	572	902
266-20-255-352.42008	City Liability Insurance	2,893	9,947	1,754	5,553
266-20-255-352.42010	Medicare Tax	533	1,581	370	841
	Account Classification Total: BE - Benefits	3,753	14,672	2,696	7,296
SU - Supplies and Maintenance					
266-20-255-352.44001_044	Supplies STEP Grant #PT25083	5,247	8,458	0	0
266-20-255-352.44001_045	Supplies STEP Grant #PT26085	0	1,378	191	1,378
	Account Classification Total: SU - Supplies and Maintenance	5,247	9,836	191	1,378
MI - Miscellaneous Expenses					
266-20-255-352.47095_000	Training General/Travel	121	0	100	0
266-20-255-352.47095_017	Training STEP Grant #PT24207	382	0	0	0
266-20-255-352.47095_018	Training STEP Grant #PT25083	215	1,751	0	0
266-20-255-352.47095_019	Training STEP Grant #PT26085	0	2,017	0	0
	Account Classification Total: MI - Miscellaneous Expenses	718	3,768	100	0
	Program Total: 352 - OTS Step Grant	45,787	137,309	28,544	66,674
	Division Total: 255 - Grants-Police	45,787	137,309	28,544	66,674
	Department Total: 20 - Police	45,787	137,309	28,544	66,674
	EXPENSES Total	45,787	137,309	28,544	66,674
Fund REVENUE	Total: 266 - Police Services Grants	45,412	155,000	23,240	0
Fund EXPENSE	Total: 266 - Police Services Grants	45,787	137,309	28,544	66,674
	Program Total: 352 - OTS Step Grant	(375)	17,691	(5,304)	(66,674)
Program: 353 - 911 Grant					
REVENUES					
CH - Charges for Services					
266-20-255-353.35720	Revenue	0	3,000	0	3,000
	Account Classification Total: CH - Charges for Services	0	3,000	0	3,000
	Program Total: 353 - 911 Grant	0	3,000	0	3,000
	Division Total: 255 - Grants-Police	0	3,000	0	3,000

City of Turlock Proposed 26-27 Budget
Fund 266 Police Services Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Department Total: 20 - Police	0	3,000	0	3,000
	REVENUES Total	0	3,000	0	3,000
EXPENSES					
Department: 20 - Police					
Division: 255 - Grants-Police					
Program: 353 - 911 Grant					
MI - Miscellaneous Expenses					
266-20-255-353.47117	911 Grant Expenses	0	3,000	0	3,000
	Account Classification Total: MI - Miscellaneous Expenses	0	3,000	0	3,000
	Program Total: 353 - 911 Grant	0	3,000	0	3,000
	Division Total: 255 - Grants-Police	0	3,000	0	3,000
	Department Total: 20 - Police	0	3,000	0	3,000
	EXPENSES Total	0	3,000	0	3,000
Fund REVENUE	Total: 266 - Police Services Grants	0	3,000	0	3,000
Fund EXPENSE	Total: 266 - Police Services Grants	0	3,000	0	3,000
	Program Total: 353 - 911 Grant	0	0	0	0
Program: 354 - ABC Shoulder Tap and RAT					
No revenues or expenses budgeted for this Fiscal Year.					
Program: 356 - Police Explorer Program					
REVENUES					
IN - Interest Income					
266-20-255-356.33000	Interest Income	6,883	0	(973)	0
	Account Classification Total: IN - Interest Income	6,883	0	(973)	0
CH - Charges for Services					
266-20-255-356.35720	Revenue	865	1,250	471	1,250
	Account Classification Total: CH - Charges for Services	865	1,250	471	1,250
	Program Total: 356 - Police Explorer Program	7,748	1,250	(502)	1,250
	Division Total: 255 - Grants-Police	7,748	1,250	(502)	1,250
	Department Total: 20 - Police	7,748	1,250	(502)	1,250
	REVENUES Total	7,748	1,250	(502)	1,250
EXPENSES					
Department: 20 - Police					
Division: 255 - Grants-Police					
Program: 356 - Police Explorer Program					
MI - Miscellaneous Expenses					
266-20-255-356.47118	Police Explorer Program	3,472	3,000	458	3,000
	Account Classification Total: MI - Miscellaneous Expenses	3,472	3,000	458	3,000
	Program Total: 356 - Police Explorer Program	3,472	3,000	458	3,000
	Division Total: 255 - Grants-Police	3,472	3,000	458	3,000
	Department Total: 20 - Police	3,472	3,000	458	3,000
	EXPENSES Total	3,472	3,000	458	3,000
Fund REVENUE	Total: 266 - Police Services Grants	7,748	1,250	(502)	1,250
Fund EXPENSE	Total: 266 - Police Services Grants	3,472	3,000	458	3,000
	Program Total: 356 - Police Explorer Program	4,277	(1,750)	(960)	(1,750)
Program: 361 - COPS					
No revenues or expenses budgeted for this Fiscal Year.					

City of Turlock Proposed 26-27 Budget
Fund 266 Police Services Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Program: 362 - Realignment (rec'd in 2016-17)					
REVENUES					
IN - Interest Income					
266-20-255-362.33000	Interest Income	15,321	0	(2,167)	0
	Account Classification Total: IN - Interest Income	15,321	0	(2,167)	0
	Program Total: 362 - Realignment (rec'd in 2016-17)	15,321	0	(2,167)	0
	Division Total: 255 - Grants-Police	15,321	0	(2,167)	0
	Department Total: 20 - Police	15,321	0	(2,167)	0
	REVENUES Total	15,321	0	(2,167)	0
EXPENSES					
Department: 20 - Police					
Division: 255 - Grants-Police					
Program: 362 - Realignment (rec'd in 2016-17)					
SA - Salaries					
266-20-255-362.41100_001	Overtime Standard	0	10,000	0	10,000
	Account Classification Total: SA - Salaries	0	10,000	0	10,000
BE - Benefits					
266-20-255-362.42007	Workers Comp Insurance	0	224	0	156
266-20-255-362.42008	City Liability Insurance	0	957	0	957
266-20-255-362.42010	Medicare Tax	0	145	0	145
	Account Classification Total: BE - Benefits	0	1,326	0	1,258
MI - Miscellaneous Expenses					
266-20-255-362.47095_000	Training General/Travel	0	15,000	3,876	11,125
	Account Classification Total: MI - Miscellaneous Expenses	0	15,000	3,876	11,125
	Program Total: 362 - Realignment (rec'd in 2016-17)	0	26,326	3,876	22,383
	Division Total: 255 - Grants-Police	0	26,326	3,876	22,383
	Department Total: 20 - Police	0	26,326	3,876	22,383
	EXPENSES Total	0	26,326	3,876	22,383
	Fund REVENUE Total: 266 - Police Services Grants	15,321	0	(2,167)	0
	Fund EXPENSE Total: 266 - Police Services Grants	0	26,326	3,876	22,383
	Program Total: 362 - Realignment (rec'd in 2016-17)	15,321	(26,326)	(6,042)	(22,383)
Program: 363 - Course Hosting					
REVENUES					
OR - Other Revenues					
266-20-255-363.35750_001	Course Hosting Revenue Basic Rifle	0	1,000	0	0
	Account Classification Total: OR - Other Revenues	0	1,000	0	0
	Program Total: 363 - Course Hosting	0	1,000	0	0
	Division Total: 255 - Grants-Police	0	1,000	0	0
	Department Total: 20 - Police	0	1,000	0	0
	REVENUES Total	0	1,000	0	0
EXPENSES					
Department: 20 - Police					
Division: 255 - Grants-Police					
Program: 363 - Course Hosting					
SU - Supplies and Maintenance					
266-20-255-363.44001_000	Supplies General	0	1,000	0	0

City of Turlock Proposed 26-27 Budget
Fund 266 Police Services Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Account Classification Total: SU - Supplies and Maintenance		0	1,000	0	0
Program Total: 363 - Course Hosting		0	1,000	0	0
Division Total: 255 - Grants-Police		0	1,000	0	0
Department Total: 20 - Police		0	1,000	0	0
EXPENSES Total		0	1,000	0	0
Fund REVENUE	Total: 266 - Police Services Grants	0	1,000	0	0
Fund EXPENSE	Total: 266 - Police Services Grants	0	1,000	0	0
Program Total: 363 - Course Hosting		0	0	0	0
Program: 364 - Wellness Grant					
EXPENSES					
MI - Miscellaneous Expenses					
266-20-255-364.47179	Grant Expenses	50,693	56,497	5,543	0
Account Classification Total: MI - Miscellaneous Expenses		50,693	56,497	5,543	0
Program Total: 364 - Wellness Grant		50,693	56,497	5,543	0
Division Total: 255 - Grants-Police		50,693	56,497	5,543	0
Department Total: 20 - Police		50,693	56,497	5,543	0
EXPENSES Total		50,693	56,497	5,543	0
Fund REVENUE	Total: 266 - Police Services Grants				
Fund EXPENSE	Total: 266 - Police Services Grants	50,693	56,497	5,543	0
Program Total: 364 - Wellness Grant		(50,693)	(56,497)	(5,543)	0
Program: 365 - National Opioids Settlement					
REVENUES					
IN - Interest Income					
266-20-255-365.33000	Interest Income	0	0	0	27,800
Account Classification Total: IN - Interest Income		0	0	0	27,800
CH - Charges for Services					
266-20-255-365.35720	Revenue	326,539	0	138,026	0
Account Classification Total: CH - Charges for Services		326,539	0	138,026	0
Program Total: 365 - National Opioids Settlement		326,539	0	138,026	27,800
Division Total: 255 - Grants-Police		326,539	0	138,026	27,800
Department Total: 20 - Police		326,539	0	138,026	27,800
REVENUES Total		326,539	0	138,026	27,800
Fund REVENUE	Total: 266 - Police Services Grants	326,539	0	138,026	27,800
Fund EXPENSE	Total: 266 - Police Services Grants				
Program Total: 365 - National Opioids Settlement		326,539	0	138,026	27,800
Program: 366 - Homeland Security Grant					
No revenues or expenses budgeted for this Fiscal Year.					
Fund Total: 266 - Police Services Grants					
Fund REVENUE	Total: 266 - Police Services Grants	467,375	278,804	218,436	108,051
Fund EXPENSE	Total: 266 - Police Services Grants	153,976	360,933	84,503	167,091
Fund Total: 266 - Police Services Grants		313,399	(82,129)	133,933	(59,040)

City of Turlock Proposed 26-27 Budget
Fund 267 AB3229 SLESF (COPS) Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 267 - AB3229 SLESF (COPS) Grants					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
267-00-000.33099	Market Valuation	3,042	0	0	0
	Account Classification Total: IN - Interest Income	3,042	0	0	0
	Division Total: 000 - Non-Departmental	3,042	0	0	0
	Department Total: 00 - Non-Departmental	3,042	0	0	0
Department: 20 - Police					
Division: 270 - SLESF					
IN - Interest Income					
267-20-270.33000	Interest Income	9,084	0	(1,285)	9,200
	Account Classification Total: IN - Interest Income	9,084	0	(1,285)	9,200
Program: 320 - SLESF					
CH - Charges for Services					
267-20-270-320.35720	Revenue	223,005	180,000	88,691	180,000
	Account Classification Total: CH - Charges for Services	223,005	180,000	88,691	180,000
	Program Total: 320 - SLESF	223,005	180,000	88,691	180,000
	Division Total: 270 - SLESF	232,089	180,000	87,407	189,200
	Department Total: 20 - Police	232,089	180,000	87,407	189,200
	REVENUES Total	235,131	180,000	87,407	189,200
EXPENSES					
Department: 20 - Police					
Division: 270 - SLESF					
Program: 320 - SLESF					
CA - Capital Outlay					
267-20-270-320.51029	Body Cameras	17,410	316,000	316,000	200,000
	Account Classification Total: CA - Capital Outlay	17,410	316,000	316,000	200,000
TO - Transfers Out					
267-20-270-320.48005_002	Transfers Out - Reporting GASB 96 SBITA'S	289,399	0	0	0
	Account Classification Total: TO - Transfers Out	289,399	0	0	0
	Program Total: 320 - SLESF	306,809	316,000	316,000	200,000
	Division Total: 270 - SLESF	306,809	316,000	316,000	200,000
	Department Total: 20 - Police	306,809	316,000	316,000	200,000
	EXPENSES Total	306,809	316,000	316,000	200,000
Fund REVENUE	Total: 267 - AB3229 SLESF (COPS) Grants	235,131	180,000	87,407	189,200
Fund EXPENSE	Total: 267 - AB3229 SLESF (COPS) Grants	306,809	316,000	316,000	200,000
	Fund Total: 267 - AB3229 SLESF (COPS) Grants	(71,678)	(136,000)	(228,593)	(10,800)

Fund 269 Parks & Public Facilities Grants

PURPOSE

The Municipal Services Department regularly applies for State and Federal grant funding to make improvements to parks and public buildings. This is fiscally responsible and helps support municipal infrastructure.

GOALS AND OBJECTIVES

- Apply for Federal, State, local, and private grant funds for parks, facilities and programs that do not receive regular funding.
- Partner with other City departments to access grant programs such as CDBG and HUD.

City of Turlock Proposed 26-27 Budget
Fund 269 Parks & Public Facilities Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 269 - Parks & Public Facilities Grants					
Department: 60 - Parks					
Division: 614 - Grants-Parks					
Program: 369 - Prop 68 Per Capita Grant					
REVENUES					
IG - Intergovernmental					
269-60-614-369.34170	Prop 68 Per Capita Grant	0	224,742	0	224,742
	Account Classification Total: IG - Intergovernmental	0	224,742	0	224,742
	Program Total: 369 - Prop 68 Per Capita Grant	0	224,742	0	224,742
	Division Total: 614 - Grants-Parks	0	224,742	0	224,742
	Department Total: 60 - Parks	0	224,742	0	224,742
	REVENUES Total	0	224,742	0	224,742
EXPENSES					
Department: 60 - Parks					
Division: 614 - Grants-Parks					
Program: 369 - Prop 68 Per Capita Grant					
SU - Supplies and Maintenance					
269-60-614-369.44001_000	Supplies General	0	10,000	0	10,000
	Account Classification Total: SU - Supplies and Maintenance	0	10,000	0	10,000
CA - Capital Outlay					
269-60-614-369.51412	Senior Center Improvements	0	114,000	0	165,881
	Account Classification Total: CA - Capital Outlay	0	114,000	0	165,881
	Program Total: 369 - Prop 68 Per Capita Grant	0	124,000	0	175,881
	Division Total: 614 - Grants-Parks	0	124,000	0	175,881
	Department Total: 60 - Parks	0	124,000	0	175,881
	EXPENSES Total	0	124,000	0	175,881
Fund REVENUE	Total: 269 - Parks & Public Facilities Grants	0	224,742	0	224,742
Fund EXPENSE	Total: 269 - Parks & Public Facilities Grants	0	124,000	0	175,881
	Program Total: 369 - Prop 68 Per Capita Grant	0	100,742	0	48,861
Program: 371 - Park/Donnelly Park					
No revenues or expenses budgeted for this Fiscal Year.					
Program: 372 - Pedretti Park Captial					
No revenues or expenses budgeted for this Fiscal Year.					
Program: 373 - Dog Park					
No revenues or expenses budgeted for this Fiscal Year.					
Program: 377 - Rotary Club Grant-Sports Complex					
No revenues or expenses budgeted for this Fiscal Year.					
Program: 378 - Arrowhead Club Grant					
REVENUES					
CH - Charges for Services					
269-60-614-378.35720	Revenue	0	0	0	6,000
	Account Classification Total: CH - Charges for Services	0	0	0	6,000
	Program Total: 378 - Arrowhead Club Grant	0	0	0	6,000
	Division Total: 614 - Grants-Parks	0	0	0	6,000

City of Turlock Proposed 26-27 Budget
Fund 269 Parks & Public Facilities Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Department Total: 60 - Parks	0	0	0	6,000
	REVENUES Total	0	0	0	6,000
EXPENSES					
Department:	**60 - Parks**				
Division:	**614 - Grants-Parks**				
Program:	**378 - Arrowhead Club Grant**				
MI - Miscellaneous Expenses					
269-60-614-378.47176	Arrowhead Grant Expenses	0	0	0	6,000
	Account Classification Total: MI - Miscellaneous Expenses	0	0	0	6,000
	Program Total: 378 - Arrowhead Club Grant	0	0	0	6,000
	Division Total: 614 - Grants-Parks	0	0	0	6,000
	Department Total: 60 - Parks	0	0	0	6,000
	EXPENSES Total	0	0	0	6,000
Fund REVENUE	Total: 269 - Parks & Public Facilities Grants	0	0	0	6,000
Fund EXPENSE	Total: 269 - Parks & Public Facilities Grants	0	0	0	6,000
	Program Total: 378 - Arrowhead Club Grant	0	0	0	0
Program:	**379 - Tire-Derived Product Grant**				
	No revenues or expenses budgeted for this Fiscal Year.				
Program:	**380 - Parks - General**				
REVENUES					
OR - Other Revenues					
269-60-614-380.37200_000	Donations General	3,344	3,500	3,367	4,000
	Account Classification Total: OR - Other Revenues	3,344	3,500	3,367	4,000
	Program Total: 380 - Parks - General	3,344	3,500	3,367	4,000
	Division Total: 614 - Grants-Parks	3,344	3,500	3,367	4,000
	Department Total: 60 - Parks	3,344	3,500	3,367	4,000
	REVENUES Total	3,344	3,500	3,367	4,000
EXPENSES					
Department:	**60 - Parks**				
Division:	**614 - Grants-Parks**				
Program:	**380 - Parks - General**				
MI - Miscellaneous Expenses					
269-60-614-380.47124	Donation Expenses	0	3,500	3,367	4,000
	Account Classification Total: MI - Miscellaneous Expenses	0	3,500	3,367	4,000
	Program Total: 380 - Parks - General	0	3,500	3,367	4,000
	Division Total: 614 - Grants-Parks	0	3,500	3,367	4,000
	Department Total: 60 - Parks	0	3,500	3,367	4,000
	EXPENSES Total	0	3,500	3,367	4,000
Fund REVENUE	Total: 269 - Parks & Public Facilities Grants	3,344	3,500	3,367	4,000
Fund EXPENSE	Total: 269 - Parks & Public Facilities Grants	0	3,500	3,367	4,000
	Program Total: 380 - Parks - General	3,344	0	0	0
Program:	**381 - Housing-Related Parks (HRP) Prog**				
	No revenues or expenses budgeted for this Fiscal Year.				
Program:	**382 - PG & E Donation**				

City of Turlock Proposed 26-27 Budget
Fund 269 Parks & Public Facilities Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
No revenues or expenses budgeted for this Fiscal Year.					
Program: 383 - Prop 68 Montana Park					
REVENUES					
IG - Intergovernmental					
269-60-614-383.34178	State Grant Revenue	0	2,386,000	0	2,386,000
	Account Classification Total: IG - Intergovernmental	0	2,386,000	0	2,386,000
	Program Total: 383 - Prop 68 Montana Park	0	2,386,000	0	2,386,000
	Division Total: 614 - Grants-Parks	0	2,386,000	0	2,386,000
	Department Total: 60 - Parks	0	2,386,000	0	2,386,000
	REVENUES Total	0	2,386,000	0	2,386,000
EXPENSES					
Department: 60 - Parks					
Division: 614 - Grants-Parks					
Program: 383 - Prop 68 Montana Park					
CA - Capital Outlay					
269-60-614-383.51270	Construction Project	62,653	2,386,000	30,402	2,309,730
	Account Classification Total: CA - Capital Outlay	62,653	2,386,000	30,402	2,309,730
	Program Total: 383 - Prop 68 Montana Park	62,653	2,386,000	30,402	2,309,730
	Division Total: 614 - Grants-Parks	62,653	2,386,000	30,402	2,309,730
	Department Total: 60 - Parks	62,653	2,386,000	30,402	2,309,730
	EXPENSES Total	62,653	2,386,000	30,402	2,309,730
Fund REVENUE	Total: 269 - Parks & Public Facilities Grants	0	2,386,000	0	2,386,000
Fund EXPENSE	Total: 269 - Parks & Public Facilities Grants	62,653	2,386,000	30,402	2,309,730
	Program Total: 383 - Prop 68 Montana Park	(62,653)	0	(30,402)	76,270
Program: 414 - 1000 Flags Init/Active Military					
REVENUES					
OR - Other Revenues					
269-60-614-414.37200_000	Donations General	450	5,000	6,200	5,000
	Account Classification Total: OR - Other Revenues	450	5,000	6,200	5,000
	Program Total: 414 - 1000 Flags Init/Active Military	450	5,000	6,200	5,000
	Division Total: 614 - Grants-Parks	450	5,000	6,200	5,000
	Department Total: 60 - Parks	450	5,000	6,200	5,000
	REVENUES Total	450	5,000	6,200	5,000
EXPENSES					
Department: 60 - Parks					
Division: 614 - Grants-Parks					
Program: 414 - 1000 Flags Init/Active Military					
SA - Salaries					
269-60-614-414.41002_000	Part Time Help General	53	0	0	0
	Account Classification Total: SA - Salaries	53	0	0	0
BE - Benefits					
269-60-614-414.42006	SUI	0	0	0	0
269-60-614-414.42007	Workers Comp Insurance	0	0	0	0
269-60-614-414.42008	City Liability Insurance	2	0	0	0
269-60-614-414.42010	Medicare Tax	1	0	0	0
269-60-614-414.42011	Social Security	3	0	0	0
	Account Classification Total: BE - Benefits	6	0	0	0

City of Turlock Proposed 26-27 Budget
Fund 269 Parks & Public Facilities Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
SU - Supplies and Maintenance					
269-60-614-414.44001_000	Supplies General	7,043	5,000	3,911	5,000
	Account Classification Total: SU - Supplies and Maintenance	7,043	5,000	3,911	5,000
	Program Total: 414 - 1000 Flags Init/Active Military	7,102	5,000	3,911	5,000
	Division Total: 614 - Grants-Parks	7,102	5,000	3,911	5,000
	Department Total: 60 - Parks	7,102	5,000	3,911	5,000
	EXPENSES Total	7,102	5,000	3,911	5,000
Fund REVENUE	Total: 269 - Parks & Public Facilities Grants	450	5,000	6,200	5,000
Fund EXPENSE	Total: 269 - Parks & Public Facilities Grants	7,102	5,000	3,911	5,000
	Program Total: 414 - 1000 Flags Init/Active Military	(6,652)	0	2,290	0
Program:	**416 - Pedretti Ad/Sponsor Capital Proj**				
REVENUES					
CH - Charges for Services					
269-60-614-416.35607	Advertisement/Sponsorship Program	0	2,500	0	2,500
	Account Classification Total: CH - Charges for Services	0	2,500	0	2,500
	Program Total: 416 - Pedretti Ad/Sponsor Capital Proj	0	2,500	0	2,500
	Division Total: 614 - Grants-Parks	0	2,500	0	2,500
	Department Total: 60 - Parks	0	2,500	0	2,500
	REVENUES Total	0	2,500	0	2,500
EXPENSES					
Department:	**60 - Parks**				
Division:	**614 - Grants-Parks**				
Program:	**416 - Pedretti Ad/Sponsor Capital Proj**				
SU - Supplies and Maintenance					
269-60-614-416.44001_149	Supplies Advertising Signs	0	2,000	0	2,000
	Account Classification Total: SU - Supplies and Maintenance	0	2,000	0	2,000
	Program Total: 416 - Pedretti Ad/Sponsor Capital Proj	0	2,000	0	2,000
	Division Total: 614 - Grants-Parks	0	2,000	0	2,000
	Department Total: 60 - Parks	0	2,000	0	2,000
	EXPENSES Total	0	2,000	0	2,000
Fund REVENUE	Total: 269 - Parks & Public Facilities Grants	0	2,500	0	2,500
Fund EXPENSE	Total: 269 - Parks & Public Facilities Grants	0	2,000	0	2,000
	Program Total: 416 - Pedretti Ad/Sponsor Capital Proj	0	500	0	500
Fund Total: 269 - Parks & Public Facilities Grants					
Fund REVENUE	Total: 269 - Parks & Public Facilities Grants	3,794	2,621,742	9,567	2,628,242
Fund EXPENSE	Total: 269 - Parks & Public Facilities Grants	69,755	2,520,500	37,680	2,502,611
	Fund Total: 269 - Parks & Public Facilities Grants	(65,961)	101,242	(28,113)	125,631

Fund 270 Recreation Division Grants and Donations

PURPOSE

The Recreation Division routinely researches and submits grants and funding requests to Foundations, Non-Profit Agencies, State, and Federal entities for the purpose of providing safe and high-quality recreation, prevention, and intervention activities.

GOALS AND OBJECTIVES

- Research funding opportunities through California PAL and National PAL. Continue to coordinate, lead and develop activities for Turlock PAL.
- Provide positive social and recreational activities for teens in the community.
- Research and apply for grants which meet the mission of the Division and target underserved populations.
- Continue to partner with community agencies, organizations, and individuals to seek funding and leverage resources for the development of positive recreation and family activities.

City of Turlock Proposed 26-27 Budget
Fund 270 Recreation Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 270 - Recreation Grants					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
270-00-000.33099	Market Valuation	206	0	0	0
	Account Classification Total: IN - Interest Income	206	0	0	0
	Division Total: 000 - Non-Departmental	206	0	0	0
	Department Total: 00 - Non-Departmental	206	0	0	0
	REVENUES Total	206	0	0	0
	Fund REVENUE Total: 270 - Recreation Grants	206	0	0	0
	Fund EXPENSE Total: 270 - Recreation Grants				
	Division Total: 000 - Non-Departmental	206	0	0	0
Department: 61 - Recreation					
Division: 635 - Grants-Recreation					
Program: 391 - Youth Prevention Programs					
REVENUES					
IN - Interest Income					
270-61-635-391.33000	Interest Income	2,239	0	(317)	0
	Account Classification Total: IN - Interest Income	2,239	0	(317)	0
CH - Charges for Services					
270-61-635-391.35720	Revenue	140	0	3,017	0
	Account Classification Total: CH - Charges for Services	140	0	3,017	0
TI - Transfers In					
270-61-635-391.38001_004	Transfers In Fr Fd116(PD) for Youth Prev Prog	30,000	30,000	30,000	0
	Account Classification Total: TI - Transfers In	30,000	30,000	30,000	0
	Program Total: 391 - Youth Prevention Programs	32,379	30,000	32,700	0
	Division Total: 635 - Grants-Recreation	32,379	30,000	32,700	0
	Department Total: 61 - Recreation	32,379	30,000	32,700	0
	REVENUES Total	32,379	30,000	32,700	0
EXPENSES					
Department: 61 - Recreation					
Division: 635 - Grants-Recreation					
Program: 391 - Youth Prevention Programs					
SA - Salaries					
270-61-635-391.41002_000	Part Time Help General	25,714	24,000	18,285	0
	Account Classification Total: SA - Salaries	25,714	24,000	18,285	0
BE - Benefits					
270-61-635-391.42006	SUI	12	10	4	0
270-61-635-391.42007	Workers Comp Insurance	55	129	98	0
270-61-635-391.42008	City Liability Insurance	1,046	1,023	779	0
270-61-635-391.42010	Medicare Tax	373	348	265	0
270-61-635-391.42011	Social Security	1,594	1,488	1,127	0
	Account Classification Total: BE - Benefits	3,080	2,998	2,274	0
SU - Supplies and Maintenance					
270-61-635-391.44001_000	Supplies General	3,885	3,400	1,760	0
	Account Classification Total: SU - Supplies and Maintenance	3,885	3,400	1,760	0
	Program Total: 391 - Youth Prevention Programs	32,678	30,398	22,319	0

City of Turlock Proposed 26-27 Budget
Fund 270 Recreation Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Division Total: 635 - Grants-Recreation	32,678	30,398	22,319	0
	Department Total: 61 - Recreation	32,678	30,398	22,319	0
	EXPENSES Total	32,678	30,398	22,319	0
	Fund REVENUE Total: 270 - Recreation Grants	32,379	30,000	32,700	0
	Fund EXPENSE Total: 270 - Recreation Grants	32,678	30,398	22,319	0
	Program Total: 391 - Youth Prevention Programs	(298)	(398)	10,381	0
Program:	**393 - ASES - Crowell**				
REVENUES					
CH - Charges for Services					
270-61-635-393.35720	Revenue	85,768	129,720	103,776	0
	Account Classification Total: CH - Charges for Services	85,768	129,720	103,776	0
	Program Total: 393 - ASES - Crowell	85,768	129,720	103,776	0
	Division Total: 635 - Grants-Recreation	85,768	129,720	103,776	0
	Department Total: 61 - Recreation	85,768	129,720	103,776	0
	REVENUES Total	85,768	129,720	103,776	0
EXPENSES					
Department:	**61 - Recreation**				
Division:	**635 - Grants-Recreation**				
Program:	**393 - ASES - Crowell**				
SA - Salaries					
270-61-635-393.41002_000	Part Time Help General	75,742	66,000	70,333	0
	Account Classification Total: SA - Salaries	75,742	66,000	70,333	0
BE - Benefits					
270-61-635-393.42006	SUI	49	28	21	0
270-61-635-393.42007	Workers Comp Insurance	162	354	378	0
270-61-635-393.42008	City Liability Insurance	3,059	2,813	2,997	0
270-61-635-393.42010	Medicare Tax	1,096	958	1,020	0
270-61-635-393.42011	Social Security	4,516	4,092	4,340	0
270-61-635-393.42300_011	Salary/Benefits Transfer To GF for ASES Program	20,178	30,400	13,147	0
	Account Classification Total: BE - Benefits	29,059	38,645	21,903	0
CO - Contractual Services					
270-61-635-393.43100_007	Insurance Abuse & Molestation	860	860	860	0
270-61-635-393.43155	Physicals, Shots & Psychological	337	750	283	0
	Account Classification Total: CO - Contractual Services	1,197	1,610	1,143	0
SU - Supplies and Maintenance					
270-61-635-393.44001_000	Supplies General	16,052	21,965	3,337	0
	Account Classification Total: SU - Supplies and Maintenance	16,052	21,965	3,337	0
UT - Utilities					
270-61-635-393.45001_002	Telephone Wireless/Tablet Service Plan	699	750	479	0
	Account Classification Total: UT - Utilities	699	750	479	0
MI - Miscellaneous Expenses					
270-61-635-393.47170	Training	0	750	1,333	0
	Account Classification Total: MI - Miscellaneous Expenses	0	750	1,333	0
	Program Total: 393 - ASES - Crowell	122,750	129,720	98,528	0
	Division Total: 635 - Grants-Recreation	122,750	129,720	98,528	0
	Department Total: 61 - Recreation	122,750	129,720	98,528	0
	EXPENSES Total	122,750	129,720	98,528	0

City of Turlock Proposed 26-27 Budget
Fund 270 Recreation Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund REVENUE	Total: 270 - Recreation Grants	85,768	129,720	103,776	0
Fund EXPENSE	Total: 270 - Recreation Grants	122,750	129,720	98,528	0
	Program Total: 393 - ASES - Crowell	(36,981)	0	5,249	0
Program: 394 - ASES - Cunningham					
REVENUES					
CH - Charges for Services					
270-61-635-394.35720	Revenue	131,014	129,720	104,376	0
	Account Classification Total: CH - Charges for Services	131,014	129,720	104,376	0
	Program Total: 394 - ASES - Cunningham	131,014	129,720	104,376	0
	Division Total: 635 - Grants-Recreation	131,014	129,720	104,376	0
	Department Total: 61 - Recreation	131,014	129,720	104,376	0
	REVENUES Total	131,014	129,720	104,376	0
EXPENSES					
Department: 61 - Recreation					
Division: 635 - Grants-Recreation					
Program: 394 - ASES - Cunningham					
SA - Salaries					
270-61-635-394.41002_000	Part Time Help General	69,288	66,000	56,270	0
	Account Classification Total: SA - Salaries	69,288	66,000	56,270	0
BE - Benefits					
270-61-635-394.42006	SUI	36	28	15	0
270-61-635-394.42007	Workers Comp Insurance	148	354	302	0
270-61-635-394.42008	City Liability Insurance	2,799	2,813	2,398	0
270-61-635-394.42010	Medicare Tax	1,001	958	816	0
270-61-635-394.42011	Social Security	4,281	4,092	3,489	0
270-61-635-394.42300_011	Salary/Benefits Transfer To GF for ASES Program	31,836	30,400	13,147	0
	Account Classification Total: BE - Benefits	40,101	38,645	20,166	0
CO - Contractual Services					
270-61-635-394.43100_007	Insurance Abuse & Molestation	860	860	860	0
270-61-635-394.43155	Physicals, Shots & Psychological	507	750	319	0
	Account Classification Total: CO - Contractual Services	1,367	1,610	1,179	0
SU - Supplies and Maintenance					
270-61-635-394.44001_000	Supplies General	17,441	21,965	5,384	0
	Account Classification Total: SU - Supplies and Maintenance	17,441	21,965	5,384	0
UT - Utilities					
270-61-635-394.45001_002	Telephone Wireless/Tablet Service Plan	701	750	621	0
	Account Classification Total: UT - Utilities	701	750	621	0
MI - Miscellaneous Expenses					
270-61-635-394.47170	Training	0	750	1,333	0
	Account Classification Total: MI - Miscellaneous Expenses	0	750	1,333	0
	Program Total: 394 - ASES - Cunningham	128,897	129,720	84,953	0
	Division Total: 635 - Grants-Recreation	128,897	129,720	84,953	0
	Department Total: 61 - Recreation	128,897	129,720	84,953	0
	EXPENSES Total	128,897	129,720	84,953	0
Fund REVENUE	Total: 270 - Recreation Grants	131,014	129,720	104,376	0
Fund EXPENSE	Total: 270 - Recreation Grants	128,897	129,720	84,953	0

City of Turlock Proposed 26-27 Budget
Fund 270 Recreation Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Program Total: 394 - ASES - Cunningham	2,117	0	19,423	0
Program: 395 - ASES - Osborn					
REVENUES					
CH - Charges for Services					
270-61-635-395.35720	Revenue	121,222	129,720	103,776	0
	Account Classification Total: CH - Charges for Services	121,222	129,720	103,776	0
	Program Total: 395 - ASES - Osborn	121,222	129,720	103,776	0
	Division Total: 635 - Grants-Recreation	121,222	129,720	103,776	0
	Department Total: 61 - Recreation	121,222	129,720	103,776	0
	REVENUES Total	121,222	129,720	103,776	0
EXPENSES					
Department: 61 - Recreation					
Division: 635 - Grants-Recreation					
Program: 395 - ASES - Osborn					
SA - Salaries					
270-61-635-395.41002_000	Part Time Help General	65,141	66,000	63,143	0
	Account Classification Total: SA - Salaries	65,141	66,000	63,143	0
BE - Benefits					
270-61-635-395.42006	SUI	41	28	15	0
270-61-635-395.42007	Workers Comp Insurance	139	354	339	0
270-61-635-395.42008	City Liability Insurance	2,642	2,813	2,691	0
270-61-635-395.42010	Medicare Tax	945	958	916	0
270-61-635-395.42011	Social Security	4,039	4,092	3,915	0
270-61-635-395.42300_011	Salary/Benefits Transfer To GF for ASES Program	31,836	30,400	13,147	0
	Account Classification Total: BE - Benefits	39,641	38,645	21,022	0
CO - Contractual Services					
270-61-635-395.43100_007	Insurance Abuse & Molestation	860	860	860	0
270-61-635-395.43155	Physicals, Shots & Psychological	440	750	251	0
	Account Classification Total: CO - Contractual Services	1,300	1,610	1,111	0
SU - Supplies and Maintenance					
270-61-635-395.44001_000	Supplies General	19,432	21,965	9,075	0
	Account Classification Total: SU - Supplies and Maintenance	19,432	21,965	9,075	0
UT - Utilities					
270-61-635-395.45001_002	Telephone Wireless/Tablet Service Plan	674	750	621	0
	Account Classification Total: UT - Utilities	674	750	621	0
MI - Miscellaneous Expenses					
270-61-635-395.47170	Training	0	750	1,333	0
	Account Classification Total: MI - Miscellaneous Expenses	0	750	1,333	0
	Program Total: 395 - ASES - Osborn	126,188	129,720	96,306	0
	Division Total: 635 - Grants-Recreation	126,188	129,720	96,306	0
	Department Total: 61 - Recreation	126,188	129,720	96,306	0
	EXPENSES Total	126,188	129,720	96,306	0
	Fund REVENUE Total: 270 - Recreation Grants	121,222	129,720	103,776	0
	Fund EXPENSE Total: 270 - Recreation Grants	126,188	129,720	96,306	0
	Program Total: 395 - ASES - Osborn	(4,965)	0	7,471	0
Program: 396 - ASES - Wakefield					

City of Turlock Proposed 26-27 Budget
Fund 270 Recreation Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
REVENUES					
CH - Charges for Services					
270-61-635-396.35720	Revenue	59,640	108,796	87,037	0
	Account Classification Total: CH - Charges for Services	59,640	108,796	87,037	0
	Program Total: 396 - ASES - Wakefield	59,640	108,796	87,037	0
	Division Total: 635 - Grants-Recreation	59,640	108,796	87,037	0
	Department Total: 61 - Recreation	59,640	108,796	87,037	0
	REVENUES Total	59,640	108,796	87,037	0
EXPENSES					
Department: 61 - Recreation					
Division: 635 - Grants-Recreation					
Program: 396 - ASES - Wakefield					
SA - Salaries					
270-61-635-396.41002_000	Part Time Help General	65,862	55,000	52,527	0
270-61-635-396.41053	Sick Leave Conversion Pay	(40)	0	0	0
	Account Classification Total: SA - Salaries	65,822	55,000	52,527	0
BE - Benefits					
270-61-635-396.42006	SUI	38	24	14	0
270-61-635-396.42007	Workers Comp Insurance	141	309	282	0
270-61-635-396.42008	City Liability Insurance	2,661	2,451	2,238	0
270-61-635-396.42010	Medicare Tax	954	834	762	0
270-61-635-396.42011	Social Security	4,081	3,565	3,255	0
270-61-635-396.42300_011	Salary/Benefits Transfer To GF for ASES Program	20,178	25,500	11,249	0
	Account Classification Total: BE - Benefits	28,053	32,683	17,800	0
CO - Contractual Services					
270-61-635-396.43100_007	Insurance Abuse & Molestation	860	860	860	0
270-61-635-396.43155	Physicals, Shots & Psychological	406	500	100	0
	Account Classification Total: CO - Contractual Services	1,266	1,360	960	0
SU - Supplies and Maintenance					
270-61-635-396.44001_000	Supplies General	13,353	18,503	3,048	0
	Account Classification Total: SU - Supplies and Maintenance	13,353	18,503	3,048	0
UT - Utilities					
270-61-635-396.45001_002	Telephone Wireless/Tablet Service Plan	705	750	644	0
	Account Classification Total: UT - Utilities	705	750	644	0
MI - Miscellaneous Expenses					
270-61-635-396.47170	Training	0	500	1,333	0
	Account Classification Total: MI - Miscellaneous Expenses	0	500	1,333	0
	Program Total: 396 - ASES - Wakefield	109,199	108,796	76,313	0
	Division Total: 635 - Grants-Recreation	109,199	108,796	76,313	0
	Department Total: 61 - Recreation	109,199	108,796	76,313	0
	EXPENSES Total	109,199	108,796	76,313	0
	Fund REVENUE Total: 270 - Recreation Grants	59,640	108,796	87,037	0
	Fund EXPENSE Total: 270 - Recreation Grants	109,199	108,796	76,313	0
	Program Total: 396 - ASES - Wakefield	(49,559)	0	10,724	0
Program: 397 - ASES - Brown					
REVENUES					
CH - Charges for Services					

City of Turlock Proposed 26-27 Budget
Fund 270 Recreation Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
270-61-635-397.35720	Revenue	110,900	129,720	103,776	0
	Account Classification Total: CH - Charges for Services	110,900	129,720	103,776	0
	Program Total: 397 - ASES - Brown	110,900	129,720	103,776	0
	Division Total: 635 - Grants-Recreation	110,900	129,720	103,776	0
	Department Total: 61 - Recreation	110,900	129,720	103,776	0
	REVENUES Total	110,900	129,720	103,776	0
EXPENSES					
Department: 61 - Recreation					
Division: 635 - Grants-Recreation					
Program: 397 - ASES - Brown					
SA - Salaries					
270-61-635-397.41002_000	Part Time Help General	76,733	66,000	70,307	0
	Account Classification Total: SA - Salaries	76,733	66,000	70,307	0
BE - Benefits					
270-61-635-397.42006	SUI	49	28	16	0
270-61-635-397.42007	Workers Comp Insurance	165	354	378	0
270-61-635-397.42008	City Liability Insurance	3,121	2,813	2,996	0
270-61-635-397.42010	Medicare Tax	1,119	958	1,019	0
270-61-635-397.42011	Social Security	4,783	4,092	4,352	0
270-61-635-397.42300_011	Salary/Benefits Transfer To GF for ASES Program	20,178	30,400	13,147	0
	Account Classification Total: BE - Benefits	29,414	38,645	21,908	0
CO - Contractual Services					
270-61-635-397.43100_007	Insurance Abuse & Molestation	860	860	860	0
270-61-635-397.43155	Physicals, Shots & Psychological	287	750	307	0
	Account Classification Total: CO - Contractual Services	1,147	1,610	1,167	0
SU - Supplies and Maintenance					
270-61-635-397.44001_000	Supplies General	8,916	21,965	3,410	0
	Account Classification Total: SU - Supplies and Maintenance	8,916	21,965	3,410	0
UT - Utilities					
270-61-635-397.45001_002	Telephone Wireless/Tablet Service Plan	702	750	496	0
	Account Classification Total: UT - Utilities	702	750	496	0
MI - Miscellaneous Expenses					
270-61-635-397.47170	Training	0	750	1,333	0
	Account Classification Total: MI - Miscellaneous Expenses	0	750	1,333	0
	Program Total: 397 - ASES - Brown	116,912	129,720	98,621	0
	Division Total: 635 - Grants-Recreation	116,912	129,720	98,621	0
	Department Total: 61 - Recreation	116,912	129,720	98,621	0
	EXPENSES Total	116,912	129,720	98,621	0
	Fund REVENUE Total: 270 - Recreation Grants	110,900	129,720	103,776	0
	Fund EXPENSE Total: 270 - Recreation Grants	116,912	129,720	98,621	0
	Program Total: 397 - ASES - Brown	(6,011)	0	5,155	0

Program: 398 - Yerby Rec Facility

No revenues or expenses budgeted for this Fiscal Year.

Program: 399 - Recreation - General

REVENUES

OR - Other Revenues

City of Turlock Proposed 26-27 Budget
Fund 270 Recreation Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
270-61-635-399.37200_000	Donations General	2,367	1,500	1,645	1,500
	Account Classification Total: OR - Other Revenues	2,367	1,500	1,645	1,500
	Program Total: 399 - Recreation - General	2,367	1,500	1,645	1,500
	Division Total: 635 - Grants-Recreation	2,367	1,500	1,645	1,500
	Department Total: 61 - Recreation	2,367	1,500	1,645	1,500
	REVENUES Total	2,367	1,500	1,645	1,500
EXPENSES					
Department:	**61 - Recreation**				
Division:	**635 - Grants-Recreation**				
Program:	**399 - Recreation - General**				
MI - Miscellaneous Expenses					
270-61-635-399.47180	Recreation Scholarships	4,491	20,000	0	20,000
	Account Classification Total: MI - Miscellaneous Expenses	4,491	20,000	0	20,000
	Program Total: 399 - Recreation - General	4,491	20,000	0	20,000
	Division Total: 635 - Grants-Recreation	4,491	20,000	0	20,000
	Department Total: 61 - Recreation	4,491	20,000	0	20,000
	EXPENSES Total	4,491	20,000	0	20,000
	Fund REVENUE Total: 270 - Recreation Grants	2,367	1,500	1,645	1,500
	Fund EXPENSE Total: 270 - Recreation Grants	4,491	20,000	0	20,000
	Program Total: 399 - Recreation - General	(2,123)	(18,500)	1,645	(18,500)
Program:	**400 - Rec-Adults & Youth Sports**				
	No revenues or expenses budgeted for this Fiscal Year.				
Program:	**401 - Rec-Adults & Youth Aquatics**				
	No revenues or expenses budgeted for this Fiscal Year.				
Program:	**402 - Skate Park**				
	No revenues or expenses budgeted for this Fiscal Year.				
Program:	**404 - TAC (Teen Advisory Council)**				
REVENUES					
IN - Interest Income					
270-61-635-404.33000	Interest Income	106	0	(15)	200
	Account Classification Total: IN - Interest Income	106	0	(15)	200
	Program Total: 404 - TAC (Teen Advisory Council)	106	0	(15)	200
	Division Total: 635 - Grants-Recreation	106	0	(15)	200
	Department Total: 61 - Recreation	106	0	(15)	200
	REVENUES Total	106	0	(15)	200
	Fund REVENUE Total: 270 - Recreation Grants	106	0	(15)	200
	Fund EXPENSE Total: 270 - Recreation Grants				
	Program Total: 404 - TAC (Teen Advisory Council)	106	0	(15)	200
Program:	**405 - Teen Prevention Program**				
	No revenues or expenses budgeted for this Fiscal Year.				
Program:	**409 - ASES - Turlock Jr. High**				
REVENUES					

City of Turlock Proposed 26-27 Budget
Fund 270 Recreation Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
CH - Charges for Services					
270-61-635-409.35720	Revenue	94,470	101,701	81,361	0
	Account Classification Total: CH - Charges for Services	94,470	101,701	81,361	0
	Program Total: 409 - ASES - Turlock Jr. High	94,470	101,701	81,361	0
	Division Total: 635 - Grants-Recreation	94,470	101,701	81,361	0
	Department Total: 61 - Recreation	94,470	101,701	81,361	0
	REVENUES Total	94,470	101,701	81,361	0
EXPENSES					
Department: 61 - Recreation					
Division: 635 - Grants-Recreation					
Program: 409 - ASES - Turlock Jr. High					
SA - Salaries					
270-61-635-409.41002_000	Part Time Help General	51,407	45,000	45,631	0
	Account Classification Total: SA - Salaries	51,407	45,000	45,631	0
BE - Benefits					
270-61-635-409.42006	SUI	28	20	11	0
270-61-635-409.42007	Workers Comp Insurance	110	242	245	0
270-61-635-409.42008	City Liability Insurance	2,087	1,917	1,944	0
270-61-635-409.42010	Medicare Tax	745	653	662	0
270-61-635-409.42011	Social Security	3,187	2,790	2,825	0
270-61-635-409.42300_011	Salary/Benefits Transfer To GF for ASES Program	31,836	23,900	8,921	0
	Account Classification Total: BE - Benefits	37,993	29,522	14,608	0
CO - Contractual Services					
270-61-635-409.43100_007	Insurance Abuse & Molestation	860	860	860	0
270-61-635-409.43155	Physicals, Shots & Psychological	397	500	208	0
	Account Classification Total: CO - Contractual Services	1,257	1,360	1,068	0
SU - Supplies and Maintenance					
270-61-635-409.44001_000	Supplies General	18,116	24,569	4,828	0
	Account Classification Total: SU - Supplies and Maintenance	18,116	24,569	4,828	0
UT - Utilities					
270-61-635-409.45001_002	Telephone Wireless/Tablet Service Plan	922	750	847	0
	Account Classification Total: UT - Utilities	922	750	847	0
MI - Miscellaneous Expenses					
270-61-635-409.47170	Training	0	500	1,333	0
	Account Classification Total: MI - Miscellaneous Expenses	0	500	1,333	0
	Program Total: 409 - ASES - Turlock Jr. High	109,693	101,701	68,314	0
	Division Total: 635 - Grants-Recreation	109,693	101,701	68,314	0
	Department Total: 61 - Recreation	109,693	101,701	68,314	0
	EXPENSES Total	109,693	101,701	68,314	0
	Fund REVENUE Total: 270 - Recreation Grants	94,470	101,701	81,361	0
	Fund EXPENSE Total: 270 - Recreation Grants	109,693	101,701	68,314	0
	Program Total: 409 - ASES - Turlock Jr. High	(15,223)	0	13,046	0
Program: 415 - Active Military Banner Program					
REVENUES					
IN - Interest Income					
270-61-635-415.33000	Interest Income	169	0	(24)	200
	Account Classification Total: IN - Interest Income	169	0	(24)	200

City of Turlock Proposed 26-27 Budget
Fund 270 Recreation Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Program Total: 415 - Active Military Banner Program	169	0	(24)	200
	Division Total: 635 - Grants-Recreation	169	0	(24)	200
	Department Total: 61 - Recreation	169	0	(24)	200
	REVENUES Total	169	0	(24)	200
	Fund REVENUE Total: 270 - Recreation Grants	169	0	(24)	200
	Fund EXPENSE Total: 270 - Recreation Grants				
	Program Total: 415 - Active Military Banner Program	169	0	(24)	200
Program:	**417 - ASES Distance Learning Camp**				
	No revenues or expenses budgeted for this Fiscal Year.				
Program:	**418 - Holiday Lights Tour**				
	No revenues or expenses budgeted for this Fiscal Year.				
Program:	**419 - Recreation Equip Per Reso 04-049**				
REVENUES					
IN - Interest Income					
270-61-635-419.33000	Interest Income	422	0	(60)	500
	Account Classification Total: IN - Interest Income	422	0	(60)	500
	Program Total: 419 - Recreation Equip Per Reso 04-049	422	0	(60)	500
	Division Total: 635 - Grants-Recreation	422	0	(60)	500
	Department Total: 61 - Recreation	422	0	(60)	500
	REVENUES Total	422	0	(60)	500
EXPENSES					
Department:	**61 - Recreation**				
Division:	**635 - Grants-Recreation**				
Program:	**419 - Recreation Equip Per Reso 04-049**				
SU - Supplies and Maintenance					
270-61-635-419.44001_000	Supplies General	4,146	25,785	3,903	22,062
	Account Classification Total: SU - Supplies and Maintenance	4,146	25,785	3,903	22,062
	Program Total: 419 - Recreation Equip Per Reso 04-049	4,146	25,785	3,903	22,062
	Division Total: 635 - Grants-Recreation	4,146	25,785	3,903	22,062
	Department Total: 61 - Recreation	4,146	25,785	3,903	22,062
	EXPENSES Total	4,146	25,785	3,903	22,062
	Fund REVENUE Total: 270 - Recreation Grants	422	0	(60)	500
	Fund EXPENSE Total: 270 - Recreation Grants	4,146	25,785	3,903	22,062
	Program Total: 419 - Recreation Equip Per Reso 04-049	(3,723)	(25,785)	(3,962)	(21,562)
Program:	**420 - Senior Nutrition Infrastru Grant**				
	No revenues or expenses budgeted for this Fiscal Year.				
Fund Total: 270 - Recreation Grants					
	Fund REVENUE Total: 270 - Recreation Grants	638,665	760,877	618,349	2,400
	Fund EXPENSE Total: 270 - Recreation Grants	754,953	805,560	549,257	42,062
	Fund Total: 270 - Recreation Grants	(116,288)	(44,683)	69,092	(39,662)

Fund 271 Development Services Grants

PURPOSE

As grant opportunities become available the Planning Division submits applications, for the purpose of updating Planning Documents, the Municipal Code and improving processes or creating new or updated master plans.

PROGRAMS

The SB2, REAP, and LEAP Planning Grants as are State funded grants intended to be used to update and improve Planning processes, documents and standards to encourage and facilitate residential development. The Solar App Grant is funded by the California Energy Commission to help fund software improvements to allow for over the counter issuance of qualifying solar permits.

GOALS AND OBJECTIVES

- Expedite permit processing
- Adopt updates to the Municipal Code
- Update the Housing Element
- Adopt Master Plan for County Islands

City of Turlock Proposed 26-27 Budget
Fund 271 Development Services Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 271 - Development Services Grants					
Department: 40 - Development Services					
Division: 400 - Planning					
Program: 450 - SB 2 Grant					
REVENUES					
IG - Intergovernmental					
271-40-400-450.34166	SB 2 Grant Revenue	0	90,000	0	79,000
	Account Classification Total: IG - Intergovernmental	0	90,000	0	79,000
	Program Total: 450 - SB 2 Grant	0	90,000	0	79,000
	Division Total: 400 - Planning	0	90,000	0	79,000
	Department Total: 40 - Development Services	0	90,000	0	79,000
	REVENUES Total	0	90,000	0	79,000
Fund REVENUE	Total: 271 - Development Services Grants	0	90,000	0	79,000
Fund EXPENSE	Total: 271 - Development Services Grants				
	Program Total: 450 - SB 2 Grant	0	90,000	0	79,000
Program: 451 - LEAP Grant					
REVENUES					
IG - Intergovernmental					
271-40-400-451.34167	LEAP Grant	0	75,000	0	0
	Account Classification Total: IG - Intergovernmental	0	75,000	0	0
	Program Total: 451 - LEAP Grant	0	75,000	0	0
	Division Total: 400 - Planning	0	75,000	0	0
	Department Total: 40 - Development Services	0	75,000	0	0
	REVENUES Total	0	75,000	0	0
EXPENSES					
Department: 40 - Development Services					
Division: 400 - Planning					
Program: 451 - LEAP Grant					
CO - Contractual Services					
271-40-400-451.43055_000	Consultant General	107,422	0	0	0
	Account Classification Total: CO - Contractual Services	107,422	0	0	0
	Program Total: 451 - LEAP Grant	107,422	0	0	0
	Division Total: 400 - Planning	107,422	0	0	0
	Department Total: 40 - Development Services	107,422	0	0	0
	EXPENSES Total	107,422	0	0	0
Fund REVENUE	Total: 271 - Development Services Grants	0	75,000	0	0
Fund EXPENSE	Total: 271 - Development Services Grants	107,422	0	0	0
	Program Total: 451 - LEAP Grant	(107,422)	75,000	0	0
Program: 452 - REAP Grant					
REVENUES					
IG - Intergovernmental					
271-40-400-452.34168	REAP Grant	0	583,170	182,810	528,561
	Account Classification Total: IG - Intergovernmental	0	583,170	182,810	528,561
	Program Total: 452 - REAP Grant	0	583,170	182,810	528,561
	Division Total: 400 - Planning	0	583,170	182,810	528,561
	Department Total: 40 - Development Services	0	583,170	182,810	528,561

City of Turlock Proposed 26-27 Budget
Fund 271 Development Services Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	REVENUES Total	0	583,170	182,810	528,561
EXPENSES					
Department: 40 - Development Services					
Division: 400 - Planning					
Program: 452 - REAP Grant					
CO - Contractual Services					
271-40-400-452.43055_000	Consultant General	73,402	509,769	69,396	510,000
	Account Classification Total: CO - Contractual Services	73,402	509,769	69,396	510,000
	Program Total: 452 - REAP Grant	73,402	509,769	69,396	510,000
	Division Total: 400 - Planning	73,402	509,769	69,396	510,000
	Department Total: 40 - Development Services	73,402	509,769	69,396	510,000
	EXPENSES Total	73,402	509,769	69,396	510,000
Fund REVENUE	Total: 271 - Development Services Grants	0	583,170	182,810	528,561
Fund EXPENSE	Total: 271 - Development Services Grants	73,402	509,769	69,396	510,000
	Program Total: 452 - REAP Grant	(73,402)	73,401	113,414	18,561
Program: 453 - Solar App Grant-CA Energy Commis					
REVENUES					
CH - Charges for Services					
271-40-405-453.35720	Revenue	0	60,000	0	60,000
	Account Classification Total: CH - Charges for Services	0	60,000	0	60,000
	Program Total: 453 - Solar App Grant-CA Energy Commis	0	60,000	0	60,000
	Division Total: 405 - Building	0	60,000	0	60,000
	Department Total: 40 - Development Services	0	60,000	0	60,000
	REVENUES Total	0	60,000	0	60,000
EXPENSES					
Department: 40 - Development Services					
Division: 405 - Building					
Program: 453 - Solar App Grant-CA Energy Commis					
MI - Miscellaneous Expenses					
271-40-405-453.47179	Grant Expenses	0	60,000	0	60,000
	Account Classification Total: MI - Miscellaneous Expenses	0	60,000	0	60,000
	Program Total: 453 - Solar App Grant-CA Energy Commis	0	60,000	0	60,000
	Division Total: 405 - Building	0	60,000	0	60,000
	Department Total: 40 - Development Services	0	60,000	0	60,000
	EXPENSES Total	0	60,000	0	60,000
Fund REVENUE	Total: 271 - Development Services Grants	0	60,000	0	60,000
Fund EXPENSE	Total: 271 - Development Services Grants	0	60,000	0	60,000
	Program Total: 453 - Solar App Grant-CA Energy Commis	0	0	0	0
Fund Total: 271 - Development Services Grants					
Fund REVENUE	Total: 271 - Development Services Grants	0	808,170	182,810	667,561
Fund EXPENSE	Total: 271 - Development Services Grants	180,824	569,769	69,396	570,000
	Fund Total: 271 - Development Services Grants	(180,824)	238,401	113,414	97,561

Fund 423 PCE Downtown (Prop 1 Grant)

PURPOSE

The State Water Resources Control Board Prop 1 grant will help the City of Turlock improve local groundwater quality. The project will install groundwater extraction wells and a Soil Vapor Extraction (SVE) system in the Turlock Groundwater Subbasin. These improvements will clean up groundwater contaminated with a chemical called tetrachloroethylene (PCE) and help protect the city's drinking water wells from future contamination. The City is expected to receive approximately $19.4 million over the next three (3) years.

GOALS AND OBJECTIVES

- Deliver all necessary technical and administrative services to ensure successful completion of the project.
- Prepare and submit an investigation work plan.
- Prepare design plans, specifications, and bid documents.
- Award construction contracts as required.
- Replace and install two (2) groundwater supply wells with wellhead treatment.
- Install a minimum of three (3) new extraction wells
- Upgrade production well EW-1 by increasing its depth and installing a new pump
- Install a minimum of four (4) soil vapor extraction systems.
- Develop outreach materials regarding project progress and outcomes.

City of Turlock Proposed 26-27 Budget
Fund 423 PCE Downtown (Prop 1 Grant)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 423 - PCE Downtown (Prop 1 Grant)					
Department: 52 - Water					
Division: 550 - Operations					
REVENUES					
IG - Intergovernmental					
423-52-550.34178	State Grant Revenue	0	3,000,000	0	3,000,000
	Account Classification Total: IG - Intergovernmental	0	3,000,000	0	3,000,000
	Division Total: 550 - Operations	0	3,000,000	0	3,000,000
	Department Total: 52 - Water	0	3,000,000	0	3,000,000
	REVENUES Total	0	3,000,000	0	3,000,000
EXPENSES					
Department: 52 - Water					
Division: 550 - Operations					
CO - Contractual Services					
423-52-550.43195	Special Legal Counsel	1,276	50,000	13,253	50,000
	Account Classification Total: CO - Contractual Services	1,276	50,000	13,253	50,000
CA - Capital Outlay					
423-52-550.51270	Construction Project	63,655	2,950,000	313,299	2,950,000
	Account Classification Total: CA - Capital Outlay	63,655	2,950,000	313,299	2,950,000
	Division Total: 550 - Operations	64,931	3,000,000	326,552	3,000,000
	Department Total: 52 - Water	64,931	3,000,000	326,552	3,000,000
	EXPENSES Total	64,931	3,000,000	326,552	3,000,000
Fund REVENUE	Total: 423 - PCE Downtown (Prop 1 Grant)	0	3,000,000	0	3,000,000
Fund EXPENSE	Total: 423 - PCE Downtown (Prop 1 Grant)	64,931	3,000,000	326,552	3,000,000
	Fund Total: 423 - PCE Downtown (Prop 1 Grant)	(64,931)	0	(326,552)	0

Fund 424 Water Fund Grants

PURPOSE

The purpose of this grant is to address the water quality concerns is the City of Turlock's drinking water Well #35. The grant supports the identification, treatment, and mitigation of emerging contaminants and contaminants of concern to ensure safer and more reliable drinking water infrastructure. Funding was made available through the EPA's Emerging Contaminants in Small or Disadvantaged Communities (EC-SDC) program under the Infrastructure Investment and Jobs Act (IIJA).

GOALS AND OBJECTIVES

- Construct four (4) pairs of 12-foot diameter GAC vessels.
- Construct three (3) 12-foot diameter filter vessels.
- Construct chemical feed system.
- Construct transmission main connecting Well #35 to new treatment site.
- Construct a backwash equalization tank.
- Construct any other necessary piping and appurtenances.

City of Turlock Proposed 26-27 Budget
Fund 424 Water Fund Grants

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 424 - Water Fund Grants					
REVENUES					
Department: 52 - Water					
Division: 445 - Well 35 Treatment Grant					
IG - Intergovernmental					
424-52-445.34178	State Grant Revenue	0	0	0	15,361,000
	Account Classification Total: IG - Intergovernmental	0	0	0	15,361,000
	Division Total: 445 - Well 35 Treatment Grant	0	0	0	15,361,000
	Department Total: 52 - Water	0	0	0	15,361,000
	REVENUES Total	0	0	0	15,361,000
EXPENSES					
Department: 52 - Water					
Division: 445 - Well 35 Treatment Grant					
CO - Contractual Services					
424-52-445.43195	Special Legal Counsel	0	0	0	25,000
424-52-445.43327	Construction Management	0	0	0	15,000
424-52-445.43329	Environmental Services	0	0	0	10,000
424-52-445.43366	Design	0	0	0	250,000
	Account Classification Total: CO - Contractual Services	0	0	0	300,000
CA - Capital Outlay					
424-52-445.51001	Property Acquisition	0	0	0	2,200,000
424-52-445.51270	Construction Project	0	0	0	50,000
	Account Classification Total: CA - Capital Outlay	0	0	0	2,250,000
	Division Total: 445 - Well 35 Treatment Grant	0	0	0	2,550,000
	Department Total: 52 - Water	0	0	0	2,550,000
	EXPENSES Total	0	0	0	2,550,000
	Fund REVENUE Total: 424 - Water Fund Grants	0	0	0	15,361,000
	Fund EXPENSE Total: 424 - Water Fund Grants	0	0	0	2,550,000
	Fund Total: 424 - Water Fund Grants	0	0	0	12,811,000

Fund 625 - Successor Agency - LMI

PURPOSE

The Turlock former Redevelopment Agency was first activated in 1993 and amended in 1996. The total area covered just over 4.300 acres in the City of Turlock. The Agency's primary mission was to eliminate blight within the designated project area as well as promote economic development, help provide essential public facilities, and reconstruct and rehabilitate blighted properties. The general goals and objectives of the Agency were set forth in the Agency's Five-year Implementation Plan.

The City of Turlock serves as the Housing Successor Agency for the Low and Moderate Housing Set Aside (LMI) portion of the former Redevelopment Agency. Funds 621 and 625 reflect the changes necessary with the implementation of a series of enacted legislation which winds down the operations and obligations of the former Redevelopment Agency.

While tax increment revenue has ceased to be revenue to this account, Housing still receives payments and pay offs from loans made from these funds during the life of the Agency. Funds coming into this account are used to pay for the Senior Mobile Home Park rent subsidy program as well as the development of new affordable Housing.

City of Turlock Proposed 26-27 Budget
Fund 625 Successor Agency - LMI

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 625 - Successor Agency - LMI					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
CH - Charges for Services					
625-00-000.35019	Loan Repayments	16,403	35,000	4,157	10,000
	Account Classification Total: CH - Charges for Services	16,403	35,000	4,157	10,000
	Division Total: 000 - Non-Departmental	16,403	35,000	4,157	10,000
	Department Total: 00 - Non-Departmental	16,403	35,000	4,157	10,000
Department: 10 - Administration					
Division: 199 - Successor Agency - LMI					
IN - Interest Income					
625-10-199.33000	Interest Income	71,604	69,200	(11,502)	72,400
625-10-199.33099	Market Valuation	30,933	0	0	0
	Account Classification Total: IN - Interest Income	102,537	69,200	(11,502)	72,400
TI - Transfers In					
625-10-199.38001_190	Transfers In Fr Fund 621 Mobile Home Rent Sub	13,800	0	0	0
	Account Classification Total: TI - Transfers In	13,800	0	0	0
	Division Total: 199 - Successor Agency - LMI	116,337	69,200	(11,502)	72,400
	Department Total: 10 - Administration	116,337	69,200	(11,502)	72,400
	REVENUES Total	132,740	104,200	(7,345)	82,400
EXPENSES					
Department: 10 - Administration					
Division: 199 - Successor Agency - LMI					
SA - Salaries					
625-10-199.49007	Salary Charges From Other Departments	6,340	0	21,903	0
	Account Classification Total: SA - Salaries	6,340	0	21,903	0
CO - Contractual Services					
625-10-199.43060_000	Contract Services General	3,400	189,000	0	250,000
625-10-199.43195	Special Legal Counsel	0	10,000	1,132	0
	Account Classification Total: CO - Contractual Services	3,400	199,000	1,132	250,000
MI - Miscellaneous Expenses					
625-10-199.47200_001	Housing Set Aside Projects Affordable Housing Development	0	5,000	0	0
625-10-199.47200_007	Housing Set Aside Projects Mobile Home Rent Subsidy Program	13,800	0	0	0
625-10-199.47310	Property Maintenance	2,297	66,000	66,889	1,409
	Account Classification Total: MI - Miscellaneous Expenses	16,096	71,000	66,889	1,409
	Division Total: 199 - Successor Agency - LMI	25,836	270,000	89,924	251,409
	Department Total: 10 - Administration	25,836	270,000	89,924	251,409
	EXPENSES Total	25,836	270,000	89,924	251,409
	Fund REVENUE Total: 625 - Successor Agency - LMI	132,740	104,200	(7,345)	82,400
	Fund EXPENSE Total: 625 - Successor Agency - LMI	25,836	270,000	89,924	251,409
	Fund Total: 625 - Successor Agency - LMI	106,904	(165,800)	(97,269)	(169,009)

Fund 301 Capital Improvement

PURPOSE

To provide funding for capital repairs and replacements at City owned buildings, parks, and related amenities for which no other funding source is available. This is a discretionary fund, funded by transfers from the General Fund.

Pursuant to City Council Resolution 2014-075 a portion of this fund is dedicated to comply with the Federal Americans with Disabilities Act (ADA) and applicable state laws.

PROGRAMS

- ADA improvements to City owned buildings, parks, and related amenities.
- Sidewalk Repair Program for City owned buildings and parks.
- Major repairs and improvements to City owned buildings, parks, and related amenities.

GOALS AND OBJECTIVES

- Facilitate the City's ADA Transition Plan to comply with the Title II requirements of the Americans with Disabilities Act (ADA) of 1990 for accessibility to City programs, services, and activities.
- Extend the useful life of City owned buildings, parks, and related amenities.
- Regularly evaluate sidewalks in and around our facilities to address any out of repair sections.

City of Turlock Proposed 26-27 Budget
Fund 301 Capital Improvements

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 301 - Capital Improvements					
Department: 50 - Municipal Services					
Division: 520 - Capital Improvements					
REVENUES					
IN - Interest Income					
301-50-520.33000	Interest Income	103,477	286,500	(19,525)	104,600
	Account Classification Total: IN - Interest Income	103,477	286,500	(19,525)	104,600
OR - Other Revenues					
301-50-520.34309	Turlock Irrigation District Grant	197,264	197,264	0	0
	Account Classification Total: OR - Other Revenues	197,264	197,264	0	0
TI - Transfers In					
301-50-520.38001_007	Transfers In Fr Fd 410&420BCH Rent-Coll&Bill	0	0	0	15,800
301-50-520.38001_212	Transfers In Fr Fd 110 for Facility Maint	60,000	60,000	60,000	0
	Account Classification Total: TI - Transfers In	60,000	60,000	60,000	15,800
	Division Total: 520 - Capital Improvements	360,741	543,764	40,475	120,400
	Department Total: 50 - Municipal Services	360,741	543,764	40,475	120,400
	REVENUES Total	360,741	543,764	40,475	120,400
EXPENSES					
Department: 50 - Municipal Services					
Division: 520 - Capital Improvements					
MI - Miscellaneous Expenses					
301-50-520.47010	Bank Charges	290	5,600	0	300
	Account Classification Total: MI - Miscellaneous Expenses	290	5,600	0	300
CA - Capital Outlay					
301-50-520.51300	Construction Repairs/Improvements	4,194,661	400,000	400,205	303,000
301-50-520.51301	City Facilities Repairs	0	30,000	0	0
	Account Classification Total: CA - Capital Outlay	4,194,661	430,000	400,205	303,000
	Division Total: 520 - Capital Improvements	4,194,952	435,600	400,205	303,300
	Department Total: 50 - Municipal Services	4,194,952	435,600	400,205	303,300
	EXPENSES Total	4,194,952	435,600	400,205	303,300
	Fund REVENUE Total: 301 - Capital Improvements	360,741	543,764	40,475	120,400
	Fund EXPENSE Total: 301 - Capital Improvements	4,194,952	435,600	400,205	303,300
	Division Total: 520 - Capital Improvements	(3,834,211)	108,164	(359,729)	(182,900)
Division: 521 - Disability Access Claim Fee					
No revenues or expenses budgeted for this Fiscal Year.					
Division: 522 - CASp Cert & Training Fund					
REVENUES					
LI - Licenses & Permits					
301-50-522.31054	CASp Certification & Training Fee (AB 2164)	15,684	20,000	14,016	20,000
	Account Classification Total: LI - Licenses & Permits	15,684	20,000	14,016	20,000
	Division Total: 522 - CASp Cert & Training Fund	15,684	20,000	14,016	20,000
	Department Total: 50 - Municipal Services	15,684	20,000	14,016	20,000
	REVENUES Total	15,684	20,000	14,016	20,000
EXPENSES					
Department: 50 - Municipal Services					
Division: 522 - CASp Cert & Training Fund					
MI - Miscellaneous Expenses					

City of Turlock Proposed 26-27 Budget
Fund 301 Capital Improvements

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
301-50-522.47095_012	Training CASp Certification & Training	0	23,000	4,220	20,000
	Account Classification Total: MI - Miscellaneous Expenses	0	23,000	4,220	20,000
	Division Total: 522 - CASp Cert & Training Fund	0	23,000	4,220	20,000
	Department Total: 50 - Municipal Services	0	23,000	4,220	20,000
	EXPENSES Total	0	23,000	4,220	20,000
	Fund REVENUE Total: 301 - Capital Improvements	15,684	20,000	14,016	20,000
	Fund EXPENSE Total: 301 - Capital Improvements	0	23,000	4,220	20,000
	Division Total: 522 - CASp Cert & Training Fund	15,684	(3,000)	9,796	0
Division: 523 - ADA Improvements					
REVENUES					
TI - Transfers In					
301-50-523.38001_017	Transfers In Fr 110-10-112 ADA Improvements	25,000	25,000	25,000	0
301-50-523.38001_186	Transfers In Fr 217&410 ADA Sidewalk Improve	43,686	45,000	0	0
	Account Classification Total: TI - Transfers In	68,686	70,000	25,000	0
	Division Total: 523 - ADA Improvements	68,686	70,000	25,000	0
	Department Total: 50 - Municipal Services	68,686	70,000	25,000	0
	REVENUES Total	68,686	70,000	25,000	0
EXPENSES					
Department: 50 - Municipal Services					
Division: 523 - ADA Improvements					
CO - Contractual Services					
301-50-523.43298	ADA Transition Plan	2,493	307,686	176,353	25,000
	Account Classification Total: CO - Contractual Services	2,493	307,686	176,353	25,000
SU - Supplies and Maintenance					
301-50-523.44008	Engineered Wood Fiber (ADA)	19,716	30,000	0	30,000
	Account Classification Total: SU - Supplies and Maintenance	19,716	30,000	0	30,000
MI - Miscellaneous Expenses					
301-50-523.47320_003	Repair Program ADA Sidewalk Improvement	58,248	60,000	13,829	150,000
	Account Classification Total: MI - Miscellaneous Expenses	58,248	60,000	13,829	150,000
	Division Total: 523 - ADA Improvements	80,457	397,686	190,181	205,000
	Department Total: 50 - Municipal Services	80,457	397,686	190,181	205,000
	EXPENSES Total	80,457	397,686	190,181	205,000
	Fund REVENUE Total: 301 - Capital Improvements	68,686	70,000	25,000	0
	Fund EXPENSE Total: 301 - Capital Improvements	80,457	397,686	190,181	205,000
	Division Total: 523 - ADA Improvements	(11,771)	(327,686)	(165,181)	(205,000)
Fund Total: 301 - Capital Improvements					
	Fund REVENUE Total: 301 - Capital Improvements	445,111	633,764	79,491	140,400
	Fund EXPENSE Total: 301 - Capital Improvements	4,275,408	856,286	594,606	528,300
	Fund Total: 301 - Capital Improvements	(3,830,298)	(222,522)	(515,115)	(387,900)

Fund 302 Street Lighting

PURPOSE

The purpose of this fund is to provide a revenue stream for the reimbursement to developers for the installation of public street lights and the construction of a small number of public street lights on an annual basis.

PROGRAMS

This program collects fees from developers who build adjacent to roadways that have a fully functional street light system. These fees are collected on a linear foot basis and are used to reimburse the City of Turlock or developers who originally installed the street light facilities.

GOALS AND OBJECTIVES

- Provide reimbursement to developers for the installation of street light systems.
- Provide reimbursement to the City of Turlock for the installation of street light systems.
- Provide for the installation of a few new street lights in needed areas of the City, where needed and if funds are available.

City of Turlock Proposed 26-27 Budget
Fund 302 Street Light Installation

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 302 - Street Light Installation					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
302-00-000.33099	Market Valuation	2,495	0	0	0
	Account Classification Total: IN - Interest Income	2,495	0	0	0
	Division Total: 000 - Non-Departmental	2,495	0	0	0
	Department Total: 00 - Non-Departmental	2,495	0	0	0
Department: 40 - Development Services					
Division: 433 - Street Lighting					
IN - Interest Income					
302-40-433.33000	Interest Income	5,713	5,400	(916)	5,800
	Account Classification Total: IN - Interest Income	5,713	5,400	(916)	5,800
CH - Charges for Services					
302-40-433.35166	Street Light Revenues	8,185	2,000	17,213	6,000
	Account Classification Total: CH - Charges for Services	8,185	2,000	17,213	6,000
	Division Total: 433 - Street Lighting	13,897	7,400	16,298	11,800
	Department Total: 40 - Development Services	13,897	7,400	16,298	11,800
	REVENUES Total	16,392	7,400	16,298	11,800
EXPENSES					
Department: 40 - Development Services					
Division: 433 - Street Lighting					
SU - Supplies and Maintenance					
302-40-433.44001_204	Supplies Street Lighting Inventory	0	2,000	0	2,000
	Account Classification Total: SU - Supplies and Maintenance	0	2,000	0	2,000
CA - Capital Outlay					
302-40-433.51200	Misc Light Installation	0	150,000	0	150,000
	Account Classification Total: CA - Capital Outlay	0	150,000	0	150,000
	Division Total: 433 - Street Lighting	0	152,000	0	152,000
	Department Total: 40 - Development Services	0	152,000	0	152,000
	EXPENSES Total	0	152,000	0	152,000
Fund REVENUE	Total: 302 - Street Light Installation	16,392	7,400	16,298	11,800
Fund EXPENSE	Total: 302 - Street Light Installation	0	152,000	0	152,000
	Fund Total: 302 - Street Light Installation	16,392	(144,600)	16,298	(140,200)

Fund 305 Capital Facilities Fees

PURPOSE

The purpose of this fund is to provide a revenue stream from the development community for the construction of public infrastructure intended to mitigate Transportation, Police, Fire and General Government impacts caused by growth.

PROGRAMS

This program collects fees from developers at the time of building permit issuance and is intended to mitigate the impacts associated with growth caused by development. Specifically, this fee has four main components. The Transportation component provides for roadway, intersection, and bicycle improvements that mitigate the increased demand brought on our street network by development. The Police component provides for additional police facilities to accommodate additional officers, staff, and associated materials. The Fire component provides for additional fire facilities to accommodate additional firefighters, staff, and associated materials. The General Government component provides for additional general government facilities to accommodate additional staff and associated materials.

GOALS AND OBJECTIVES

- Continue construction of new and expanded infrastructure and facilities needed to serve new development in the City.
- Provide local match funding for the signalization and improvement of the West Main Street and Tegner Road intersection.

City of Turlock Proposed 26-27 Budget
Fund 305 Capital Facility Fees

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 305 - Capital Facility Fees					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
305-00-000.33099	Market Valuation	291,313	0	0	0
	Account Classification Total: IN - Interest Income	291,313	0	0	0
	Division Total: 000 - Non-Departmental	291,313	0	0	0
	Department Total: 00 - Non-Departmental	291,313	0	0	0
	REVENUES Total	291,313	0	0	0
	Fund REVENUE Total: 305 - Capital Facility Fees	291,313	0	0	0
	Fund EXPENSE Total: 305 - Capital Facility Fees				
	Division Total: 000 - Non-Departmental	291,313	0	0	0
Department: 40 - Development Services					
Division: 440 - Roadways					
REVENUES					
IN - Interest Income					
305-40-440.33160_001	Interest Income-CFF Roadways	308,370	262,300	(49,113)	311,500
	Account Classification Total: IN - Interest Income	308,370	262,300	(49,113)	311,500
CH - Charges for Services					
305-40-440.35167_002	Facility Fee Roadways	2,087,400	1,981,500	1,315,234	2,000,000
	Account Classification Total: CH - Charges for Services	2,087,400	1,981,500	1,315,234	2,000,000
	Division Total: 440 - Roadways	2,395,770	2,243,800	1,266,122	2,311,500
	Department Total: 40 - Development Services	2,395,770	2,243,800	1,266,122	2,311,500
	REVENUES Total	2,395,770	2,243,800	1,266,122	2,311,500
EXPENSES					
Department: 40 - Development Services					
Division: 440 - Roadways					
MI - Miscellaneous Expenses					
305-40-440.47010	Bank Charges	729	4,600	0	800
	Account Classification Total: MI - Miscellaneous Expenses	729	4,600	0	800
CA - Capital Outlay					
305-40-440.51270	Construction Project	51,483	1,340,000	387,000	400,000
	Account Classification Total: CA - Capital Outlay	51,483	1,340,000	387,000	400,000
	Division Total: 440 - Roadways	52,212	1,344,600	387,000	400,800
	Department Total: 40 - Development Services	52,212	1,344,600	387,000	400,800
	EXPENSES Total	52,212	1,344,600	387,000	400,800
	Fund REVENUE Total: 305 - Capital Facility Fees	2,395,770	2,243,800	1,266,122	2,311,500
	Fund EXPENSE Total: 305 - Capital Facility Fees	52,212	1,344,600	387,000	400,800
	Division Total: 440 - Roadways	2,343,558	899,200	879,121	1,910,700
Division: 441 - Police					
REVENUES					
CH - Charges for Services					
305-40-441.35167_007	Facility Fee Police	103,244	85,800	50,800	80,000
	Account Classification Total: CH - Charges for Services	103,244	85,800	50,800	80,000
	Division Total: 441 - Police	103,244	85,800	50,800	80,000
	Department Total: 40 - Development Services	103,244	85,800	50,800	80,000

City of Turlock Proposed 26-27 Budget
Fund 305 Capital Facility Fees

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	REVENUES Total	103,244	85,800	50,800	80,000
	Fund REVENUE Total: 305 - Capital Facility Fees	103,244	85,800	50,800	80,000
	Fund EXPENSE Total: 305 - Capital Facility Fees				
	Division Total: 441 - Police	103,244	85,800	50,800	80,000
Division: 442 - Admin Projects					
REVENUES					
IN - Interest Income					
305-40-442.33160_003	Interest Income-CFF Admin Projects	202,230	211,900	(33,046)	204,300
	Account Classification Total: IN - Interest Income	202,230	211,900	(33,046)	204,300
CH - Charges for Services					
305-40-442.35167_009	Facility Fee Administration Projects	216,805	136,700	110,812	140,000
	Account Classification Total: CH - Charges for Services	216,805	136,700	110,812	140,000
TI - Transfers In					
305-40-442.38001_007	Transfers In Fr Fd 410&420BCH Rent-Coll&Bill	15,800	15,800	11,850	15,800
	Account Classification Total: TI - Transfers In	15,800	15,800	11,850	15,800
	Division Total: 442 - Admin Projects	434,834	364,400	89,616	360,100
	Department Total: 40 - Development Services	434,834	364,400	89,616	360,100
	REVENUES Total	434,834	364,400	89,616	360,100
EXPENSES					
Department: 40 - Development Services					
Division: 442 - Admin Projects					
MI - Miscellaneous Expenses					
305-40-442.47010	Bank Charges	490	3,700	0	500
	Account Classification Total: MI - Miscellaneous Expenses	490	3,700	0	500
	Division Total: 442 - Admin Projects	490	3,700	0	500
	Department Total: 40 - Development Services	490	3,700	0	500
	EXPENSES Total	490	3,700	0	500
	Fund REVENUE Total: 305 - Capital Facility Fees	434,834	364,400	89,616	360,100
	Fund EXPENSE Total: 305 - Capital Facility Fees	490	3,700	0	500
	Division Total: 442 - Admin Projects	434,344	360,700	89,616	359,600
Division: 443 - Fire					
REVENUES					
IN - Interest Income					
305-40-443.33160_004	Interest Income-CFF Fire	72,495	76,900	(11,866)	73,300
	Account Classification Total: IN - Interest Income	72,495	76,900	(11,866)	73,300
CH - Charges for Services					
305-40-443.35167_008	Facility Fee Fire	58,466	51,600	28,634	50,000
	Account Classification Total: CH - Charges for Services	58,466	51,600	28,634	50,000
	Division Total: 443 - Fire	130,961	128,500	16,768	123,300
	Department Total: 40 - Development Services	130,961	128,500	16,768	123,300
	REVENUES Total	130,961	128,500	16,768	123,300
EXPENSES					
Department: 40 - Development Services					
Division: 443 - Fire					
MI - Miscellaneous Expenses					
305-40-443.47010	Bank Charges	175	1,300	0	200

City of Turlock Proposed 26-27 Budget
Fund 305 Capital Facility Fees

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Account Classification Total: MI - Miscellaneous Expenses	175	1,300	0	200
	Division Total: 443 - Fire	175	1,300	0	200
	Department Total: 40 - Development Services	175	1,300	0	200
	EXPENSES Total	175	1,300	0	200
	Fund REVENUE Total: 305 - Capital Facility Fees	130,961	128,500	16,768	123,300
	Fund EXPENSE Total: 305 - Capital Facility Fees	175	1,300	0	200
	Division Total: 443 - Fire	130,786	127,200	16,768	123,100
Division: 444 - Contingency					
REVENUES					
IN - Interest Income					
305-40-444.33160_005	Interest Income-CFF Contingency	8,525	9,300	(1,401)	8,700
	Account Classification Total: IN - Interest Income	8,525	9,300	(1,401)	8,700
	Division Total: 444 - Contingency	8,525	9,300	(1,401)	8,700
	Department Total: 40 - Development Services	8,525	9,300	(1,401)	8,700
	REVENUES Total	8,525	9,300	(1,401)	8,700
EXPENSES					
Department: 40 - Development Services					
Division: 444 - Contingency					
MI - Miscellaneous Expenses					
305-40-444.47010	Bank Charges	20	200	0	100
	Account Classification Total: MI - Miscellaneous Expenses	20	200	0	100
	Division Total: 444 - Contingency	20	200	0	100
	Department Total: 40 - Development Services	20	200	0	100
	EXPENSES Total	20	200	0	100
	Fund REVENUE Total: 305 - Capital Facility Fees	8,525	9,300	(1,401)	8,700
	Fund EXPENSE Total: 305 - Capital Facility Fees	20	200	0	100
	Division Total: 444 - Contingency	8,505	9,100	(1,401)	8,600
Division: 460 - Admin					
REVENUES					
IN - Interest Income					
305-40-460.33000	Interest Income	74,546	0	(10,542)	75,300
	Account Classification Total: IN - Interest Income	74,546	0	(10,542)	75,300
CH - Charges for Services					
305-40-460.35167_001	Facility Fee Admin Fee	85,639	143,400	53,001	80,000
	Account Classification Total: CH - Charges for Services	85,639	143,400	53,001	80,000
	Division Total: 460 - Admin	160,185	143,400	42,459	155,300
	Department Total: 40 - Development Services	160,185	143,400	42,459	155,300
	REVENUES Total	160,185	143,400	42,459	155,300
EXPENSES					
Department: 40 - Development Services					
Division: 460 - Admin					
CO - Contractual Services					
305-40-460.43030	City Engineering Services	0	50,000	0	0
305-40-460.43060_000	Contract Services General	0	150,000	0	1,000
305-40-460.43169	Reporting	21,993	25,000	16,896	25,000
	Account Classification Total: CO - Contractual Services	21,993	225,000	16,896	26,000
MI - Miscellaneous Expenses					

City of Turlock Proposed 26-27 Budget
Fund 305 Capital Facility Fees

G/L Account Number	Account Description		FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
305-40-460.47010	Bank Charges		155	1,200	0	200
	Account Classification Total: MI - Miscellaneous Expenses		155	1,200	0	200
	Division Total: 460 - Admin		22,148	226,200	16,896	26,200
	Department Total: 40 - Development Services		22,148	226,200	16,896	26,200
	EXPENSES Total		22,148	226,200	16,896	26,200
	Fund REVENUE	Total: 305 - Capital Facility Fees	160,185	143,400	42,459	155,300
	Fund EXPENSE	Total: 305 - Capital Facility Fees	22,148	226,200	16,896	26,200
	Division Total: 460 - Admin		138,037	(82,800)	25,563	129,100
Fund Total: 305 - Capital Facility Fees						
	Fund REVENUE	Total: 305 - Capital Facility Fees	3,524,833	2,975,200	1,464,363	3,038,900
	Fund EXPENSE	Total: 305 - Capital Facility Fees	75,046	1,576,000	403,896	427,800
	Fund Total: 305 - Capital Facility Fees		3,449,787	1,399,200	1,060,467	2,611,100

Fund 306 North Turlock Master Plan Fees

PURPOSE

The purpose of this fund is to provide a revenue stream from the development community within the North Turlock Master Plan area (approximately 370 acres) for the construction of public infrastructure with the intention of sharing costs of backbone infrastructure associated with transportation, sewer, and storm drains.

PROGRAMS

This program collects fees from developers at the time of building permit issuance and is intended to share the cost of backbone infrastructure within the North Turlock Master Plan (NTMP) area. Specifically, this fee has three main components. The Transportation component provides for roadway improvements within the plan area. The Sewer component provides for necessary improvements for the full build out of the NTMP. The Storm Drain component provides for necessary improvements for the full build out of the NTMP. All the public facilities were master planned and a fee was attributed to the NTMP area based on location, business use, and zoning.

City of Turlock Proposed 26-27 Budget
Fund 306 North Turlock Master Plan

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 306 - North Turlock Master Plan					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
306-00-000.33099	Market Valuation	31,956	0	0	0
	Account Classification Total: IN - Interest Income	31,956	0	0	0
	Division Total: 000 - Non-Departmental	31,956	0	0	0
	Department Total: 00 - Non-Departmental	31,956	0	0	0
	REVENUES Total	31,956	0	0	0
	Fund REVENUE Total: 306 - North Turlock Master Plan	31,956	0	0	0
	Fund EXPENSE Total: 306 - North Turlock Master Plan				
	Division Total: 000 - Non-Departmental	31,956	0	0	0
Department: 40 - Development Services					
Division: 455 - Transportation					
REVENUES					
IN - Interest Income					
306-40-455.33225_004	Interest Income-Transportation NAMP	29,016	32,600	(4,756)	29,400
	Account Classification Total: IN - Interest Income	29,016	32,600	(4,756)	29,400
	Division Total: 455 - Transportation	29,016	32,600	(4,756)	29,400
	Department Total: 40 - Development Services	29,016	32,600	(4,756)	29,400
	REVENUES Total	29,016	32,600	(4,756)	29,400
EXPENSES					
Department: 40 - Development Services					
Division: 455 - Transportation					
CO - Contractual Services					
306-40-455.43271	Reimburse School District	133,075	0	0	0
	Account Classification Total: CO - Contractual Services	133,075	0	0	0
MI - Miscellaneous Expenses					
306-40-455.47010	Bank Charges	173	1,600	0	200
	Account Classification Total: MI - Miscellaneous Expenses	173	1,600	0	200
CA - Capital Outlay					
306-40-455.51270	Construction Project	0	0	1,309	0
	Account Classification Total: CA - Capital Outlay	0	0	1,309	0
	Division Total: 455 - Transportation	133,248	1,600	1,309	200
	Department Total: 40 - Development Services	133,248	1,600	1,309	200
	EXPENSES Total	133,248	1,600	1,309	200
	Fund REVENUE Total: 306 - North Turlock Master Plan	29,016	32,600	(4,756)	29,400
	Fund EXPENSE Total: 306 - North Turlock Master Plan	133,248	1,600	1,309	200
	Division Total: 455 - Transportation	(104,233)	31,000	(6,065)	29,200
Division: 456 - Sewer					
REVENUES					
IN - Interest Income					
306-40-456.33223_006	Interest Income-Sewer NAMP	27,504	30,800	(4,507)	27,800
	Account Classification Total: IN - Interest Income	27,504	30,800	(4,507)	27,800
	Division Total: 456 - Sewer	27,504	30,800	(4,507)	27,800
	Department Total: 40 - Development Services	27,504	30,800	(4,507)	27,800

City of Turlock Proposed 26-27 Budget
Fund 306 North Turlock Master Plan

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	REVENUES Total	27,504	30,800	(4,507)	27,800
EXPENSES					
Department: 40 - Development Services					
Division: 456 - Sewer					
CO - Contractual Services					
306-40-456.43271	Reimburse School District	162,302	0	0	0
	Account Classification Total: CO - Contractual Services	162,302	0	0	0
	Division Total: 456 - Sewer	162,302	0	0	0
	Department Total: 40 - Development Services	162,302	0	0	0
	EXPENSES Total	162,302	0	0	0
Fund REVENUE	Total: 306 - North Turlock Master Plan	27,504	30,800	(4,507)	27,800
Fund EXPENSE	Total: 306 - North Turlock Master Plan	162,302	0	0	0
	Division Total: 456 - Sewer	(134,798)	30,800	(4,507)	27,800
Division: 457 - Storm					
REVENUES					
IN - Interest Income					
306-40-457.33000	Interest Income	(2,341)	16,500	0	0
306-40-457.33224_007	Interest Income-Storm NAMP	17,087	0	(2,417)	14,900
	Account Classification Total: IN - Interest Income	14,746	16,500	(2,417)	14,900
	Division Total: 457 - Storm	14,746	16,500	(2,417)	14,900
	Department Total: 40 - Development Services	14,746	16,500	(2,417)	14,900
	REVENUES Total	14,746	16,500	(2,417)	14,900
EXPENSES					
Department: 40 - Development Services					
Division: 457 - Storm					
CO - Contractual Services					
306-40-457.43271	Reimburse School District	22,656	0	0	0
	Account Classification Total: CO - Contractual Services	22,656	0	0	0
	Division Total: 457 - Storm	22,656	0	0	0
	Department Total: 40 - Development Services	22,656	0	0	0
	EXPENSES Total	22,656	0	0	0
Fund REVENUE	Total: 306 - North Turlock Master Plan	14,746	16,500	(2,417)	14,900
Fund EXPENSE	Total: 306 - North Turlock Master Plan	22,656	0	0	0
	Division Total: 457 - Storm	(7,910)	16,500	(2,417)	14,900
Division: 460 - Admin					
No revenues budgeted for this Fiscal Year.					
Fund Total: 306 - North Turlock Master Plan					
Fund REVENUE	Total: 306 - North Turlock Master Plan	103,222	79,900	(11,680)	72,100
Fund EXPENSE	Total: 306 - North Turlock Master Plan	318,206	1,600	1,309	200
	Fund Total: 306 - North Turlock Master Plan	(214,984)	78,300	(12,989)	71,900

Fund 307 Northeast Master Plan Area Fees

PURPOSE

The purpose of this fund is to provide a revenue stream from the development community within the Northeast Turlock Master Plan area (approximately 255 acres) for the construction of public infrastructure with the intention of sharing costs of backbone infrastructure associated with transportation, sewer, water, and storm drains.

PROGRAMS

This program collects fees from developers at the time of building permit issuance and is intended to share the cost of backbone infrastructure within the Northeast Turlock Master Plan (NETMP) area. Specifically, this fee has four main components. The Transportation component provides for roadway improvements within the plan area. The Sewer component provides for necessary improvements for the full build out of the NETMP. The Water component provides for necessary improvements for the full build out of the NETMP. The Storm Drain component provides for necessary improvements for the full build out of the NETMP. All the public facilities were master planned and a fee was attributed to the NETMP area based on location, business use, and zoning.

GOALS AND OBJECTIVES

- Monitor the construction of master plan improvements currently conditioned to be completed by subdivisions in construction.
- Continue to make reimbursements to developers for master planned improvements conditioned to be completed by subdivisions in construction.
- Make other improvements as funding comes available.

Note: Timing on further infrastructure and reimbursement to developers are dependent on actual development.

City of Turlock Proposed 26-27 Budget
Fund 307 NE Turlock Master Plan

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 307 - NE Turlock Master Plan					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
307-00-000.33099	Market Valuation	60,873	0	0	0
	Account Classification Total: IN - Interest Income	60,873	0	0	0
	Division Total: 000 - Non-Departmental	60,873	0	0	0
	Department Total: 00 - Non-Departmental	60,873	0	0	0
	REVENUES Total	60,873	0	0	0
	Fund REVENUE Total: 307 - NE Turlock Master Plan	60,873	0	0	0
	Fund EXPENSE Total: 307 - NE Turlock Master Plan				
	Division Total: 000 - Non-Departmental	60,873	0	0	0
Department: 40 - Development Services					
Division: 455 - Transportation					
REVENUES					
IN - Interest Income					
307-40-455.33225_005	Interest Income-Transportation NETMP	63,343	58,200	(10,136)	64,000
	Account Classification Total: IN - Interest Income	63,343	58,200	(10,136)	64,000
CH - Charges for Services					
307-40-455.35174_001	NETMP Fee Transportation	33,000	50,000	3,000	30,000
	Account Classification Total: CH - Charges for Services	33,000	50,000	3,000	30,000
	Division Total: 455 - Transportation	96,343	108,200	(7,136)	94,000
	Department Total: 40 - Development Services	96,343	108,200	(7,136)	94,000
	REVENUES Total	96,343	108,200	(7,136)	94,000
EXPENSES					
Department: 40 - Development Services					
Division: 455 - Transportation					
MI - Miscellaneous Expenses					
307-40-455.47010	Bank Charges	340	2,600	0	400
	Account Classification Total: MI - Miscellaneous Expenses	340	2,600	0	400
CA - Capital Outlay					
307-40-455.51270	Construction Project	0	100,000	0	100,000
	Account Classification Total: CA - Capital Outlay	0	100,000	0	100,000
	Division Total: 455 - Transportation	340	102,600	0	100,400
	Department Total: 40 - Development Services	340	102,600	0	100,400
	EXPENSES Total	340	102,600	0	100,400
	Fund REVENUE Total: 307 - NE Turlock Master Plan	96,343	108,200	(7,136)	94,000
	Fund EXPENSE Total: 307 - NE Turlock Master Plan	340	102,600	0	100,400
	Division Total: 455 - Transportation	96,003	5,600	(7,136)	(6,400)
Division: 456 - Sewer					
REVENUES					
IN - Interest Income					
307-40-456.33223_007	Interest Income-Sewer NETMP	7,255	7,200	(1,171)	7,400
	Account Classification Total: IN - Interest Income	7,255	7,200	(1,171)	7,400
	Division Total: 456 - Sewer	7,255	7,200	(1,171)	7,400
	Department Total: 40 - Development Services	7,255	7,200	(1,171)	7,400

City of Turlock Proposed 26-27 Budget
Fund 307 NE Turlock Master Plan

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	REVENUES Total	7,255	7,200	(1,171)	7,400
	Fund REVENUE Total: 307 - NE Turlock Master Plan	7,255	7,200	(1,171)	7,400
	Fund EXPENSE Total: 307 - NE Turlock Master Plan				
	Division Total: 456 - Sewer	7,255	7,200	(1,171)	7,400
Division: 457 - Storm					
REVENUES					
IN - Interest Income					
307-40-457.33224_008	Interest Income-Storm NETMP	48,891	48,200	(7,890)	49,400
	Account Classification Total: IN - Interest Income	48,891	48,200	(7,890)	49,400
	Division Total: 457 - Storm	48,891	48,200	(7,890)	49,400
	Department Total: 40 - Development Services	48,891	48,200	(7,890)	49,400
	REVENUES Total	48,891	48,200	(7,890)	49,400
EXPENSES					
Department: 40 - Development Services					
Division: 457 - Storm					
CO - Contractual Services					
307-40-457.43272	Reimburse Developers	0	47,476	0	0
	Account Classification Total: CO - Contractual Services	0	47,476	0	0
	Division Total: 457 - Storm	0	47,476	0	0
	Department Total: 40 - Development Services	0	47,476	0	0
	EXPENSES Total	0	47,476	0	0
	Fund REVENUE Total: 307 - NE Turlock Master Plan	48,891	48,200	(7,890)	49,400
	Fund EXPENSE Total: 307 - NE Turlock Master Plan	0	47,476	0	0
	Division Total: 457 - Storm	48,891	724	(7,890)	49,400
Division: 458 - Water					
REVENUES					
IN - Interest Income					
307-40-458.33226_002	Interest Income-Water NETMP	20,672	20,400	(3,336)	20,900
	Account Classification Total: IN - Interest Income	20,672	20,400	(3,336)	20,900
	Division Total: 458 - Water	20,672	20,400	(3,336)	20,900
	Department Total: 40 - Development Services	20,672	20,400	(3,336)	20,900
	REVENUES Total	20,672	20,400	(3,336)	20,900
EXPENSES					
Department: 40 - Development Services					
Division: 458 - Water					
CO - Contractual Services					
307-40-458.43272	Reimburse Developers	0	158,515	0	0
	Account Classification Total: CO - Contractual Services	0	158,515	0	0
	Division Total: 458 - Water	0	158,515	0	0
	Department Total: 40 - Development Services	0	158,515	0	0
	EXPENSES Total	0	158,515	0	0
	Fund REVENUE Total: 307 - NE Turlock Master Plan	20,672	20,400	(3,336)	20,900
	Fund EXPENSE Total: 307 - NE Turlock Master Plan	0	158,515	0	0
	Division Total: 458 - Water	20,672	(138,115)	(3,336)	20,900
Division: 460 - Admin					

City of Turlock Proposed 26-27 Budget
Fund 307 NE Turlock Master Plan

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
REVENUES					
IN - Interest Income					
307-40-460.33000	Interest Income	2,176.99	0.00	(307.87)	2,200.00
	Account Classification Total: IN - Interest Income	$2,176.99	$0.00	($307.87)	$2,200.00
	Division Total: 460 - Admin	$2,176.99	$0.00	($307.87)	$2,200.00
	Department Total: 40 - Development Services	$2,176.99	$0.00	($307.87)	$2,200.00
	REVENUES Total	$2,176.99	$0.00	($307.87)	$2,200.00
EXPENSES					
Department:	**40 - Development Services**				
Division:	**460 - Admin**				
CO - Contractual Services					
307-40-460.43030	City Engineering Services	98.33	5,000.00	0.00	1,000.00
307-40-460.43169	Reporting	1,221.88	1,250.00	939.24	1,000.00
307-40-460.43195	Special Legal Counsel	0.00	20,000.00	0.00	1,000.00
	Account Classification Total: CO - Contractual Services	$1,320.21	$26,250.00	$939.24	$3,000.00
	Division Total: 460 - Admin	$1,320.21	$26,250.00	$939.24	$3,000.00
	Department Total: 40 - Development Services	$1,320.21	$26,250.00	$939.24	$3,000.00
	EXPENSES Total	$1,320.21	$26,250.00	$939.24	$3,000.00
	Fund REVENUE Total: 307 - NE Turlock Master Plan	$2,176.99	$0.00	($307.87)	$2,200.00
	Fund EXPENSE Total: 307 - NE Turlock Master Plan	$1,320.21	$26,250.00	$939.24	$3,000.00
	Division Total: 460 - Admin	$856.78	($26,250.00)	($1,247.11)	($800.00)
Fund Total: 307 - NE Turlock Master Plan					
	Fund REVENUE Total: 307 - NE Turlock Master Plan	236,211	184,000	(19,841)	173,900
	Fund EXPENSE Total: 307 - NE Turlock Master Plan	1,660	334,841	939	103,400
	Fund Total: 307 - NE Turlock Master Plan	234,552	(150,841)	(20,780)	70,500

Fund 308 Turlock Regional Industrial Park

PURPOSE

The purpose of this fund is to provide a revenue stream from the development community within the Turlock Regional Industrial Park area (approximately 2,600 acres) for the construction of public infrastructure with the intention of sharing costs of backbone infrastructure associated with sewer and water.

PROGRAMS

This program collects fees from developers at the time of building permit issuance and is intended to share the cost of backbone infrastructure within the Turlock Regional Industrial Park area. Specifically, this fee has two main components. The Sewer component provides for necessary improvements for the full build out of the area. The Water component provides for necessary improvements for the full build out of the area. All the public facilities were master planned and a fee was attributed to the area based on location, business use, and zoning.

GOALS AND OBJECTIVES

- Continue construction of improvements as funding is available with emphasis on developing shovel ready sites south of West Main Street.

Note: Timing on further infrastructure and reimbursement to developers are dependent on actual development.

City of Turlock Proposed 26-27 Budget
Fund 308 Turlock Regional Industrial Park

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 308 - Turlock Regional Industrial Park					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
308-00-000.33099	Market Valuation	39,556	0	0	0
	Account Classification Total: IN - Interest Income	39,556	0	0	0
	Division Total: 000 - Non-Departmental	39,556	0	0	0
	Department Total: 00 - Non-Departmental	39,556	0	0	0
	REVENUES Total	39,556	0	0	0
Fund REVENUE	Total: 308 - Turlock Regional Industrial Park	39,556	0	0	0
Fund EXPENSE	Total: 308 - Turlock Regional Industrial Park				
	Division Total: 000 - Non-Departmental	39,556	0	0	0
Department: 40 - Development Services					
Division: 456 - Sewer					
REVENUES					
IN - Interest Income					
308-40-456.33223_008	Interest Income-Sewer WISP	38,048	36,500	(6,123)	38,500
	Account Classification Total: IN - Interest Income	38,048	36,500	(6,123)	38,500
CH - Charges for Services					
308-40-456.35179_002	Turlock Regional Industrial Park Sewer	18,695	56,500	1,113	20,000
	Account Classification Total: CH - Charges for Services	18,695	56,500	1,113	20,000
	Division Total: 456 - Sewer	56,743	93,000	(5,010)	58,500
	Department Total: 40 - Development Services	56,743	93,000	(5,010)	58,500
	REVENUES Total	56,743	93,000	(5,010)	58,500
Fund REVENUE	Total: 308 - Turlock Regional Industrial Park	56,743	93,000	(5,010)	58,500
Fund EXPENSE	Total: 308 - Turlock Regional Industrial Park				
	Division Total: 456 - Sewer	56,743	93,000	(5,010)	58,500
Division: 457 - Storm					
No revenues or expenses budgeted for this Fiscal Year.					
Division: 458 - Water					
REVENUES					
IN - Interest Income					
308-40-458.33222_001	Interest Income-WISP Potable Water	53,760	49,900	(8,616)	54,300
	Account Classification Total: IN - Interest Income	53,760	49,900	(8,616)	54,300
CH - Charges for Services					
308-40-458.35179_004	Turlock Regional Industrial Park Potable Water	38,279	100,000	2,789	30,000
	Account Classification Total: CH - Charges for Services	38,279	100,000	2,789	30,000
	Division Total: 458 - Water	92,039	149,900	(5,827)	84,300
	Department Total: 40 - Development Services	92,039	149,900	(5,827)	84,300
	REVENUES Total	92,039	149,900	(5,827)	84,300
Fund REVENUE	Total: 308 - Turlock Regional Industrial Park	92,039	149,900	(5,827)	84,300
Fund EXPENSE	Total: 308 - Turlock Regional Industrial Park				
	Division Total: 458 - Water	92,039	149,900	(5,827)	84,300

City of Turlock Proposed 26-27 Budget
Fund 308 Turlock Regional Industrial Park

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Division: 459 - Recycled Water					
No revenues or expenses budgeted for this Fiscal Year.					
Division: 460 - Admin					
REVENUES					
CH - Charges for Services					
308-40-460.35179_006	Turlock Regional Industrial Park Administration	1,709	4,400	3,741	4,000
	Account Classification Total: CH - Charges for Services	1,709	4,400	3,741	4,000
	Division Total: 460 - Admin	1,709	4,400	3,741	4,000
	Department Total: 40 - Development Services	1,709	4,400	3,741	4,000
	REVENUES Total	1,709	4,400	3,741	4,000
EXPENSES					
Department: 40 - Development Services					
Division: 460 - Admin					
CO - Contractual Services					
308-40-460.43030	City Engineering Services	0	5,000	0	1,000
308-40-460.43169	Reporting	1,222	1,250	939	1,250
	Account Classification Total: CO - Contractual Services	1,222	6,250	939	2,250
	Division Total: 460 - Admin	1,222	6,250	939	2,250
	Department Total: 40 - Development Services	1,222	6,250	939	2,250
	EXPENSES Total	1,222	6,250	939	2,250
Fund REVENUE	Total: 308 - Turlock Regional Industrial Park	1,709	4,400	3,741	4,000
Fund EXPENSE	Total: 308 - Turlock Regional Industrial Park	1,222	6,250	939	2,250
	Division Total: 460 - Admin	487	(1,850)	2,801	1,750
Division: 465 - In-Lieu Agreements					
No revenues or expenses budgeted for this Fiscal Year.					
Fund Total: 308 - Turlock Regional Industrial Park					
Fund REVENUE	Total: 308 - Turlock Regional Industrial Park	190,047	247,300	(7,097)	146,800
Fund EXPENSE	Total: 308 - Turlock Regional Industrial Park	1,222	6,250	939	2,250
	Fund Total: 308 - Turlock Regional Industrial Park	188,825	241,050	(8,036)	144,550

Fund 309 East Tuolumne Master Plan

PURPOSE

The purpose of this fund is to provide a revenue stream from the development community within the East Tuolumne Master Plan area (approximately 101 acres) for the construction of public infrastructure with the intention of sharing costs of backbone infrastructure associated with transportation, sewer, water, and storm drains.

PROGRAMS

This program collects fees from developers at the time of building permit issuance and is intended to share the cost of backbone infrastructure within the East Tuolumne Master Plan (ETMP) area. Specifically, this fee has four main components. The Transportation component provides for roadway improvements within and adjacent to the plan area. The Sewer component provides for necessary improvements for the full build out of the ETMP. The Water component provides for necessary improvements for the full build out of the ETMP. The Storm Drain component provides for necessary improvements for the full build out of the ETMP. All the public facilities were master planned and a fee was attributed to the ETMP area based on location, business use, and zoning.

GOALS AND OBJECTIVES

- Work with developers to continue building out the ETMP

City of Turlock Proposed 26-27 Budget
Fund 309 East Tuolumne Master Plan

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 309 - East Tuolumne Master Plan					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
309-00-000.33099	Market Valuation	1,763	0	0	0
	Account Classification Total: IN - Interest Income	1,763	0	0	0
	Division Total: 000 - Non-Departmental	1,763	0	0	0
	Department Total: 00 - Non-Departmental	1,763	0	0	0
	REVENUES Total	1,763	0	0	0
	Fund REVENUE Total: 309 - East Tuolumne Master Plan	1,763	0	0	0
	Fund EXPENSE Total: 309 - East Tuolumne Master Plan				
	Division Total: 000 - Non-Departmental	1,763	0	0	0
Department: 40 - Development Services					
Division: 455 - Transportation					
REVENUES					
CH - Charges for Services					
309-40-455.35201_001	E. Tuolumne Master Plan Fee Transportation	49,189	0	309,577	250,000
	Account Classification Total: CH - Charges for Services	49,189	0	309,577	250,000
	Division Total: 455 - Transportation	49,189	0	309,577	250,000
	Department Total: 40 - Development Services	49,189	0	309,577	250,000
	REVENUES Total	49,189	0	309,577	250,000
EXPENSES					
Department: 40 - Development Services					
Division: 455 - Transportation					
CO - Contractual Services					
309-40-455.43272	Reimburse Developers	0	138,700	245,333	0
	Account Classification Total: CO - Contractual Services	0	138,700	245,333	0
	Division Total: 455 - Transportation	0	138,700	245,333	0
	Department Total: 40 - Development Services	0	138,700	245,333	0
	EXPENSES Total	0	138,700	245,333	0
	Fund REVENUE Total: 309 - East Tuolumne Master Plan	49,189	0	309,577	250,000
	Fund EXPENSE Total: 309 - East Tuolumne Master Plan	0	138,700	245,333	0
	Division Total: 455 - Transportation	49,189	(138,700)	64,244	250,000
Division: 456 - Sewer					
REVENUES					
CH - Charges for Services					
309-40-456.35201_002	E. Tuolumne Master Plan Fee Sewer	21,171	0	88,605	80,000
	Account Classification Total: CH - Charges for Services	21,171	0	88,605	80,000
	Division Total: 456 - Sewer	21,171	0	88,605	80,000
	Department Total: 40 - Development Services	21,171	0	88,605	80,000
	REVENUES Total	21,171	0	88,605	80,000
	Fund REVENUE Total: 309 - East Tuolumne Master Plan	21,171	0	88,605	80,000
	Fund EXPENSE Total: 309 - East Tuolumne Master Plan				
	Division Total: 456 - Sewer	21,171	0	88,605	80,000

City of Turlock Proposed 26-27 Budget
Fund 309 East Tuolumne Master Plan

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Division: 458 - Water					
REVENUES					
CH - Charges for Services					
309-40-458.35201_004	E. Tuolumne Master Plan Fee Water	39,189	0	60,310	50,000
	Account Classification Total: CH - Charges for Services	39,189	0	60,310	50,000
	Division Total: 458 - Water	39,189	0	60,310	50,000
	Department Total: 40 - Development Services	39,189	0	60,310	50,000
	REVENUES Total	39,189	0	60,310	50,000
Fund REVENUE	Total: 309 - East Tuolumne Master Plan	39,189	0	60,310	50,000
Fund EXPENSE	Total: 309 - East Tuolumne Master Plan				
	Division Total: 458 - Water	39,189	0	60,310	50,000
Division: 460 - Admin					
REVENUES					
IN - Interest Income					
309-40-460.33000	Interest Income	2,574	0	(364)	2,700
	Account Classification Total: IN - Interest Income	2,574	0	(364)	2,700
CH - Charges for Services					
309-40-460.35201_005	E. Tuolumne Master Plan Fee Administration	5,477	40,000	22,925	20,000
	Account Classification Total: CH - Charges for Services	5,477	40,000	22,925	20,000
OR - Other Revenues					
309-40-460.35201_006	E. Tuolumne Master Plan Fee Master Plan Update	27,675	0	0	0
	Account Classification Total: OR - Other Revenues	27,675	0	0	0
	Division Total: 460 - Admin	35,726	40,000	22,561	22,700
	Department Total: 40 - Development Services	35,726	40,000	22,561	22,700
	REVENUES Total	35,726	40,000	22,561	22,700
EXPENSES					
Department: 40 - Development Services					
Division: 460 - Admin					
CO - Contractual Services					
309-40-460.43030	City Engineering Services	0	3,000	1,732	2,000
309-40-460.43060_000	Contract Services General	0	12,000	11,106	10,000
309-40-460.43169	Reporting	1,222	1,250	939	1,250
	Account Classification Total: CO - Contractual Services	1,222	16,250	13,777	13,250
	Division Total: 460 - Admin	1,222	16,250	13,777	13,250
	Department Total: 40 - Development Services	1,222	16,250	13,777	13,250
	EXPENSES Total	1,222	16,250	13,777	13,250
Fund REVENUE	Total: 309 - East Tuolumne Master Plan	35,726	40,000	22,561	22,700
Fund EXPENSE	Total: 309 - East Tuolumne Master Plan	1,222	16,250	13,777	13,250
	Division Total: 460 - Admin	34,504	23,750	8,784	9,450
Fund Total: 309 - East Tuolumne Master Plan					
Fund REVENUE	Total: 309 - East Tuolumne Master Plan	147,038	40,000	481,053	402,700
Fund EXPENSE	Total: 309 - East Tuolumne Master Plan	1,222	154,950	259,109	13,250
	Fund Total: 309 - East Tuolumne Master Plan	145,816	(114,950)	221,943	389,450

Fund 401 Airport

PURPOSE

The City of Turlock as owner and sponsor of the Turlock Municipal Airport competes for grant funds related to capital improvement projects at the Airport. The airport is located eight miles out East Avenue and is a General Aviation classified airport. The day-to-day operations of the airport are provided under contract with the Turlock Regional Aviation Association (TRAA).

The TRAA is a non-profit organization of local aviation enthusiasts and airport supporters. The City assists the TRAA by facilitating the expenditures and reporting of grant funds and in assuring that all federal grant assurances are met. In addition, other City program areas, such as Engineering, provide capital project assistance as new improvement projects are constructed. TRAA is actively working to implement revenue generating strategies at the airport to offset maintenance expenses and provide grant match funds for future projects. Examples of these strategies are leased storage space and an agricultural lease of non-aviation areas at the airport.

City of Turlock Proposed 26-27 Budget
Fund 401 Airport

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 401 - Airport					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
401-00-000.33099	Market Valuation	453	0	0	0
	Account Classification Total: IN - Interest Income	453	0	0	0
	Division Total: 000 - Non-Departmental	453	0	0	0
	Department Total: 00 - Non-Departmental	453	0	0	0
Department: 10 - Administration					
Division: 125 - Airport					
IN - Interest Income					
401-10-125.33000	Interest Income	800	0	(113)	900
	Account Classification Total: IN - Interest Income	800	0	(113)	900
IG - Intergovernmental					
401-10-125.34306	FAA Cares Act Airport Grant Revenue	30,000	30,000	0	0
401-10-125.34308	FAA ARPA Airport Grant Revenue	0	32,000	0	0
401-10-125.34300	State Operations Grant	10,000	10,000	0	10,000
	Account Classification Total: IG - Intergovernmental	40,000	72,000	0	10,000
	Division Total: 125 - Airport	40,800	72,000	(113)	10,900
	Department Total: 10 - Administration	40,800	72,000	(113)	10,900
	REVENUES Total	41,253	72,000	(113)	10,900
EXPENSES					
Department: 10 - Administration					
Division: 125 - Airport					
CO - Contractual Services					
401-10-125.43120_005	Building Maintenance Repairs	51,877	0	0	0
	Account Classification Total: CO - Contractual Services	51,877	0	0	0
MI - Miscellaneous Expenses					
401-10-125.47010	Bank Charges	2	50	0	100
401-10-125.47095_000	Training General/Travel	1,200	1,200	1,122	1,200
401-10-125.47182	FAA CARES Act Airport Grant-General Operations	0	30,000	0	0
401-10-125.47189	FAA ARPA Airport Grant-General Operations	0	32,000	0	0
	Account Classification Total: MI - Miscellaneous Expenses	1,202	63,250	1,122	1,300
CA - Capital Outlay					
401-10-125.51000	Capital Improvements	64,681	0	81	0
	Account Classification Total: CA - Capital Outlay	64,681	0	81	0
TO - Transfers Out					
401-10-125.48001_159	Transfers Out Airport Support	10,000	0	0	0
	Account Classification Total: TO - Transfers Out	10,000	0	0	0
	Division Total: 125 - Airport	127,760	63,250	1,202	1,300
	Department Total: 10 - Administration	127,760	63,250	1,202	1,300
	EXPENSES Total	127,760	63,250	1,202	1,300
	Fund REVENUE Total: 401 - Airport	41,253	72,000	(113)	10,900
	Fund EXPENSE Total: 401 - Airport	127,760	63,250	1,202	1,300
	Fund Total: 401 - Airport	(86,508)	8,750	(1,315)	9,600

Fund 602 Downtown Improvement Project

PURPOSE

The Downtown Revitalization Construction project began in June 1999 and resulted in infrastructure upgrades and improvements, as well as changing the downtown facade. The project included reconstruction of the curbs, gutters, sidewalks, and streets and the addition of decorative lighting, street trees, pots, medians, and landscape block outs in the sidewalks on West and East Main Street from Lander Avenue to Palm Street. Public art projects were part of the original revitalization vision and were originally funded here.

City of Turlock Proposed 26-27 Budget
Fund 602 Downtown Improvement Project

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 602 - Downtown Improvement Project					
Department: 10 - Administration					
Division: 166 - RDA - Downtown Improvement					
REVENUES					
IN - Interest Income					
602-10-166.33099	Market Valuation	3,555	0	0	0
	Account Classification Total: IN - Interest Income	3,555	0	0	0
	Division Total: 166 - RDA - Downtown Improvement	3,555	0	0	0
	Department Total: 10 - Administration	3,555	0	0	0
	REVENUES Total	3,555	0	0	0
EXPENSES					
Department: 10 - Administration					
Division: 166 - RDA - Downtown Improvement					
SU - Supplies and Maintenance					
602-10-166.44001_000	Supplies General	50	6,500	0	6,500
	Account Classification Total: SU - Supplies and Maintenance	50	6,500	0	6,500
CA - Capital Outlay					
602-10-166.51270	Construction Project	0	235,000	0	228,500
	Account Classification Total: CA - Capital Outlay	0	235,000	0	228,500
	Division Total: 166 - RDA - Downtown Improvement	50	241,500	0	235,000
	Department Total: 10 - Administration	50	241,500	0	235,000
	EXPENSES Total	50	241,500	0	235,000
Fund REVENUE	Total: 602 - Downtown Improvement Project	3,555	0	0	0
Fund EXPENSE	Total: 602 - Downtown Improvement Project	50	241,500	0	235,000
	Fund Total: 602 - Downtown Improvement Project	3,505	(241,500)	0	(235,000)

Fund 410 Water Quality Control

PURPOSE

The Water Quality Control Division is responsible for the collection, conveyance, treatment, and regulatory compliance of sanitary wastewater for the City of Turlock and the communities of Ceres, Keyes, and Denair. The Turlock Regional Water Quality Control Facility provides primary, secondary, and tertiary treatment of wastewater, including solids processing, to ensure compliance with water quality standards established by the State Water Resources Control Board and the U.S. Environmental Protection Agency. The Division also administers the City's industrial pretreatment program and is responsible for the operation and maintenance of wastewater collection infrastructure, lift stations, laboratory services and environmental compliance programs.

The Division conducts more than 70,000 water and wastewater analyses annually to ensure compliance with Federal and State water quality requirements. Professionally certified staff provide expertise in wastewater treatment, industrial pretreatment, laboratory analysis, environmental compliance, and utility operations. In addition, the Division supports the City's drinking water quality monitoring program and is responsible for wastewater regulatory compliance.

PROGRAMS

The Water Quality Control Division is organized into a number of program areas:

- **Wastewater Treatment Facility**: Operates and maintains the Turlock Regional Water Quality Control Facility, which treats an average of 11 million gallons of wastewater per day while ensuring compliance with all applicable permit requirements.
- **Wastewater Collection**: Operates, maintains and repairs the wastewater collection system including sewer mains, laterals, manholes and pump stations; responds to customer complaints; performs regular and systematic rodding, hydrocleaning and televising of sewer mains.
- **Laboratory**: Performs chemical, physical, biological, and bacteriological analyses of untreated and treated wastewater to evaluate treatment performance, support regulatory compliance, maintain required records, and prepare reports. The laboratory also conducts testing and analysis for the City's drinking water system.
- **Environmental Compliance**: Administers the City's industrial pretreatment program, including monitoring and reporting for 29 permitted non-domestic dischargers (18 major industries); conducts grease interceptor and sand/oil trap inspections; enforces wastewater and storm water regulations; and coordinates environmental and safety compliance programs.

PROGRAMS (cont.)

- **Administration**: Directs, plans, and oversees wastewater utility operations; prepares technical studies and regulatory reports; manages utility billing functions; coordinates customer service activities; and issues permits for connections to the wastewater collection system.
- **Capital Improvements**: Coordinates the planning, maintenance, rehabilitation, and upgrade of wastewater collection and treatment infrastructure to ensure reliable service and regulatory compliance.

GOALS AND OBJECTIVES

- Protect the public health, the environment, and the waters of the State of California by providing appropriate wastewater treatment processes to all wastewater collected, and by ensuring that all treated wastewater that is discharged from the Turlock Regional Water Quality Control Facility meets or exceeds State and Federal requirements.
- Operate and maintain the Turlock Regional Water Quality Control Facility and sanitary sewer system in a reliable, safe, productive, and cost-efficient manner. Provide excellent customer service.
- Ensure compliance with the Regional Water Quality Control Board's Order No. R5-2022-0034 and R5-2021-0005 (Waste Discharge Requirements for the Turlock Regional Water Quality Control Facility).
- Ensure that all treatment and conveyance facilities are operated effectively and efficiently.
- Continue an effective and coordinated preventative maintenance program for all wastewater infrastructure.
- Clean and video inspect ¼ of the sanitary sewer system every year.
- Undertake supplemental monitoring program to supply data for future permit requirements.
- Seek opportunities for the beneficial reuse of treated wastewater with emphasis in a regional approach for recycled water use.
- Continue programs that allow for the beneficial reuse of biosolids.
- Maintain dialogue with the Regional Water Quality Control Board on future Waste Discharge Requirements for the City of Turlock's Regional Water Quality Control Facility.
- Provide adequate training opportunities to remain abreast of technical, mechanical, safety and analytical improvements in the wastewater treatment and collection industry.
- Maintain laboratory accreditation, analytical quality assurance standards, and
- Respond to citizen inquires within 24 hours.

City of Turlock Proposed 26-27 Budget
Fund 410 Water Quality Control (WQC)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 410 - Water Quality Control (WQC)					
Department: 51 - Sewer					
Division Total: 145 - Vehicles/Equipment					
Program Total: 222 - WQC					
REVENUES					
TI - Transfers In					
410-51-145-222.38001_090	Transfers In Vehicle & Equip. Replacement	0	0	0	574,933
	Account Classification Total: TI - Transfers In	0	0	0	574,933
	Program Total: 222 - WQC	0	0	0	574,933
	Division Total: 145 - Vehicles/Equipment	0	0	0	574,933
	Department Total: 51 - Sewer	0	0	0	574,933
	REVENUES Total	0	0	0	574,933
EXPENSES					
Department: 51 - Sewer					
Division: 145 - Vehicles/Equipment					
Program: 222 - WQC					
CA - Capital Outlay					
410-51-145-222.51020	Equipment Replacement	0	0	0	968,025
	Account Classification Total: CA - Capital Outlay	0	0	0	968,025
	Program Total: 222 - WQC	0	0	0	968,025
	Division Total: 145 - Vehicles/Equipment	0	0	0	968,025
	Department Total: 51 - Sewer	0	0	0	968,025
	EXPENSES Total	0	0	0	968,025
Fund REVENUE	Total: 410 - Water Quality Control (WQC)	0	0	0	574,933
Fund EXPENSE	Total: 410 - Water Quality Control (WQC)	0	0	0	968,025
	Program Total: 222 - WQC	0	0	0	(393,092)
Program Total: 232 - Storm					
REVENUES					
TI - Transfers In					
410-51-145-232.38001_090	Transfers In Vehicle & Equip. Replacement	0	0	0	44,367
	Account Classification Total: TI - Transfers In	0	0	0	44,367
	Program Total: 232 - Storm	0	0	0	44,367
	Division Total: 145 - Vehicles/Equipment	0	0	0	44,367
	Department Total: 51 - Sewer	0	0	0	44,367
	REVENUES Total	0	0	0	44,367
EXPENSES					
Department: 51 - Sewer					
Division: 145 - Vehicles/Equipment					
Program: 232 - Storm					
CA - Capital Outlay					
410-51-145-232.51020	Equipment Replacement	0	0	0	59,000
	Account Classification Total: CA - Capital Outlay	0	0	0	59,000
	Program Total: 232 - Storm	0	0	0	59,000
	Division Total: 145 - Vehicles/Equipment	0	0	0	59,000
	Department Total: 51 - Sewer	0	0	0	59,000
	EXPENSES Total	0	0	0	59,000
Fund REVENUE	Total: 410 - Water Quality Control (WQC)	0	0	0	44,367

City of Turlock Proposed 26-27 Budget
Fund 410 Water Quality Control (WQC)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund EXPENSE	Total: 410 - Water Quality Control (WQC)	0	0	0	59,000
	Program Total: 232 - Storm	0	0	0	(14,633)
Division: 530 - Operations					
REVENUES					
IN - Interest Income					
410-51-530.33000	Interest Income	446,910	552,800	(74,156)	451,400
410-51-530.33099	Market Valuation	218,584	0	0	0
	Account Classification Total: IN - Interest Income	665,494	552,800	(74,156)	451,400
CH - Charges for Services					
410-51-530.35401_001	Admin Sewer Residential	476,244	0	739,695	900,000
410-51-530.35401_002	Admin Sewer Commercial	3	0	(49)	0
410-51-530.35402_001	Turlock Residential	10,873,325	10,764,891	7,784,538	10,680,000
410-51-530.35402_002	Turlock Commercial	1,971,765	2,251,157	1,937,080	2,680,000
410-51-530.35402_003	Turlock Industrial	8,623,068	12,746,045	10,236,172	14,050,000
410-51-530.35403	Monitoring Station/Effluent	21,500	22,296	17,350	185,000
410-51-530.35404	Other Sewer Charges	26,968	15,202	47,296	25,000
410-51-530.35405	Sewer Connections	6,362	6,081	15,773	6,000
410-51-530.35406	Utility Sign Up Fee - Sewer	4,453	5,000	0	4,000
410-51-530.35409	Office Space Rent - IT	8,100	10,800	9,000	10,800
410-51-530.35412	RWQCF Capacity Purchases	0	0	355	0
410-51-530.35415	Liquid Waste Haulers	122,582	100,000	113,880	125,000
	Account Classification Total: CH - Charges for Services	22,134,369	25,921,472	20,901,089	28,665,800
OR - Other Revenues					
410-51-530.37010_000	Miscellaneous General	4,860	0	23	0
410-51-530.37050	Unclaimed Property	0	0	1	0
410-51-530.37411	City Stores-Reimb Supplies from Depts	142,982	0	0	0
410-51-530.37030	Sale of Property	2,499	1,000	1,425	0
410-51-530.37084	Property Rent	12,250	12,250	6,125	21,000
	Account Classification Total: OR - Other Revenues	162,591	13,250	7,575	21,000
TI - Transfers In					
410-51-530.38001_089	Transfers In Computer Replacement	0	32,996	32,996	0
	Account Classification Total: TI - Transfers In	0	32,996	32,996	0
	Division Total: 530 - Operations	22,962,454	26,520,518	20,867,505	29,138,200
	Department Total: 51 - Sewer	22,962,454	26,520,518	20,867,505	29,138,200
	REVENUES Total	22,962,454	26,520,518	20,867,505	29,138,200
EXPENSES					
Department: 51 - Sewer					
Division: 530 - Operations					
SA - Salaries					
410-51-530.41001	Full Time Salaries	2,538,048	3,417,713	2,530,427	3,732,227
410-51-530.41002_000	Part Time Help General	41,777	106,340	37,141	83,720
410-51-530.41050	Bilingual Pay	11,775	15,962	13,530	18,488
410-51-530.41051	Confidential Pay	1,602	1,467	1,225	1,777
410-51-530.41052	Educational Incentive	6,754	7,095	6,504	7,424
410-51-530.41053	Sick Leave Conversion Pay	13,146	10,000	10,763	10,000
410-51-530.41054	Stand By Wages	15,319	15,000	25,938	25,000
410-51-530.41055	Vacation Conversion Pay	30,741	20,000	406	20,000
410-51-530.41056	Management Leave Conversion	4,387	4,500	1,547	4,500
410-51-530.41059	Continuous Service Pay	35,576	43,964	38,781	45,154
410-51-530.41100_001	Overtime Standard	140,638	123,000	149,724	150,000

City of Turlock Proposed 26-27 Budget
Fund 410 Water Quality Control (WQC)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
410-51-530.49006	Salary Credits From Other Departments	(131,597)	(105,000)	(54,063)	(127,500)
410-51-530.49007	Salary Charges From Other Departments	34,450	0	0	0
	Account Classification Total: SA - Salaries	2,742,617	3,660,041	2,761,924	3,970,790
BE - Benefits					
410-51-530.42002	Medical Dental Plan	470,283	586,443	623,423	567,732
410-51-530.42003	Vision Insurance	5,054	7,808	4,652	8,078
410-51-530.42004	Long Term Disability Insurance	9,977	12,816	10,821	12,946
410-51-530.42005	Life Insurance	5,416	6,460	4,938	5,678
410-51-530.42006	SUI	1,842	1,225	1,119	1,266
410-51-530.42007	Workers Comp Insurance	20,332	78,565	54,752	58,214
410-51-530.42008	City Liability Insurance	109,499	135,806	110,044	148,780
410-51-530.42009	PERS	477,262	620,627	458,746	676,337
410-51-530.42010	Medicare Tax	39,711	54,594	39,747	59,425
410-51-530.42011	Social Security	2,590	6,593	2,303	5,191
410-51-530.42012	Retiree Health Insurance	54,887	74,204	55,109	81,998
410-51-530.42013	Deferred Comp	22,031	33,578	22,225	38,255
410-51-530.42014	Deferred Comp In Lieu	14,352	19,950	18,722	22,515
410-51-530.42016	Employee Contrib To PERS	(232,829)	(314,265)	(231,780)	(342,594)
410-51-530.42019	PERS UAL (Unfunded Accrued Liability)	612,288	634,717	528,930	772,016
	Account Classification Total: BE - Benefits	1,612,693	1,959,121	1,703,752	2,115,837
CO - Contractual Services					
410-51-530.43005_000	Alarm Monitoring General	3,945	5,000	3,504	5,000
410-51-530.43010	Contract Attorney	59,323	50,000	412	50,000
410-51-530.43011	Gov't Relations / Public Affairs	31,250	33,000	25,500	37,500
410-51-530.43020	Car Wash	385	500	193	500
410-51-530.43035_000	City Hall Shared Costs-Contract Services Shared Costs	27,510	28,064	20,402	38,092
410-51-530.43040	Collection Service	517	3,000	966	2,000
410-51-530.43055_002	Consultant Audit	9,624	18,515	13,919	11,315
410-51-530.43064	Fire Extinguisher	0	2,500	808	2,500
410-51-530.43065	Copier Maintenance/Lease	2,989	6,000	2,553	3,000
410-51-530.43066	Printer Maintenance	2,202	2,000	1,380	2,500
410-51-530.43100_001	Insurance Property	103,738	143,794	143,794	166,085
410-51-530.43110	Laundry & Linen Service	12,763	15,000	10,072	15,000
410-51-530.43115_000	Maint-Air & Heat General	56,526	70,000	38,354	70,000
410-51-530.43125_002	Maintenance SCADA	17,334	75,000	15,105	75,000
410-51-530.43125_010	Maintenance Office/Computer Equip	1,587	1,500	922	0
410-51-530.43125_013	Maintenance New World Software	13,304	13,964	14,159	14,656
410-51-530.43125_016	Maintenance Weed Spraying	15,589	30,000	23,839	30,000
410-51-530.43125_037	Maintenance MMS Subscription	27,030	27,030	27,030	27,030
410-51-530.43150	Pest Control	3,360	5,000	2,544	5,000
410-51-530.43155	Physicals, Shots & Psychological	2,083	2,500	1,103	2,500
410-51-530.43170	Security	0	15,000	0	0
410-51-530.43175	Transaction Fees-Credit Card	11,449	11,000	4,143	11,000
410-51-530.43228_001	Radio System Maintenance Motorola System	3,273	1,669	3,324	959
410-51-530.43228_002	Radio System Maintenance Subscriber	7,053	7,378	7,158	2,119
410-51-530.43311	Contract - Analysis Water Waste	89,595	200,000	111,741	150,000
410-51-530.43312	Biosolids Recycling	162,421	250,000	228,381	250,000
410-51-530.43314	Contract Help - Service	257,512	341,000	192,983	366,000
410-51-530.43316	NPDES Permit Studies	196,188	300,000	127,881	200,000
410-51-530.43318	Professional Services-Debt	3,788	4,000	0	3,450

City of Turlock Proposed 26-27 Budget
Fund 410 Water Quality Control (WQC)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
410-51-530.43319	Regulatory Fees	150,966	238,000	157,732	238,000
410-51-530.43320	Special Services/Projects	52,734	70,000	8,907	56,000
410-51-530.43322	TID Gomes Lake	18,900	20,000	18,900	20,000
410-51-530.43346	RWQCF Master Plan Update & Capacity Study	44,306	40,000	0	160,000
	Account Classification Total: CO - Contractual Services	1,389,244	2,030,414	1,207,708	2,015,206
SU - Supplies and Maintenance					
410-51-530.44001_000	Supplies General	185,005	175,000	106,339	150,000
410-51-530.44001_115	Supplies Meters/Samplers	46,176	100,000	49,003	75,000
410-51-530.44001_116	Supplies Telemetry	16,222	25,000	9,096	20,000
410-51-530.44001_117	Supplies Transfer to OtherDepts/CityStore	118,162	0	0	0
410-51-530.44001_267	Supplies Laboratory	42,700	60,000	36,932	60,000
410-51-530.44005_002	Chemicals Miscellaneous	0	0	0	50,000
410-51-530.44005_004	Chemicals Ammonium Sulfate	0	25,000	0	50,000
410-51-530.44005_005	Chemicals Aluminum Chlorohydrate	58,577	160,000	158,576	150,000
410-51-530.44005_006	Chemicals Chlorine	1,378,266	1,460,000	1,134,852	1,500,000
410-51-530.44005_007	Chemicals Ferric Chloride	19,645	40,000	0	100,000
410-51-530.44005_008	Chemicals Polymer	58,053	75,000	45,652	75,000
410-51-530.44005_009	Chemicals Sodium Bisulfite	185,780	195,000	155,023	200,000
410-51-530.44010_001	Computer Software Maintenance	8,901	46,900	30,802	41,500
410-51-530.44010_010	Computer Software Maintenance-IVR	4,749	5,000	0	0
410-51-530.44010_100	Computer Replacement	0	7,700	5,563	11,250
410-51-530.44015_001	Utility Billing Supplies	7,242	6,000	3,980	6,000
410-51-530.44015_002	Utility Billing Postage	48,731	48,600	47,481	60,000
410-51-530.44015_003	Utility Billing Forms	11,973	12,100	12,268	14,400
410-51-530.44030_001	Minor Equipment Safety	5,628	25,000	5,168	15,000
410-51-530.44030_002	Minor Equipment Tools	31,599	25,000	13,901	25,000
410-51-530.44030_081	Minor Equipment Headworks	31,443	50,000	20,300	50,000
410-51-530.44030_082	Minor Equipment Flotator	7,867	50,000	25,077	50,000
410-51-530.44030_083	Minor Equipment Biotower	1,188	50,000	9,369	50,000
410-51-530.44030_084	Minor Equipment Aeration	31,079	130,000	21,607	50,000
410-51-530.44030_085	Minor Equipment Secondary Clarifier	4,058	50,000	13,432	50,000
410-51-530.44030_086	Minor Equipment High Rate Coagulation Clarifier	4,365	50,000	10,712	50,000
410-51-530.44030_087	Minor Equipment Cloth Filter	1,610	100,000	466	50,000
410-51-530.44030_088	Minor Equipment Chlorine	6,618	50,000	0	50,000
410-51-530.44030_089	Minor Equipment Dechlorination	4,603	50,000	3,291	50,000
410-51-530.44030_090	Minor Equipment Digester	55,832	50,000	39,877	200,000
410-51-530.44040_000	Postage General	3,656	6,000	2,566	6,000
410-51-530.44090	Office Equipment & Furniture	14,399	10,000	6,410	10,000
	Account Classification Total: SU - Supplies and Maintenance	2,394,125	3,137,300	1,967,743	3,269,150
UT - Utilities					
410-51-530.45001_000	Telephone General	28,718	25,000	21,868	30,000
410-51-530.45001_002	Telephone Wireless/Tablet Service Plan	13,636	15,000	12,325	15,000
410-51-530.45002_000	Turlock Irrigation District General	1,748,726	2,000,000	1,609,599	2,000,000
410-51-530.45002_009	Turlock Irrigation District TID - Irrigation Water	5,216	6,000	4,601	6,000
410-51-530.45003_000	PG & E General	53,328	148,000	64,715	150,000
410-51-530.45004	City Hall Shared Costs - Utilities	10,208	9,670	8,914	15,725
410-51-530.45007	Internet Access	1,082	1,000	956	1,200
	Account Classification Total: UT - Utilities	1,860,915	2,204,670	1,722,977	2,217,925
VE - Vehicle Expenses					

City of Turlock Proposed 26-27 Budget
Fund 410 Water Quality Control (WQC)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
410-51-530.46000	Auto Allowance	963	840	1,303	1,920
410-51-530.46010	Equipment Rental	18,342	30,000	38,707	30,000
410-51-530.46020	Fleet Maintenance Labor	52,135	15,000	18,193	20,000
410-51-530.46025	Outside Contractor Labor	12,061	4,000	5,354	10,000
410-51-530.46030_000	CNG General	922	2,000	348	2,000
410-51-530.46031	Fuel	62,729	60,000	38,661	60,000
410-51-530.46032	Vehicle & Small Equipment Maintenance Parts	36,056	20,000	10,120	20,000
410-51-530.46034	Vehicle Insurance	2,743	4,300	4,289	3,700
	Account Classification Total: VE - Vehicle Expenses	185,951	136,140	116,974	147,620
MI - Miscellaneous Expenses					
410-51-530.47005	Advertising	1,332	5,000	405	3,000
410-51-530.47010	Bank Charges	111,895	125,300	77,393	111,900
410-51-530.47015	Books & Subscriptions	2,464	5,000	1,054	2,500
410-51-530.47020	Certification	3,877	5,000	4,349	5,000
410-51-530.47040_000	Dues Miscellaneous	3,582	5,750	3,315	5,750
410-51-530.47050	Meetings	714	2,500	187	2,500
410-51-530.47065	Professional Development	1,756	1,920	896	2,460
410-51-530.47070_000	Property Taxes General	245	500	250	500
410-51-530.47080	Shoe Allowance	2,286	7,800	5,827	7,800
410-51-530.47081	Educational Assistance Program Reimbursement	144	1,000	0	1,000
410-51-530.47090	Testing & Recruitment	5,006	10,000	2,545	10,000
410-51-530.47095_000	Training General/Travel	30,790	75,000	23,547	50,000
410-51-530.47254	Education and Outreach	104	700	1,083	700
	Account Classification Total: MI - Miscellaneous Expenses	164,194	245,470	120,850	203,110
BD - Bad Debt					
410-51-530.47012	Bad Debt Expense	95,210	0	15,704	0
	Account Classification Total: BD - Bad Debt	95,210	0	15,704	0
DS - Debt Service					
410-51-530.53018_001	SRF Headworks Project Interest	312,904	301,636	285,856	274,339
410-51-530.53018_002	SRF Headworks Project Principal	0	1,240,746	0	1,268,042
410-51-530.53019_001	SRF Harding Drain ByPass Project Interest	179,260	166,760	162,578	149,802
410-51-530.53019_002	SRF Harding Drain ByPass Project Principal	0	770,790	0	787,747
410-51-530.53028_001	2022 Sewer Bonds Refunding Interest	756,570	676,010	850,278	596,535
410-51-530.53028_002	2022 Sewer Bonds Refunding Principal	0	2,614,000	0	2,702,000
	Account Classification Total: DS - Debt Service	1,248,735	5,769,942	1,298,712	5,778,465
TO - Transfers Out					
410-51-530.48001_007	Transfers Out To 301 & 305 BCH Rent-Coll&Bill	15,800	15,800	11,850	15,800
410-51-530.48001_008	Transfers Out To Fd 110 Bldg Maint-Coll & Bill	7,811	8,229	5,659	0
410-51-530.48001_009	Transfers Out To Fd 110 Utilities-Coll & Bill	2,991	2,835	2,613	0
410-51-530.48001_012	Transfers Out To Fd 501 Info Tech-GIS	35,704	50,596	26,863	52,195
410-51-530.48001_052	Transfers Out To Fd 110 GF Admin Fr Fd 410 WQC	866,106	979,030	815,860	994,007
410-51-530.48001_075	Transfers Out To Fd 110 Public Safety Services	307,638	307,638	256,370	603,526
410-51-530.48001_083	Transfers Out To Fd 501 for I.T. Services	116,807	150,846	125,710	228,827
410-51-530.48001_085	Transfers Out To Fd 501 IT Infrastructure	9,549	9,532	9,532	21,497
410-51-530.48001_089	Transfers Out To Fd 242 Computer Replacement	4,670	0	0	0
410-51-530.48001_090	Transfers Out Vehicle & Equip Replacement	40,000	115,000	115,000	574,933

City of Turlock Proposed 26-27 Budget
Fund 410 Water Quality Control (WQC)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
410-51-530.48005_002	Transfers Out - Reporting GASB 96 SBITA'S	7,829	0	0	0
	Account Classification Total: TO - Transfers Out	1,414,905	1,639,506	1,369,457	2,490,785
	Division Total: 530 - Operations	13,108,589	20,782,604	12,285,800	22,208,888
	Department Total: 51 - Sewer	13,108,589	20,782,604	12,285,800	22,208,888
	EXPENSES Total	13,108,589	20,782,604	12,285,800	22,208,888
Fund REVENUE	Total: 410 - Water Quality Control (WQC)	22,962,454	26,520,518	20,867,505	29,138,200
Fund EXPENSE	Total: 410 - Water Quality Control (WQC)	13,108,589	20,782,604	12,285,800	22,208,888
	Division Total: 530 - Operations	9,853,865	5,737,914	8,581,704	6,929,312
Division: 531 - Collection System					
REVENUES					
OR - Other Revenues					
410-51-531.37010_000	Miscellaneous General	558	0	0	0
410-51-531.37030	Sale of Property	1,578	0	310	0
	Account Classification Total: OR - Other Revenues	2,135	0	310	0
	Division Total: 531 - Collection System	2,135	0	310	0
	Department Total: 51 - Sewer	2,135	0	310	0
	REVENUES Total	2,135	0	310	0
EXPENSES					
Department: 51 - Sewer					
Division: 531 - Collection System					
SA - Salaries					
410-51-531.41001	Full Time Salaries	556,661	496,475	317,826	523,776
410-51-531.41002_000	Part Time Help General	8,949	8,000	15,080	12,000
410-51-531.41050	Bilingual Pay	2,015	2,238	1,832	2,347
410-51-531.41052	Educational Incentive	301	300	279	300
410-51-531.41053	Sick Leave Conversion Pay	3,282	5,000	3,234	5,000
410-51-531.41054	Stand By Wages	14,966	15,000	4,452	15,000
410-51-531.41055	Vacation Conversion Pay	3,578	2,500	1,883	2,500
410-51-531.41059	Continuous Service Pay	5,068	6,669	4,934	6,952
410-51-531.41100_001	Overtime Standard	94,554	75,000	39,236	75,000
410-51-531.49006	Salary Credits From Other Departments	(2,084)	0	0	0
	Account Classification Total: SA - Salaries	687,290	611,182	388,755	642,875
BE - Benefits					
410-51-531.42002	Medical Dental Plan	89,271	112,217	65,091	97,302
410-51-531.42003	Vision Insurance	1,043	1,512	516	1,404
410-51-531.42004	Long Term Disability Insurance	2,186	1,862	1,359	1,817
410-51-531.42005	Life Insurance	1,184	938	624	797
410-51-531.42006	SUI	566	211	186	213
410-51-531.42007	Workers Comp Insurance	7,716	17,006	10,912	12,414
410-51-531.42008	City Liability Insurance	29,564	20,357	18,739	21,341
410-51-531.42009	PERS	100,840	93,686	57,742	98,006
410-51-531.42010	Medicare Tax	9,759	8,862	5,490	9,322
410-51-531.42011	Social Security	553	496	935	744
410-51-531.42012	Retiree Health Insurance	11,133	10,230	6,357	10,770
410-51-531.42013	Deferred Comp	2,344	4,127	1,880	4,276
410-51-531.42014	Deferred Comp In Lieu	950	2,850	119	2,850
410-51-531.42016	Employee Contrib To PERS	(50,903)	(46,333)	(29,699)	(49,101)
410-51-531.42019	PERS UAL (Unfunded Accrued Liability)	188,532	197,229	164,360	135,953

City of Turlock Proposed 26-27 Budget
Fund 410 Water Quality Control (WQC)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Account Classification Total: BE - Benefits	394,737	425,250	304,611	348,108
CO - Contractual Services					
410-51-531.43020	Car Wash	42	100	18	100
410-51-531.43065	Copier Maintenance/Lease	328	1,000	327	1,000
410-51-531.43066	Printer Maintenance	0	500	0	500
410-51-531.43078	Tree Removal Services	0	20,000	2,450	20,000
410-51-531.43110	Laundry & Linen Service	1,551	3,000	1,184	3,000
410-51-531.43115_000	Maint-Air & Heat General	0	1,000	0	1,000
410-51-531.43125_019	Maintenance T.V.	0	5,000	0	0
410-51-531.43145	Pave Trenches	83,232	163,000	140,324	110,000
410-51-531.43150	Pest Control	49,996	50,000	350	50,000
410-51-531.43155	Physicals, Shots & Psychological	1,495	2,000	900	2,500
410-51-531.43228_001	Radio System Maintenance Motorola System	1,637	1,669	1,662	2,397
410-51-531.43228_002	Radio System Maintenance Subscriber	3,526	3,689	3,579	5,205
410-51-531.43319	Regulatory Fees	21,150	40,000	21,150	40,000
410-51-531.43324	Sewer Root System	0	25,000	0	25,000
	Account Classification Total: CO - Contractual Services	162,956	315,958	171,943	260,702
SU - Supplies and Maintenance					
410-51-531.44001_000	Supplies General	102,212	80,000	58,517	80,000
410-51-531.44001_005	Supplies Piping Supplies	25,360	125,000	25,922	125,000
410-51-531.44001_105	Supplies Asphalt Replacement Mix	180	30,000	1,602	30,000
410-51-531.44030_001	Minor Equipment Safety	1,871	10,000	2,564	10,000
410-51-531.44030_002	Minor Equipment Tools	12,350	10,000	5,843	10,000
	Account Classification Total: SU - Supplies and Maintenance	141,972	255,000	94,447	255,000
UT - Utilities					
410-51-531.45001_000	Telephone General	1,083	1,200	916	1,200
410-51-531.45002_000	Turlock Irrigation District General	57,211	60,000	51,704	60,000
	Account Classification Total: UT - Utilities	58,294	61,200	52,620	61,200
VE - Vehicle Expenses					
410-51-531.46010	Equipment Rental	4,158	5,000	(507)	5,000
410-51-531.46020	Fleet Maintenance Labor	99,299	60,000	49,245	60,000
410-51-531.46025	Outside Contractor Labor	6,812	70,000	13,215	40,000
410-51-531.46030_000	CNG General	360	0	0	0
410-51-531.46031	Fuel	29,717	30,000	28,583	40,000
410-51-531.46032	Vehicle & Small Equipment Maintenance Parts	105,682	30,000	28,997	30,000
410-51-531.46034	Vehicle Insurance	4,765	9,500	9,961	11,030
	Account Classification Total: VE - Vehicle Expenses	250,793	204,500	129,494	186,030
MI - Miscellaneous Expenses					
410-51-531.47020	Certification	2,846	10,000	1,590	5,000
410-51-531.47040_000	Dues Miscellaneous	4,929	10,000	3,558	10,000
410-51-531.47050	Meetings	160	2,000	0	2,000
410-51-531.47080	Shoe Allowance	1,681	7,500	1,719	7,500
410-51-531.47081	Educational Assistance Program Reimbursement	0	1,000	0	1,000
410-51-531.47090	Testing & Recruitment	200	5,000	74	2,500
410-51-531.47095_000	Training General/Travel	14,386	30,000	4,464	30,000
410-51-531.47254	Education and Outreach	4,045	10,000	311	10,000
	Account Classification Total: MI - Miscellaneous Expenses	28,248	75,500	11,716	68,000
TO - Transfers Out					
410-51-531.48001_083	Transfers Out To Fd 501 for I.T. Services	35,966	45,964	38,300	39,599

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
410-51-531.48001_085	Transfers Out To Fd 501 IT Infrastructure	2,940	2,962	2,962	3,720
	Account Classification Total: TO - Transfers Out	38,906	48,926	41,262	43,319
	Division Total: 531 - Collection System	1,763,196	1,997,516	1,194,849	1,865,234
	Department Total: 51 - Sewer	1,763,196	1,997,516	1,194,849	1,865,234
	EXPENSES Total	1,763,196	1,997,516	1,194,849	1,865,234
Fund REVENUE	Total: 410 - Water Quality Control (WQC)	2,135	0	310	0
Fund EXPENSE	Total: 410 - Water Quality Control (WQC)	1,763,196	1,997,516	1,194,849	1,865,234
	Division Total: 531 - Collection System	(1,761,061)	(1,997,516)	(1,194,539)	(1,865,234)
Division: 532 - Storm Basin Maintenance					
REVENUES					
OR - Other Revenues					
410-51-532.37010_000	Miscellaneous General	69	0	653	0
	Account Classification Total: OR - Other Revenues	69	0	653	0
	Division Total: 532 - Storm Basin Maintenance	69	0	653	0
	Department Total: 51 - Sewer	69	0	653	0
	REVENUES Total	69	0	653	0
EXPENSES					
Department: 51 - Sewer					
Division: 532 - Storm Basin Maintenance					
SA - Salaries					
410-51-532.41001	Full Time Salaries	347,572	395,605	324,413	416,885
410-51-532.41002_000	Part Time Help General	23,944	30,000	16,866	30,000
410-51-532.41002_005	Part Time Help Clerical	2,085	2,000	1,514	2,000
410-51-532.41050	Bilingual Pay	125	129	106	132
410-51-532.41051	Confidential Pay	310	257	211	265
410-51-532.41052	Educational Incentive	43	0	204	240
410-51-532.41053	Sick Leave Conversion Pay	6,031	5,000	1,947	5,000
410-51-532.41054	Stand By Wages	386	3,500	2,373	3,500
410-51-532.41055	Vacation Conversion Pay	4,196	3,000	0	3,000
410-51-532.41056	Management Leave Conversion	596	500	214	500
410-51-532.41059	Continuous Service Pay	13,826	13,833	11,336	14,436
410-51-532.41100_001	Overtime Standard	1,236	5,000	2,271	5,000
410-51-532.49006	Salary Credits From Other Departments	(259,053)	45,000	0	0
	Account Classification Total: SA - Salaries	141,297	503,824	361,453	480,958
BE - Benefits					
410-51-532.42002	Medical Dental Plan	71,167	73,141	93,054	68,168
410-51-532.42003	Vision Insurance	795	983	721	983
410-51-532.42004	Long Term Disability Insurance	1,379	1,484	1,400	1,446
410-51-532.42005	Life Insurance	744	748	636	634
410-51-532.42006	SUI	245	159	150	159
410-51-532.42007	Workers Comp Insurance	3,699	10,526	8,490	8,213
410-51-532.42008	City Liability Insurance	26,683	31,706	25,010	32,345
410-51-532.42009	PERS	66,403	74,148	60,713	78,221
410-51-532.42010	Medicare Tax	4,562	5,273	4,215	5,533
410-51-532.42011	Social Security	1,618	1,992	1,140	1,984
410-51-532.42012	Retiree Health Insurance	7,663	8,673	7,097	9,124
410-51-532.42013	Deferred Comp	4,020	5,049	3,515	5,267
410-51-532.42014	Deferred Comp In Lieu	2,058	2,052	1,741	2,052
410-51-532.42016	Employee Contrib To PERS	(32,555)	(36,932)	(30,246)	(38,912)

City of Turlock Proposed 26-27 Budget
Fund 410 Water Quality Control (WQC)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
410-51-532.42019	PERS UAL (Unfunded Accrued Liability)	85,008	88,036	73,360	95,361
	Account Classification Total: BE - Benefits	243,490	267,038	250,996	270,578
CO - Contractual Services					
410-51-532.43020	Car Wash	0	25	0	25
410-51-532.43065	Copier Maintenance/Lease	80	550	81	550
410-51-532.43110	Laundry & Linen Service	1,522	1,500	1,617	2,400
410-51-532.43120_005	Building Maintenance Repairs	711	3,000	0	3,000
410-51-532.43125_012	Maintenance Vandalism	1,950	2,000	0	2,000
410-51-532.43125_014	Maintenance Radio Maint/Repair	0	5,000	0	5,000
410-51-532.43125_016	Maintenance Weed Spraying	12,145	0	0	0
410-51-532.43125_020	Maintenance Pumps/Motors	19,531	30,000	28,012	30,000
410-51-532.43125_037	Maintenance MMS Subscription	2,703	2,703	2,703	2,703
410-51-532.43155	Physicals, Shots & Psychological	608	1,000	439	1,000
410-51-532.43296	Street Sweeping	260,376	0	0	0
410-51-532.43319	Regulatory Fees	0	57,000	51,419	57,000
	Account Classification Total: CO - Contractual Services	299,627	102,778	84,271	103,678
SU - Supplies and Maintenance					
410-51-532.44001_000	Supplies General	5,919	40,000	17,662	40,000
410-51-532.44001_006	Supplies Parks Storm Supplies	33,563	0	0	0
410-51-532.44001_118	Supplies Fencing	8,031	10,000	0	0
410-51-532.44005_010	Chemicals Fertilizers	(219)	0	0	0
410-51-532.44030_001	Minor Equipment Safety	3,471	5,000	0	5,000
410-51-532.44030_002	Minor Equipment Tools	4,041	15,000	4,266	15,000
	Account Classification Total: SU - Supplies and Maintenance	54,806	70,000	21,929	60,000
UT - Utilities					
410-51-532.45001_000	Telephone General	1,349	1,500	1,141	1,500
410-51-532.45001_002	Telephone Wireless/Tablet Service Plan	456	1,500	380	1,500
410-51-532.45002_000	Turlock Irrigation District General	97,177	0	0	0
410-51-532.45002_010	Turlock Irrigation District TID Improvement District	11,625	0	0	0
	Account Classification Total: UT - Utilities	110,607	3,000	1,521	3,000
VE - Vehicle Expenses					
410-51-532.46000	Auto Allowance	506	384	428	504
410-51-532.46010	Equipment Rental	293	5,000	57	5,000
410-51-532.46020	Fleet Maintenance Labor	43,191	28,000	17,811	28,000
410-51-532.46025	Outside Contractor Labor	2,492	5,500	28	5,500
410-51-532.46031	Fuel	10,899	10,000	4,572	10,000
410-51-532.46032	Vehicle & Small Equipment Maintenance Parts	31,753	11,500	9,925	11,500
410-51-532.46034	Vehicle Insurance	487	500	685	1,205
	Account Classification Total: VE - Vehicle Expenses	89,620	60,884	33,506	61,709
MI - Miscellaneous Expenses					
410-51-532.47065	Professional Development	242	306	27	322
410-51-532.47070_000	Property Taxes General	79	150	79	100
410-51-532.47070_001	Property Taxes WARP Storm Drain Direct Assess	102	150	102	120
410-51-532.47080	Shoe Allowance	1,050	2,000	906	2,000
410-51-532.47081	Educational Assistance Program Reimbursement	0	500	0	500
410-51-532.47095_000	Training General/Travel	0	1,200	0	1,200
410-51-532.47500	NPDES Phase II MS4 Storm Compliance	34,274	0	0	0
	Account Classification Total: MI - Miscellaneous Expenses	35,747	4,306	1,114	4,242
TO - Transfers Out					

City of Turlock Proposed 26-27 Budget
Fund 410 Water Quality Control (WQC)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
410-51-532.48001_083	Transfers Out To Fd 501 for I.T. Services	16,218	20,517	17,100	27,776
410-51-532.48001_085	Transfers Out To Fd 501 IT Infrastructure	1,326	1,322	1,322	2,609
410-51-532.48001_090	Transfers Out Vehicle & Equip Replacement	40,735	0	0	44,367
410-51-532.48001_186	Transfers Out To Fd 301 ADA Sidewalk Improve	14,562	15,000	0	0
	Account Classification Total: TO - Transfers Out	72,841	36,839	18,422	74,752
	Division Total: 532 - Storm Basin Maintenance	1,048,035	1,048,669	773,211	1,058,917
	Department Total: 51 - Sewer	1,048,035	1,048,669	773,211	1,058,917
	EXPENSES Total	1,048,035	1,048,669	773,211	1,058,917
Fund REVENUE	Total: 410 - Water Quality Control (WQC)	69	0	653	0
Fund EXPENSE	Total: 410 - Water Quality Control (WQC)	1,048,035	1,048,669	773,211	1,058,917
	Division Total: 532 - Storm Basin Maintenance	(1,047,966)	(1,048,669)	(772,558)	(1,058,917)
Division: 534 - Capital Repair/Replacement					
REVENUES					
CH - Charges for Services					
410-51-534.35430	Capital Repair/Replacement	1,390,525	1,200,000	0	0
	Account Classification Total: CH - Charges for Services	1,390,525	1,200,000	0	0
OR - Other Revenues					
410-51-534.39000	Gain on Disposal of Fixed Asset	50,200	0	0	0
	Account Classification Total: OR - Other Revenues	50,200	0	0	0
	Division Total: 534 - Capital Repair/Replacement	1,440,725	1,200,000	0	0
	Department Total: 51 - Sewer	1,440,725	1,200,000	0	0
	REVENUES Total	1,440,725	1,200,000	0	0
EXPENSES					
Department: 51 - Sewer					
Division: 534 - Capital Repair/Replacement					
CO - Contractual Services					
410-51-534.43096	Clean Digester	140,250	100,000	0	0
410-51-534.43125_038	Maintenance Fence Repair	0	20,000	0	0
410-51-534.43351	Facility Site Improvements	19,845	400,000	187,522	151,750
410-51-534.43353	RWQCF-OPS Building Repairs	8,220	75,000	2,651	25,000
410-51-534.43359	Professional Engineering Services	83,113	125,000	16,275	50,000
410-51-534.43363	Coating Contract	169,871	498,000	186,549	300,000
	Account Classification Total: CO - Contractual Services	421,300	1,218,000	392,997	526,750
SU - Supplies and Maintenance					
410-51-534.44030_001	Minor Equipment Safety	532	10,000	914	10,000
410-51-534.44030_007	Minor Equipment Storm	539	5,000	2,020	5,000
410-51-534.44030_028	Minor Equipment Lab	40,875	60,000	14,143	60,000
410-51-534.44030_042	Minor Equipment New TV Truck Software, Etc.	6,500	8,000	0	8,000
410-51-534.44030_048	Minor Equipment CCTV Camera	11,938	0	234	12,000
410-51-534.44030_067	Minor Equipment RTU Replacement Batteries	1,098	0	0	0
410-51-534.44030_081	Minor Equipment Headworks	0	50,000	1,102	50,000
410-51-534.44030_082	Minor Equipment Flotator	0	50,000	0	50,000
410-51-534.44030_083	Minor Equipment Biotower	0	50,000	0	50,000
410-51-534.44030_084	Minor Equipment Aeration	0	50,000	0	50,000
410-51-534.44030_085	Minor Equipment Secondary Clarifier	0	70,000	19,310	70,000
410-51-534.44030_086	Minor Equipment High Rate Coagulation Clarifier	0	75,000	24,210	75,000
410-51-534.44030_087	Minor Equipment Cloth Filter	0	65,000	0	65,000

City of Turlock Proposed 26-27 Budget
Fund 410 Water Quality Control (WQC)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
410-51-534.44030_088	Minor Equipment Chlorine	0	50,000	0	50,000
410-51-534.44030_089	Minor Equipment Dechlorination	0	50,000	0	50,000
410-51-534.44030_090	Minor Equipment Digester	0	225,000	46,671	225,000
410-51-534.44090	Office Equipment & Furniture	4,033	12,000	892	20,000
410-51-534.44100	Telemetry at Industry	3,086	0	0	0
410-51-534.44101	Industry Monitoring Equipment	48,709	150,000	9,200	150,000
410-51-534.44102	Telemetry Equipment	524	0	0	0
410-51-534.44103	Small Equipment Replacement - Parks	0	5,000	0	5,000
410-51-534.44105	Small Equipment Replacement	61,753	60,000	532	60,000
410-51-534.44106	Samplers	5,116	40,000	0	20,000
410-51-534.44110	WQC Pump Maintenance	66,984	150,000	100,934	150,000
410-51-534.44155	Homeland Security	0	20,000	0	20,000
Account Classification Total: SU - Supplies and Maintenance		251,688	1,255,000	220,163	1,255,000
CA - Capital Outlay					
410-51-534.51020	Equipment Replacement	0	255,000	0	0
410-51-534.51189	Sewer Line Replace-Alleys	171,746	350,000	152,348	350,000
410-51-534.51270	Construction Project	0	300,000	4,210	571,550
410-51-534.51300	Construction Repairs/Improvements	1,247,564	1,710,950	372,802	2,678,000
410-51-534.51343	Secondary Clarifier Equipment Replacement	101,281	0	0	0
410-51-534.51348	Flotator Equipment Replacement	13,747	0	0	0
410-51-534.51382	TV Inspection Van & Equipment	0	50,000	22,531	50,000
410-51-534.51389	Headworks Equipment Replacement	17,133	0	0	0
410-51-534.51390	Biotower Equipment Replacement	36,276	0	401	0
410-51-534.51391	Tertiary Equipment Replacement	9,808	0	0	0
410-51-534.51396	Data Management System Software	0	10,000	0	10,000
410-51-534.51398	Digester Equipment Replacement	143,594	0	6,324	0
410-51-534.51403	Chlorine Equipment Replacement	9,165	0	0	0
410-51-534.51404	Aeration Equipment Replacement	8,203	0	0	0
410-51-534.51407	Chemical Storage/Component Replace Proj.	686,153	200,000	256,285	200,000
410-51-534.51421	Tully Rd Sewer Trunk Main Evaluation/Replacement	5,317	3,000,000	9,010	3,000,000
410-51-534.51423	Security Fencing Corp Yard (North Side)	0	0	0	40,000
410-51-534.51900	Loss on Disposal of Fixed Assets	214,438	0	0	0
Account Classification Total: CA - Capital Outlay		2,664,426	5,875,950	823,911	6,899,550
Division Total: 534 - Capital Repair/Replacement		3,337,414	8,348,950	1,437,071	8,681,300
Department Total: 51 - Sewer		3,337,414	8,348,950	1,437,071	8,681,300
EXPENSES Total		3,337,414	8,348,950	1,437,071	8,681,300
Fund REVENUE	Total: 410 - Water Quality Control (WQC)	1,440,725	1,200,000	0	0
Fund EXPENSE	Total: 410 - Water Quality Control (WQC)	3,337,414	8,348,950	1,437,071	8,681,300
Division Total: 534 - Capital Repair/Replacement		(1,896,689)	(7,148,950)	(1,437,071)	(8,681,300)

City of Turlock Proposed 26-27 Budget
Fund 410 Water Quality Control (WQC)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund Total: 410 - Water Quality Control (WQC)					
Fund REVENUE	Total: 410 - Water Quality Control (WQC)	24,405,384	27,720,518	20,868,467	29,757,500
Fund EXPENSE	Total: 410 - Water Quality Control (WQC)	19,257,235	32,177,739	15,690,931	34,841,364
	Fund Total: 410 - Water Quality Control (WQC)	5,148,149	(4,457,221)	5,177,537	(5,083,864)

Fund 411 Storm Drainage Construction

PURPOSE

The purpose of this fund is to provide storm drain infrastructure throughout the City of Turlock in accordance with the Storm Water Master Plan adopted in 2013.

PROGRAMS

Master storm drain fees are collected from new development at the recordation of their Parcel or Subdivision Map or at building permit issuance. These fees are collected on a per acre and zoning basis.

GOALS AND OBJECTIVES

- Enhance the collection, storage and delivery of storm water to the San Joaquin River
- Ensure that development mitigates its impacts to the City storm drain system
- Complete the preparation of a new fee nexus study and adjust fees as needed

City of Turlock Proposed 26-27 Budget
Fund 411 Storm Drainage Construction

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 411 - Storm Drainage Construction					
Department: 51 - Sewer					
Division: 536 - Capital					
REVENUES					
IN - Interest Income					
411-51-536.33000	Interest Income	218,340	199,100	(34,955)	220,600
411-51-536.33099	Market Valuation	94,444	0	0	0
	Account Classification Total: IN - Interest Income	312,784	199,100	(34,955)	220,600
CH - Charges for Services					
411-51-536.35197_011	Admin Fee Stormwater Master Plan	10,519	15,000	8,441	15,000
411-51-536.35432	Storm Drainage Fees	399,419	250,000	254,773	250,000
	Account Classification Total: CH - Charges for Services	409,939	265,000	263,214	265,000
	Division Total: 536 - Capital	722,723	464,100	228,259	485,600
	Department Total: 51 - Sewer	722,723	464,100	228,259	485,600
	REVENUES Total	722,723	464,100	228,259	485,600
EXPENSES					
Department: 51 - Sewer					
Division: 536 - Capital					
CO - Contractual Services					
411-51-536.43030	City Engineering Services	0	5,000	0	5,000
411-51-536.43060_000	Contract Services General	0	20,000	0	20,000
411-51-536.43169	Reporting	1,222	1,250	939	1,250
	Account Classification Total: CO - Contractual Services	1,222	26,250	939	26,250
MI - Miscellaneous Expenses					
411-51-536.47010	Bank Charges	517	3,900	0	600
	Account Classification Total: MI - Miscellaneous Expenses	517	3,900	0	600
CA - Capital Outlay					
411-51-536.51270	Construction Project	3,583	5,000,000	2,740	1,030,000
	Account Classification Total: CA - Capital Outlay	3,583	5,000,000	2,740	1,030,000
	Division Total: 536 - Capital	5,322	5,030,150	3,679	1,056,850
	Department Total: 51 - Sewer	5,322	5,030,150	3,679	1,056,850
	EXPENSES Total	5,322	5,030,150	3,679	1,056,850
Fund REVENUE	Total: 411 - Storm Drainage Construction	722,723	464,100	228,259	485,600
Fund EXPENSE	Total: 411 - Storm Drainage Construction	5,322	5,030,150	3,679	1,056,850
	Fund Total: 411 - Storm Drainage Construction	717,400	(4,566,050)	224,581	(571,250)

Fund 412 Sewer Construction

PURPOSE

The purpose of this fund is to provide a revenue stream for the reimbursement to developers for the installation of public sewer lines and the construction of a small amount of public sewer lines on an annual basis.

PROGRAMS

This program collects fees from developers who build adjacent to roadways that have a fully functional sewer line. These fees are collected on a linear foot basis and are used to reimburse the City of Turlock or developers who originally installed the sewer lines.

GOALS AND OBJECTIVES

- Provide reimbursement to developers for the installation of sewer lines
- Provide reimbursement to the City of Turlock for the installation of sewer lines
- Provide for the installation of a small amount of sewer lines in needed areas of the City

City of Turlock Proposed 26-27 Budget
Fund 412 Sewer Construction

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 412 - Sewer Construction					
Department: 51 - Sewer					
Division: 536 - Capital					
REVENUES					
IN - Interest Income					
412-51-536.33000	Interest Income	12,368	15,200	(1,982)	12,500
412-51-536.33099	Market Valuation	5,441	0	0	0
	Account Classification Total: IN - Interest Income	17,809	15,200	(1,982)	12,500
CH - Charges for Services					
412-51-536.35433	Sewer Line Construction	63,921	70,000	159,831	80,000
	Account Classification Total: CH - Charges for Services	63,921	70,000	159,831	80,000
	Division Total: 536 - Capital	81,730	85,200	157,849	92,500
	Department Total: 51 - Sewer	81,730	85,200	157,849	92,500
	REVENUES Total	81,730	85,200	157,849	92,500
EXPENSES					
Department: 51 - Sewer					
Division: 536 - Capital					
MI - Miscellaneous Expenses					
412-51-536.47010	Bank Charges	29	300	0	100
412-51-536.47060	Prior Year Reimbursements	0	11,300	0	0
	Account Classification Total: MI - Miscellaneous Expenses	29	11,600	0	100
CA - Capital Outlay					
412-51-536.51270	Construction Project	35	350,000	0	350,000
	Account Classification Total: CA - Capital Outlay	35	350,000	0	350,000
	Division Total: 536 - Capital	64	361,600	0	350,100
	Department Total: 51 - Sewer	64	361,600	0	350,100
	EXPENSES Total	64	361,600	0	350,100
	Fund REVENUE Total: 412 - Sewer Construction	81,730	85,200	157,849	92,500
	Fund EXPENSE Total: 412 - Sewer Construction	64	361,600	0	350,100
	Fund Total: 412 - Sewer Construction	81,666	(276,400)	157,849	(257,600)

Fund 413 Water Quality Control Capital Expansion Reserve

PURPOSE

The Water Quality Control Capital Expansion Reserve is used to construct capital wastewater and storm water projects necessitated by new growth and development. The City of Turlock collects development impact fees to add capacity to the wastewater and storm water systems as new growth and development occurs, and to ensure that growth pays its own way without subsidies from existing customers.

PROGRAMS

To mitigate the impacts of growth on the City of Turlock's wastewater and storm water infrastructure, capital improvements are programmed to do the following:

- Ensure that new growth and development does not create deficiencies in the City's critical wastewater and storm water systems
- Invest prudently in critical infrastructure improvements that will improve system capacity
- Prepare strategic infrastructure and investment plans to effectively plan for growth and development with an appropriate financing strategy
- Ensure the City of Turlock Wastewater Treatment Facility remains a state of the art operation. Comply with the provisions RWQCB'S Waste Discharge Requirements for the City of Turlock's Control Facility

BUDGET HIGHLIGHTS

- No expansion projects are planned for the upcoming FY.

City of Turlock Proposed 26-27 Budget
Fund 413 WQC-Capital Expansion Reserve

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 413 - WQC-Capital Expansion Reserve					
Department: 51 - Sewer					
Division: 536 - Capital					
REVENUES					
IN - Interest Income					
413-51-536.33000	Interest Income	357,769	294,400	(57,117)	361,400
413-51-536.33099	Market Valuation	149,496	0	0	0
	Account Classification Total: IN - Interest Income	507,265	294,400	(57,117)	361,400
CH - Charges for Services					
413-51-536.35434	Sewer Capital Expansion Fee	1,070,449	1,000,000	364,380	0
	Account Classification Total: CH - Charges for Services	1,070,449	1,000,000	364,380	0
	Division Total: 536 - Capital	1,577,714	1,294,400	307,263	361,400
	Department Total: 51 - Sewer	1,577,714	1,294,400	307,263	361,400
	REVENUES Total	1,577,714	1,294,400	307,263	361,400
EXPENSES					
Department: 51 - Sewer					
Division: 536 - Capital					
MI - Miscellaneous Expenses					
413-51-536.47010	Bank Charges	848	5,800	0	900
	Account Classification Total: MI - Miscellaneous Expenses	848	5,800	0	900
	Division Total: 536 - Capital	848	5,800	0	900
	Department Total: 51 - Sewer	848	5,800	0	900
	EXPENSES Total	848	5,800	0	900
Fund REVENUE	Total: 413 - WQC-Capital Expansion Reserve	1,577,714	1,294,400	307,263	361,400
Fund EXPENSE	Total: 413 - WQC-Capital Expansion Reserve	848	5,800	0	900
	Division Total: 536 - Capital	1,576,866	1,288,600	307,263	360,500
Division: 537 - Headworks					
REVENUES					
CH - Charges for Services					
413-51-537.35435	Reserve Capacity Charges	172	0	(57)	0
	Account Classification Total: CH - Charges for Services	172	0	(57)	0
	Division Total: 537 - Headworks	172	0	(57)	0
	Department Total: 51 - Sewer	172	0	(57)	0
	REVENUES Total	172	0	(57)	0
EXPENSES					
Department: 51 - Sewer					
Division: 537 - Headworks					
MI - Miscellaneous Expenses					
413-51-537.47083	Industrial Rate Payer Assistance Program	940,443	1,750,000	1,240,164	0
	Account Classification Total: MI - Miscellaneous Expenses	940,443	1,750,000	1,240,164	0
	Division Total: 537 - Headworks	940,443	1,750,000	1,240,164	0
	Department Total: 51 - Sewer	940,443	1,750,000	1,240,164	0
	EXPENSES Total	940,443	1,750,000	1,240,164	0
Fund REVENUE	Total: 413 - WQC-Capital Expansion Reserve	172	0	(57)	0
Fund EXPENSE	Total: 413 - WQC-Capital Expansion Reserve	940,443	1,750,000	1,240,164	0
	Division Total: 537 - Headworks	(940,270)	(1,750,000)	(1,240,222)	0
Division: 539 - RWQCF Upgrade and Expansion					

City of Turlock Proposed 26-27 Budget
Fund 413 WQC-Capital Expansion Reserve

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
No revenues or expenses budgeted for this Fiscal Year.					
Fund Total: 413 - WQC-Capital Expansion Reserve					
Fund REVENUE	Total: 413 - WQC-Capital Expansion Reserve	1,577,886	1,294,400	307,205	361,400
Fund EXPENSE	Total: 413 - WQC-Capital Expansion Reserve	941,291	1,755,800	1,240,164	900
	Fund Total: 413 - WQC-Capital Expansion Reserve	636,596	(461,400)	(932,959)	360,500

Fund 414 Sewer Line/Trunk Construction

PURPOSE

The purpose of this fund is to provide a revenue stream for the construction of public sewer trunk lines.

PROGRAMS

This program collects fees from developers at the building permit based on the use and zoning of the proposed development or other criteria as provided for in the Municipal Code.

GOALS AND OBJECTIVES

- Provide reimbursement to developers for the installation of sewer trunk lines
- Provide funds to the City of Turlock for the installation of sewer trunk lines
- Complete the preparation of a new fee nexus study and adjust fees as needed

City of Turlock Proposed 26-27 Budget
Fund 414 Sewer Line/Trunk Construction

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 414 - Sewer LIne/Trunk Construction					
Department: 51 - Sewer					
Division: 536 - Capital					
REVENUES					
IN - Interest Income					
414-51-536.33000	Interest Income	120,245	107,400	(19,227)	121,500
414-51-536.33099	Market Valuation	52,094	0	0	0
	Account Classification Total: IN - Interest Income	172,339	107,400	(19,227)	121,500
CH - Charges for Services					
414-51-536.35197_012	Admin Fee Sewer Trunk Capacity Fee	12,731	10,000	7,619	10,000
414-51-536.35438	Line Construction	442,876	350,000	289,760	350,000
	Account Classification Total: CH - Charges for Services	455,607	360,000	297,379	360,000
	Division Total: 536 - Capital	627,946	467,400	278,152	481,500
	Department Total: 51 - Sewer	627,946	467,400	278,152	481,500
	REVENUES Total	627,946	467,400	278,152	481,500
EXPENSES					
Department: 51 - Sewer					
Division: 536 - Capital					
CO - Contractual Services					
414-51-536.43169	Reporting	1,222	1,250	939	1,250
	Account Classification Total: CO - Contractual Services	1,222	1,250	939	1,250
MI - Miscellaneous Expenses					
414-51-536.47010	Bank Charges	286	2,100	0	300
	Account Classification Total: MI - Miscellaneous Expenses	286	2,100	0	300
CA - Capital Outlay					
414-51-536.51270	Construction Project	275,289	2,700,000	107,700	1,390,000
	Account Classification Total: CA - Capital Outlay	275,289	2,700,000	107,700	1,390,000
	Division Total: 536 - Capital	276,797	2,703,350	108,640	1,391,550
	Department Total: 51 - Sewer	276,797	2,703,350	108,640	1,391,550
	EXPENSES Total	276,797	2,703,350	108,640	1,391,550
Fund REVENUE	Total: 414 - Sewer LIne/Trunk Construction	627,946	467,400	278,152	481,500
Fund EXPENSE	Total: 414 - Sewer LIne/Trunk Construction	276,797	2,703,350	108,640	1,391,550
	Fund Total: 414 - Sewer LIne/Trunk Construction	351,149	(2,235,950)	169,512	(910,050)

Fund 416 Recycle Water Sales

PURPOSE

This fund provides the funding for recycled water projects, primarily the Turlock component of the North Valley Regional Recycled Water Project (NVRRWP) through the sale of recycled water. The NVRRWP is a partnership between the cities of Turlock and Modesto who take their treated recycled water and send it to the Del Puerto Water District via the Delta Mendota Canal. The District, in turn, distributea that water to agricultural customers in its service area. The Del Puerto Water District was responsible for all costs associated with construction and operation of the program. The project constructed a pipeline to convey recycled water by gravity from the City of Turlock's Harding Drain Bypass Pipeline to a pump station at the City of Modesto's Water Quality Control Facility on Jennings Road, where it combines with recycled water from Modesto for conveyance to the Delta Mendota Canal. The Turlock Component of the North Valley Project involved 37,800 linear feet (seven miles) of 36-inch diameter pipeline.

GOALS AND OBJECTIVES

- Ensure Turlock's disinfected tertiary-treated wastewater "recycled water" is used in a beneficial manner
- Develop a stream or revenue from recycled water sales to construct, operate, and maintain capital infrastructure for the treatment and conveyance of recycled water

BUDGET HIGHLIGHTS

- While this project has been completed, maintenance is required for air relief valves, cathodic protection units, special valves and the Supervisory Control and Data Acquisition (SCADA) system.

City of Turlock Proposed 26-27 Budget
Fund 416 Recycled Water Sales

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 416 - Recycled Water Sales					
Department: 51 - Sewer					
Division: 530 - Operations					
REVENUES					
IN - Interest Income					
416-51-530.33000	Interest Income	147,819	127,100	(23,287)	0
416-51-530.33099	Market Valuation	55,756	0	0	0
	Account Classification Total: IN - Interest Income	203,575	127,100	(23,287)	0
IG - Intergovernmental					
416-51-530.34176	City of Modesto Cost Sharing	0	400,000	0	400,000
	Account Classification Total: IG - Intergovernmental	0	400,000	0	400,000
CH - Charges for Services					
416-51-530.35411	TID-Recycled Water-Walnut Energy Center	24,265	25,000	21,465	25,000
416-51-530.35414_002	Recycled Water Sales Del Puerto Water District	1,555,633	1,500,000	780,624	1,564,000
	Account Classification Total: CH - Charges for Services	1,579,899	1,525,000	802,089	1,589,000
	Division Total: 530 - Operations	1,783,474	2,052,100	778,802	1,989,000
	Department Total: 51 - Sewer	1,783,474	2,052,100	778,802	1,989,000
	REVENUES Total	1,783,474	2,052,100	778,802	1,989,000
EXPENSES					
Department: 51 - Sewer					
Division: 530 - Operations					
SA - Salaries					
416-51-530.49007	Salary Charges From Other Departments	141,686	110,000	58,582	114,000
	Account Classification Total: SA - Salaries	141,686	110,000	58,582	114,000
CO - Contractual Services					
416-51-530.43115_000	Maint-Air & Heat General	0	500	0	500
416-51-530.43125_016	Maintenance Weed Spraying	525	1,500	680	1,500
416-51-530.43150	Pest Control	0	500	0	500
416-51-530.43311	Contract - Analysis Water Waste	6,078	50,000	7,361	25,000
416-51-530.43314	Contract Help - Service	54,955	155,000	26,237	125,000
416-51-530.43316	NPDES Permit Studies	127,296	250,000	128,740	200,000
416-51-530.43318	Professional Services-Debt	500	0	0	500
416-51-530.43319	Regulatory Fees	67,536	95,000	624	95,000
416-51-530.43320	Special Services/Projects	7,834	20,000	0	10,000
	Account Classification Total: CO - Contractual Services	264,724	572,500	163,642	458,000
SU - Supplies and Maintenance					
416-51-530.44001_000	Supplies General	5,153	25,000	12,272	25,000
	Account Classification Total: SU - Supplies and Maintenance	5,153	25,000	12,272	25,000
UT - Utilities					
416-51-530.45002_000	Turlock Irrigation District General	67,148	100,000	56,436	85,000
416-51-530.45017	City of Modesto-O & M Flow through	0	400,000	0	400,000
	Account Classification Total: UT - Utilities	67,148	500,000	56,436	485,000
DS - Debt Service					
416-51-530.53024_001	SRF NVRRWP Loan Interest	324,182	315,428	314,237	305,326
416-51-530.53024_002	SRF NVRRWP Loan Principal	0	561,211	0	571,313
	Account Classification Total: DS - Debt Service	324,182	876,639	314,237	876,639
	Division Total: 530 - Operations	802,892	2,084,139	605,170	1,958,639
	Department Total: 51 - Sewer	802,892	2,084,139	605,170	1,958,639
	EXPENSES Total	802,892	2,084,139	605,170	1,958,639

City of Turlock Proposed 26-27 Budget
Fund 416 Recycled Water Sales

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund REVENUE	Total: 416 - Recycled Water Sales	1,783,474	2,052,100	778,802	1,989,000
Fund EXPENSE	Total: 416 - Recycled Water Sales	802,892	2,084,139	605,170	1,958,639
Fund Total: 416 - Recycled Water Sales		980,581	(32,039)	173,632	30,361

Fund 420 Water Enterprise

PURPOSE

The City of Turlock operates its own water utility that is responsible for the provision of an adequate and reliable supply of potable water to approximately 20,000 residential, commercial and industrial accounts. All water is monitored to ensure compliance with stringent health standards established by the State Division of Drinking Water (DDW). The water utility is also responsible for ensuring adequate fire flows and pressures for fire suppression purposes. In December 2017, City Council adopted a series of rate increases that ended in January 2022.

The City of Turlock Water Enterprise is responsible for the safe, reliable, and cost-effective delivery of potable water to approximately 20,000 residential, commercial, and industrial service connections. Operating as a self-supporting utility funded through water rates and service charges rather than the City's General Fund, the Water Enterprise Fund supports the continued delivery of high-quality drinking water, maintenance of adequate system capacity and reliability, protection of public health, compliance with applicable local, state, and federal regulations, and investment in the infrastructure necessary to meet current and future community needs while promoting the efficient and sustainable management of the City's water resources.

PROGRAMS

- **Water Production**: Operates and maintains the City's drinking water well system, which produced 4.041 billion gallons of potable water in 2025 from 15 active groundwater wells. The City of Turlock also received 2.103 billion gallons of surface water from SRWA in 2025.
- **Water Distribution**: Operates, maintains, and repairs the City's drinking water distribution system, which includes approximately 300 miles of water mains, three one-million-gallon water storage tanks, one two-million-gallon water terminal tank, and nearly 20,000 water meters.
- **Water Conservation**: Promotes the efficient and responsible use of water resources through conservation programs, public outreach, and regulatory compliance.
- **Capital Improvements**: Coordinates the planning, maintenance, rehabilitation, and expansion of the City's water production and distribution infrastructure.
- **Drinking Water Quality & Safety**: Protects the City's drinking water supply through water quality monitoring, implementation of drinking water standards, cross-connection control, and administration of the backflow prevention program.

PROGRAMS (cont.)

Regulatory Affairs: Ensures compliance with applicable local, state, and federal regulations governing potable water systems and environmental programs. Responsibilities include employee health and safety, water quality compliance, stormwater requirements, air quality, waste and recycling programs, public outreach, environmental stewardship initiatives, and long-range utility planning based on data analysis and infrastructure needs assessments.

GOALS AND OBJECTIVES

- Protect public health by providing a safe, reliable, and adequate supply of drinking water that meets or exceeds all applicable State Division of Drinking Water (DDW) standards.
- Operate and maintain the City's water production, treatment, storage, and distribution systems in a safe, reliable, efficient, and cost-effective manner while providing excellent customer service.
- Maintain compliance with all local, state, and federal regulatory requirements governing drinking water quality, water system operations, and environmental stewardship.
- Continue preventative maintenance programs and asset management practices to maximize system reliability, extend infrastructure life, and protect public investments.
- Plan, design, and construct capital improvement projects necessary to maintain system capacity, improve operational resiliency, enhance security at critical water facilities, and support future growth, including improvements to wells, storage tanks, and other essential water infrastructure.
- Begin the phased deployment of a citywide Advanced Metering Infrastructure (AMI) system to modernize meter reading operations, enhance leak detection capabilities, improve customer access to water usage information, and support long-term utility management goals.
- Promote water conservation and efficient water use through public outreach, education, and compliance with applicable state conservation requirements.
- Continue monitoring groundwater and surface water supplies, evaluating long-term water resource needs, and participating in regional water management efforts to ensure a sustainable and reliable water supply.
- Continue implementation, operation, and regulatory coordination associated with the Downtown PCE Mitigation Treatment System in partnership with the CVRWQCB to protect groundwater resources and support long-term water quality objectives.

City of Turlock Proposed 26-27 Budget
Fund 420 Water

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 420 - Water					
Department: 52 - Water					
Division Total: 145 - Vehicles/Equipment					
Program Total: 223 - Water Enterprise					
REVENUES					
TI - Transfers In					
420-52-145-223.38001_090	Transfers In Vehicle & Equip. Replacement	0	0	0	712,637
	Account Classification Total: TI - Transfers In	0	0	0	712,637
	Program Total: 223 - Water Enterprise	0	0	0	712,637
	Division Total: 145 - Vehicles/Equipment	0	0	0	712,637
	Department Total: 52 - Water	0	0	0	712,637
	REVENUES Total	0	0	0	712,637
EXPENSES					
Department: 52 - Water					
Division: 145 - Vehicles/Equipment					
Program: 223 - Water Enterprise					
CA - Capital Outlay					
420-52-145-223.51020	Equipment Replacement	0	0	0	478,650
	Account Classification Total: CA - Capital Outlay	0	0	0	478,650
	Program Total: 223 - Water Enterprise	0	0	0	478,650
	Division Total: 145 - Vehicles/Equipment	0	0	0	478,650
	Department Total: 52 - Water	0	0	0	478,650
	EXPENSES Total	0	0	0	478,650
	Fund REVENUE Total: 420 - Water	0	0	0	712,637
	Fund EXPENSE Total: 420 - Water	0	0	0	478,650
	Program Total: 223 - Water Enterprise	0	0	0	233,987
Division: 550 - Operations					
REVENUES					
IN - Interest Income					
420-52-550.33000	Interest Income	769,697	566,600	(118,329)	777,400
420-52-550.33099	Market Valuation	348,013	0	0	0
420-52-550.33191	Interest Income-2017 Water Bond	6,055	0	0	6,200
	Account Classification Total: IN - Interest Income	1,123,765	566,600	(118,329)	783,600
IG - Intergovernmental					
420-52-550.35507	PCE Recovery-Prop 1 Grant	131,264	0	448,045	0
	Account Classification Total: IG - Intergovernmental	131,264	0	448,045	0
CH - Charges for Services					
420-52-550.35500_001	Water Sales Residential Flat	41,243	25,000	29,738	35,000
420-52-550.35500_002	Water Sales Residential Metered	15,700,454	15,700,000	12,350,999	16,300,000
420-52-550.35500_003	Water Sales Multiple Flat	658,841	630,000	514,768	630,000
420-52-550.35500_004	Water Sales Commercial Flat	27,932	25,000	13,069	0
420-52-550.35500_005	Water Sales Multiple Metered	1,720,876	1,740,000	1,390,199	1,860,000
420-52-550.35500_006	Water Sales Commercial Metered	2,711,406	2,800,000	2,091,228	2,800,000
420-52-550.35500_007	Water Sales Industrial Metered	1,991,496	1,950,000	1,503,994	2,000,000
420-52-550.35500_008	Water Sales Landscape Meter	1,316,856	1,300,000	1,014,827	1,350,000
420-52-550.35501	Water Connection Fee	53,742	65,000	90,048	65,000
420-52-550.35502	Construction Water	21,794	18,000	13,839	18,000
420-52-550.35503	Water Analysis	11,383	10,000	13,974	12,000

City of Turlock Proposed 26-27 Budget
Fund 420 Water

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
420-52-550.35504	Utility Sign Up Fee - Water	4,453	5,000	6,640	5,000
420-52-550.35505	Water Meter Sets	58,693	50,000	49,606	60,000
420-52-550.35508	Turn On Fee	63,295	50,000	65,620	65,000
420-52-550.35509	Damage Charges	699	0	540	0
420-52-550.35511	Water Penalties	157,850	125,000	63,150	50,000
	Account Classification Total: CH - Charges for Services	24,541,013	24,493,000	19,212,239	25,250,000
OR - Other Revenues					
420-52-550.37010_000	Miscellaneous General	99,450	100,000	25,752	100,000
420-52-550.37050	Unclaimed Property	0	0	5,117	0
420-52-550.37101	Repairs to City Property	1,726	0	0	0
420-52-550.37220_005	Insurance Refund/Recovery General	4,729	0	140	0
420-52-550.37030	Sale of Property	305	0	0	0
	Account Classification Total: OR - Other Revenues	106,210	100,000	31,009	100,000
TI - Transfers In					
420-52-550.38001_089	Transfers In Computer Replacement	0	13,536	13,536	0
	Account Classification Total: TI - Transfers In	0	13,536	13,536	0
	Division Total: 550 - Operations	25,902,253	25,173,136	19,586,500	26,133,600
	Department Total: 52 - Water	25,902,253	25,173,136	19,586,500	26,133,600
	REVENUES Total	25,902,253	25,173,136	19,586,500	26,133,600
EXPENSES					
Department: **52 - Water**					
Division: **550 - Operations**					
SA - Salaries					
420-52-550.41001	Full Time Salaries	2,334,446	2,890,531	2,102,568	3,205,661
420-52-550.41002_000	Part Time Help General	16,873	58,500	35,118	58,500
420-52-550.41050	Bilingual Pay	19,080	16,628	13,213	18,197
420-52-550.41051	Confidential Pay	1,602	1,467	1,225	1,777
420-52-550.41052	Educational Incentive	10,445	8,595	7,394	8,444
420-52-550.41053	Sick Leave Conversion Pay	12,255	20,000	11,248	15,000
420-52-550.41054	Stand By Wages	46,795	45,000	36,693	45,000
420-52-550.41055	Vacation Conversion Pay	28,441	15,000	2,332	15,000
420-52-550.41056	Management Leave Conversion	1,222	4,500	498	2,500
420-52-550.41059	Continuous Service Pay	23,717	22,861	19,006	22,513
420-52-550.41100_001	Overtime Standard	164,086	125,000	111,713	125,000
420-52-550.49006	Salary Credits From Other Departments	(124,017)	(20,000)	(4,519)	(31,500)
420-52-550.49007	Salary Charges From Other Departments	3,171	0	0	0
	Account Classification Total: SA - Salaries	2,538,116	3,188,082	2,336,490	3,486,092
BE - Benefits					
420-52-550.42002	Medical Dental Plan	359,889	544,970	550,975	543,368
420-52-550.42003	Vision Insurance	4,040	7,290	4,179	7,776
420-52-550.42004	Long Term Disability Insurance	9,123	10,840	8,923	11,120
420-52-550.42005	Life Insurance	4,887	5,463	4,084	4,877
420-52-550.42006	SUI	2,076	1,118	1,119	1,199
420-52-550.42007	Workers Comp Insurance	22,889	67,473	47,987	50,900
420-52-550.42008	City Liability Insurance	102,077	116,807	98,748	127,637
420-52-550.42009	PERS	425,222	521,092	376,863	574,807
420-52-550.42010	Medicare Tax	37,348	46,518	32,868	51,005
420-52-550.42011	Social Security	1,044	3,627	2,177	3,627
420-52-550.42012	Retiree Health Insurance	49,324	61,882	44,814	69,473
420-52-550.42013	Deferred Comp	16,237	25,995	14,587	30,160
420-52-550.42014	Deferred Comp In Lieu	17,999	17,100	14,006	19,665

City of Turlock Proposed 26-27 Budget
Fund 420 Water

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
420-52-550.42016	Employee Contrib To PERS	(214,092)	(265,112)	(192,238)	(293,161)
420-52-550.42019	PERS UAL (Unfunded Accrued Liability)	622,572	645,475	537,900	754,536
	Account Classification Total: BE - Benefits	1,460,636	1,810,538	1,546,993	1,956,989
CO - Contractual Services					
420-52-550.43005_000	Alarm Monitoring General	919	1,200	396	1,200
420-52-550.43010	Contract Attorney	0	40,000	0	90,000
420-52-550.43011	Gov't Relations / Public Affairs	31,250	35,000	25,500	37,500
420-52-550.43020	Car Wash	32	100	21	100
420-52-550.43035_000	City Hall Shared Costs-Contract Services Shared Costs	27,518	28,072	20,407	38,100
420-52-550.43040	Collection Service	416	3,200	1,599	3,200
420-52-550.43055_002	Consultant Audit	9,624	18,515	13,919	11,315
420-52-550.43060_000	Contract Services General	0	12,000	497	10,857
420-52-550.43064	Fire Extinguisher	96	350	304	350
420-52-550.43065	Copier Maintenance/Lease	1,868	5,000	1,499	5,000
420-52-550.43066	Printer Maintenance	571	1,500	506	1,500
420-52-550.43100_001	Insurance Property	18,051	14,707	14,707	15,529
420-52-550.43110	Laundry & Linen Service	3,659	5,000	2,929	5,000
420-52-550.43115_000	Maint-Air & Heat General	2,282	11,500	1,651	11,500
420-52-550.43125_001	Maintenance Grounds/Well	3,266	5,000	307	50,000
420-52-550.43125_002	Maintenance SCADA	9,015	15,000	9,300	15,000
420-52-550.43125_010	Maintenance Office/Computer Equip	4,648	3,000	1,973	3,000
420-52-550.43125_013	Maintenance New World Software	13,304	15,964	15,959	14,656
420-52-550.43125_027	Maintenance Electronic Plan Checking	0	500	0	500
420-52-550.43125_037	Maintenance MMS Subscription	27,030	27,030	27,030	27,030
420-52-550.43145	Pave Trenches	83,232	110,000	39,300	110,000
420-52-550.43150	Pest Control	9,755	25,000	7,817	12,000
420-52-550.43151	Contract Help-Collections & Billing	0	500	0	500
420-52-550.43155	Physicals, Shots & Psychological	2,998	2,500	2,968	2,500
420-52-550.43165_002	Reports Mandated	1,250	10,000	3,955	10,000
420-52-550.43175	Transaction Fees-Credit Card	11,449	8,900	4,143	9,000
420-52-550.43228_001	Radio System Maintenance Motorola System	4,910	1,669	5,983	2,398
420-52-550.43228_002	Radio System Maintenance Subscriber	10,579	11,067	10,737	5,205
420-52-550.43314	Contract Help - Service	64,452	250,000	136,997	250,000
420-52-550.43318	Professional Services-Debt	5,088	20,000	0	4,300
420-52-550.43319	Regulatory Fees	140,127	175,000	121,423	175,000
420-52-550.43320	Special Services/Projects	108,328	275,000	112,175	150,000
420-52-550.43335	Bond Trustee/Arbitrage	2,600	7,000	0	7,000
420-52-550.43341	Annual Inspection Storage Tanks	5,700	120,000	15,696	180,000
420-52-550.43358	West Turlock Sub-Basin GSA	245,244	250,000	250,000	275,000
420-52-550.43501	Itron AMR Maint Agreements	14,219	50,000	11,283	15,000
420-52-550.43502	Itron AMR Web-Based Hosting Service	38,114	75,000	42,600	40,000
420-52-550.43503	PCE Legal Counsel & Atty Fees	3,316	50,000	0	0
420-52-550.43504	PCE Monitoring & Remediation	18,928	30,000	9,338	30,000
420-52-550.43506	State Water Fees	0	10,000	0	6,000
420-52-550.43508	Underground System Alert	4,120	7,000	4,990	7,000
420-52-550.43510	Water Master Plan Update (General Plan)	54,983	110,000	7,634	110,000
420-52-550.43512	Water Modeling	0	40,000	0	40,000
420-52-550.43513	Water Well Analysis	91,271	200,000	56,495	200,000
	Account Classification Total: CO - Contractual Services	1,074,210	2,081,274	982,036	1,982,240
SU - Supplies and Maintenance					

City of Turlock Proposed 26-27 Budget
Fund 420 Water

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
420-52-550.44001_000	Supplies General	101,790	141,814	87,618	145,000
420-52-550.44001_005	Supplies Piping Supplies	168,228	175,000	167,742	175,000
420-52-550.44001_116	Supplies Telemetry	5,170	10,000	2,952	10,000
420-52-550.44001_126	Supplies Water Conservation	1,727	5,000	2,555	5,000
420-52-550.44001_267	Supplies Laboratory	22,081	60,000	17,269	30,000
420-52-550.44005_006	Chemicals Chlorine	204,380	300,000	166,436	300,000
420-52-550.44010_001	Computer Software Maintenance	7,135	86,086	32,479	136,000
420-52-550.44010_006	Computer New World Software Licenses	0	600	0	600
420-52-550.44010_010	Computer Software Maintenance-IVR	4,749	5,000	160	5,000
420-52-550.44010_100	Computer Replacement	0	0	0	6,750
420-52-550.44015_001	Utility Billing Supplies	7,242	6,000	3,980	6,000
420-52-550.44015_002	Utility Billing Postage	48,731	48,600	47,481	60,000
420-52-550.44015_003	Utility Billing Forms	11,973	12,100	12,268	14,400
420-52-550.44020	Forms	0	3,000	0	3,000
420-52-550.44030_001	Minor Equipment Safety	38,552	15,000	13,549	30,000
420-52-550.44030_002	Minor Equipment Tools	21,406	20,000	15,300	20,000
420-52-550.44030_028	Minor Equipment Lab	17,123	25,000	7,697	25,000
420-52-550.44030_044	Minor Equipment Cardlock Security System	0	0	50	0
420-52-550.44040_000	Postage General	277	2,500	205	6,500
420-52-550.44090	Office Equipment & Furniture	13,495	5,000	4,583	20,000
420-52-550.44165	Granular Activated Carbon	14,625	160,000	14,348	160,000
	Account Classification Total: SU - Supplies and Maintenance	688,686	1,080,700	596,673	1,158,250
UT - Utilities					
420-52-550.45001_000	Telephone General	11,635	10,000	9,176	12,000
420-52-550.45001_002	Telephone Wireless/Tablet Service Plan	17,455	30,000	15,525	20,000
420-52-550.45002_000	Turlock Irrigation District General	1,005,937	1,300,000	894,952	1,200,000
420-52-550.45002_009	Turlock Irrigation District TID - Irrigation Water	0	200	0	200
420-52-550.45002_010	Turlock Irrigation District TID Improvement District	0	1,500	0	1,500
420-52-550.45004	City Hall Shared Costs - Utilities	10,211	9,673	8,916	15,728
420-52-550.45007	Internet Access	1,082	1,000	956	1,200
	Account Classification Total: UT - Utilities	1,046,321	1,352,373	929,525	1,250,628
VE - Vehicle Expenses					
420-52-550.46000	Auto Allowance	963	840	1,303	1,920
420-52-550.46010	Equipment Rental	2,325	3,000	866	3,000
420-52-550.46020	Fleet Maintenance Labor	111,829	50,000	35,853	50,000
420-52-550.46025	Outside Contractor Labor	14,502	20,000	5,038	20,000
420-52-550.46031	Fuel	64,816	70,000	57,888	70,000
420-52-550.46032	Vehicle & Small Equipment Maintenance Parts	102,058	30,000	19,890	30,000
420-52-550.46034	Vehicle Insurance	6,238	2,700	2,690	3,030
	Account Classification Total: VE - Vehicle Expenses	302,731	176,540	123,527	177,950
MI - Miscellaneous Expenses					
420-52-550.47005	Advertising	2,810	20,000	1,734	10,000
420-52-550.47010	Bank Charges	196,109	211,600	144,634	196,200
420-52-550.47015	Books & Subscriptions	1,079	6,500	497	2,500
420-52-550.47020	Certification	5,185	12,000	2,363	10,500
420-52-550.47040_000	Dues Miscellaneous	9,422	15,500	8,651	15,500
420-52-550.47050	Meetings	876	2,500	191	2,500
420-52-550.47065	Professional Development	1,256	1,320	896	1,560
420-52-550.47070_000	Property Taxes General	4,217	5,000	4,316	5,000

City of Turlock Proposed 26-27 Budget
Fund 420 Water

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
420-52-550.47080	Shoe Allowance	4,030	8,600	6,345	8,600
420-52-550.47081	Educational Assistance Program Reimbursement	144	1,000	424	1,000
420-52-550.47085	Small Claims	0	1,000	0	0
420-52-550.47090	Testing & Recruitment	7,578	10,000	2,176	10,000
420-52-550.47095_000	Training General/Travel	38,669	65,000	18,438	65,000
420-52-550.47254	Education and Outreach	17,092	30,000	11,393	30,000
420-52-550.47255	Rebate Program	6,125	20,000	4,625	20,000
	Account Classification Total: MI - Miscellaneous Expenses	294,592	410,020	206,685	378,360
BD - Bad Debt					
420-52-550.47012	Bad Debt Expense	176,097	0	34,692	0
	Account Classification Total: BD - Bad Debt	176,097	0	34,692	0
DA - Depreciation and Amortization					
420-52-550.52022	Amortization Expense - Bond OID & (OIP)	(156,901)	0	(156,901)	0
	Account Classification Total: DA - Depreciation and Amortization	(156,901)	0	(156,901)	0
DS - Debt Service					
420-52-550.53022_001	2017 Water Bond Interest	744,970	715,438	700,313	669,438
420-52-550.53022_002	2017 Water Bond Principal	0	920,000	0	970,000
	Account Classification Total: DS - Debt Service	744,970	1,635,438	700,313	1,639,438
TO - Transfers Out					
420-52-550.48001_007	Transfers Out To 301 & 305 BCH Rent-Coll&Bill	15,800	15,800	11,850	15,800
420-52-550.48001_008	Transfers Out To Fd 110 Bldg Maint-Coll & Bill	7,811	8,229	5,659	0
420-52-550.48001_009	Transfers Out To Fd 110 Utilities-Coll & Bill	2,991	2,835	2,613	0
420-52-550.48001_012	Transfers Out To Fd 501 Info Tech-GIS	35,704	50,597	26,863	52,196
420-52-550.48001_053	Transfers Out To Fd 110 GF Admin Fr Fd 420 Wtr	777,435	837,790	698,160	857,192
420-52-550.48001_076	Transfers Out To Fd 110 Public Safety Services	173,655	173,655	144,710	335,385
420-52-550.48001_083	Transfers Out To Fd 501 for I.T. Services	121,058	150,428	125,360	219,776
420-52-550.48001_085	Transfers Out To Fd 501 IT Infrastructure	9,710	9,694	9,694	20,647
420-52-550.48001_089	Transfers Out To Fd 242 Computer Replacement	1,517	0	0	0
420-52-550.48001_090	Transfers Out Vehicle & Equip Replacement	135,000	48,000	48,000	712,637
420-52-550.48005_002	Transfers Out - Reporting GASB 96 SBITA'S	7,829	0	0	0
	Account Classification Total: TO - Transfers Out	1,288,510	1,297,028	1,072,909	2,213,633
	Division Total: 550 - Operations	9,457,967	13,031,993	8,372,942	14,243,580
	Department Total: 52 - Water	9,457,967	13,031,993	8,372,942	14,243,580
	EXPENSES Total	9,457,967	13,031,993	8,372,942	14,243,580
	Fund REVENUE Total: 420 - Water	25,902,253	25,173,136	19,586,500	26,133,600
	Fund EXPENSE Total: 420 - Water	9,457,967	13,031,993	8,372,942	14,243,580
	Division Total: 550 - Operations	16,444,286	12,141,143	11,213,558	11,890,020
Division: 551 - Capital Repair/Replacement					
REVENUES					
CH - Charges for Services					
420-52-551.35530	Meter Replacement Fee	575,924	550,000	(50)	550,000
420-52-551.35531	Water System Capital Repair	1,273,200	1,100,000	0	1,100,000
420-52-551.35533	Grid System Revenue	890,438	500,000	537,541	500,000
420-52-551.35534	Water Well Tax	3,937	3,000	9,822	3,000
	Account Classification Total: CH - Charges for Services	2,743,499	2,153,000	547,313	2,153,000

City of Turlock Proposed 26-27 Budget
Fund 420 Water

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Division Total: 551 - Capital Repair/Replacement	2,743,499	2,153,000	547,313	2,153,000
	Department Total: 52 - Water	2,743,499	2,153,000	547,313	2,153,000
	REVENUES Total	2,743,499	2,153,000	547,313	2,153,000
EXPENSES					
Department: 52 - Water					
Division: 551 - Capital Repair/Replacement					
CO - Contractual Services					
420-52-551.43125_038	Maintenance Fence Repair	0	30,000	0	30,000
420-52-551.43351	Facility Site Improvements	8,566	200,000	134,289	201,750
420-52-551.43359	Professional Engineering Services	19,002	200,000	134	175,000
420-52-551.43430	Telemetry Upgrades	0	10,000	4,129	10,000
420-52-551.43550	Well Pump & Motor Repair/Replacement	82,828	150,000	65,856	150,000
420-52-551.43553	Misc Well House Roof Repair	23,790	50,000	0	25,000
	Account Classification Total: CO - Contractual Services	134,186	640,000	204,409	591,750
SU - Supplies and Maintenance					
420-52-551.44030_064	Minor Equipment For Well Sites	34,353	150,000	60,068	150,000
420-52-551.44030_067	Minor Equipment RTU Replacement Batteries	0	15,000	0	15,000
420-52-551.44090	Office Equipment & Furniture	3,942	10,000	892	10,000
420-52-551.44105	Small Equipment Replacement	55,074	75,000	0	50,000
420-52-551.44114	Radio Telemetry Units	0	5,000	0	5,000
420-52-551.44155	Homeland Security	1,198	20,000	0	20,000
420-52-551.44166	Wellhead Repairs and Maintenance	0	100,000	0	100,000
	Account Classification Total: SU - Supplies and Maintenance	94,567	375,000	60,960	350,000
CA - Capital Outlay					
420-52-551.51020	Equipment Replacement	0	70,000	0	0
420-52-551.51126	Water Main/Waterline Replacement	3,877,800	4,000,000	140,342	2,500,000
420-52-551.51176	Itron Equipment	19,714	175,000	53,485	100,000
420-52-551.51270	Construction Project	0	928,000	23,300	4,780,000
420-52-551.51291	Water Meters	214,245	900,000	220,471	1,450,000
420-52-551.51293	Water Flow Meters	8,683	40,000	19,783	30,000
420-52-551.51300	Construction Repairs/Improvements	32,854	250,000	0	960,000
420-52-551.51313	Well Rehabilitation	123,931	720,000	512,642	720,000
420-52-551.51329	Mechanical Seals for Water Tank Sites	0	45,000	0	0
420-52-551.51356	Surface Water Dist. Imp.-Terminal Facilities	1,986,320	0	761	0
420-52-551.51358	Regional Surface Water Treatment Plant	(1,491,247)	13,240,046	6,223,674	10,895,609
420-52-551.51367	Chlorination of Well Sites (21)	374	0	0	0
420-52-551.51394	Waterline Strength & Replacement	63,253	2,250,000	47,353	2,500,000
420-52-551.51411	SCADA System Upgrade	0	100,000	29,756	100,000
420-52-551.51423	Security Fencing Corp Yard (North Side)	0	30,000	0	40,000
420-52-551.51900	Loss on Disposal of Fixed Assets	209,870	0	0	0
	Account Classification Total: CA - Capital Outlay	5,045,796	22,748,046	7,271,568	24,075,609
	Division Total: 551 - Capital Repair/Replacement	5,274,550	23,763,046	7,536,936	25,017,359
	Department Total: 52 - Water	5,274,550	23,763,046	7,536,936	25,017,359
	EXPENSES Total	5,274,550	23,763,046	7,536,936	25,017,359
	Fund REVENUE Total: 420 - Water	2,743,499	2,153,000	547,313	2,153,000
	Fund EXPENSE Total: 420 - Water	5,274,550	23,763,046	7,536,936	25,017,359
	Division Total: 551 - Capital Repair/Replacement	(2,531,051)	(21,610,046)	(6,989,624)	(22,864,359)

City of Turlock Proposed 26-27 Budget
Fund 420 Water

G/L Account Number	Account Description		FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund Total: 420 - Water						
	Fund REVENUE	Total: 420 - Water	28,645,752	27,326,136	20,133,812	28,999,237
	Fund EXPENSE	Total: 420 - Water	14,732,517	36,795,039	15,909,878	39,739,589
		Fund Total: 420 - Water	13,913,236	(9,468,903)	4,223,934	(10,740,352)

Fund 421 Waterline Construction

PURPOSE

The purpose of this fund is to provide a revenue stream for the reimbursement to developers for the installation of public water lines and the construction of a small amount of public water lines on an annual basis.

PROGRAMS

This program collects fees from developers who build adjacent to roadways that have a fully functional water line. These fees are collected on a linear foot basis and are used to reimburse the City of Turlock or developers who originally installed the water lines.

GOALS AND OBJECTIVES

- Provide reimbursement to developers for the installation of water lines
- Provide reimbursement to the City of Turlock for the installation of water lines
- Provide for the installation of a small amount of water lines in needed areas of the City

City of Turlock Proposed 26-27 Budget
Fund 421 Water Line Construction

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 421 - Water Line Construction					
Department: 52 - Water					
Division: 552 - Capital					
REVENUES					
IN - Interest Income					
421-52-552.33000	Interest Income	36,551	3,800	(5,874)	37,000
	Account Classification Total: IN - Interest Income	36,551	3,800	(5,874)	37,000
CH - Charges for Services					
421-52-552.35510	Water Frontage Fee	75,969	70,000	171,805	100,000
	Account Classification Total: CH - Charges for Services	75,969	70,000	171,805	100,000
	Division Total: 552 - Capital	112,520	73,800	165,931	137,000
	Department Total: 52 - Water	112,520	73,800	165,931	137,000
	REVENUES Total	112,520	73,800	165,931	137,000
EXPENSES					
Department: 52 - Water					
Division: 552 - Capital					
CO - Contractual Services					
421-52-552.43271	Reimburse School District	21,846	0	0	0
	Account Classification Total: CO - Contractual Services	21,846	0	0	0
MI - Miscellaneous Expenses					
421-52-552.47010	Bank Charges	88	700	0	100
	Account Classification Total: MI - Miscellaneous Expenses	88	700	0	100
CA - Capital Outlay					
421-52-552.51270	Construction Project	35	900,000	0	900,000
	Account Classification Total: CA - Capital Outlay	35	900,000	0	900,000
	Division Total: 552 - Capital	21,969	900,700	0	900,100
	Department Total: 52 - Water	21,969	900,700	0	900,100
	EXPENSES Total	21,969	900,700	0	900,100
	Fund REVENUE Total: 421 - Water Line Construction	112,520	73,800	165,931	137,000
	Fund EXPENSE Total: 421 - Water Line Construction	21,969	900,700	0	900,100
	Fund Total: 421 - Water Line Construction	90,551	(826,900)	165,931	(763,100)

Fund 422 Well Remediation

PURPOSE

Well Remediation is to withdraw groundwater or inject water, air or other solutions into the subsurface for the purpose of remediating, cleaning up, or controlling potential or actual groundwater contamination.

GOALS AND OBJECTIVES

Plan to improve the quality of the waters of the state that have been directly and adversely impacted. Take action to:

- Clean up, remove, remediate, contain, treat, monitor, assess, evaluate, or in any way address Hazardous Materials in the indoor or outdoor environment
- Prevent or minimize a release or threatened release of Hazardous Materials so they do not migrate or endanger or threaten to endanger public health or welfare or the indoor or outdoor environment
- Restore or reclaim natural resources or the environment
- Perform any pre-remedial studies, investigations, or post-remedial operation and maintenance activities
- Conduct any other actions with respect to Hazardous Materials required by Environmental Laws

BUDGET HIGHLIGHTS

Emergency improvements or repairs to existing water systems as necessary to provide an adequate supply of domestic water. Improvements or repairs will typically only be funded if shown to be a more cost-effective interim solution than provision of interim alternate water supplies. Eligible improvements or repairs include but are not limited to:

- Well rehabilitation or replacement
- Emergency interties, extension of service, or consolidation projects
- Treatment Systems
- Rented, borrowed or purchased equipment
- Design, installation and initial startup costs of approximately $1.5 million

City of Turlock Proposed 26-27 Budget
Fund 422 Well Remediation

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 422 - Well Remediation					
Department: 52 - Water					
Division: 554 - Well Remediation					
REVENUES					
IN - Interest Income					
422-52-554.33000	Interest Income	633,416	611,700	(101,825)	639,800
422-52-554.33099	Market Valuation	271,198	0	0	0
	Account Classification Total: IN - Interest Income	904,614	611,700	(101,825)	639,800
	Division Total: 554 - Well Remediation	904,614	611,700	(101,825)	639,800
	Department Total: 52 - Water	904,614	611,700	(101,825)	639,800
	REVENUES Total	904,614	611,700	(101,825)	639,800
EXPENSES					
Department: 52 - Water					
Division: 554 - Well Remediation					
CO - Contractual Services					
422-52-554.43556	Well Remediation Expenses	180,341	600,000	179,596	600,000
	Account Classification Total: CO - Contractual Services	180,341	600,000	179,596	600,000
MI - Miscellaneous Expenses					
422-52-554.47010	Bank Charges	1,509	12,000	0	1,600
	Account Classification Total: MI - Miscellaneous Expenses	1,509	12,000	0	1,600
	Division Total: 554 - Well Remediation	181,850	612,000	179,596	601,600
	Department Total: 52 - Water	181,850	612,000	179,596	601,600
	EXPENSES Total	181,850	612,000	179,596	601,600
	Fund REVENUE Total: 422 - Well Remediation	904,614	611,700	(101,825)	639,800
	Fund EXPENSE Total: 422 - Well Remediation	181,850	612,000	179,596	601,600
	Fund Total: 422 - Well Remediation	722,764	(300)	(281,421)	38,200

Fund 426 Transit

PURPOSE

Transit links the community to work, shopping, and play. Turlock Transit provides readily accessible transit service by building public support and increasing awareness of how public bus transportation improves our quality of life. Turlock Transit offers transportation to key destinations such as Stanislaus State, Amazon Fulfillment Center, Emanuel Hospital, County Library, schools, businesses, and shopping centers as we provide congestion relief, cleaner air, and economic development, all in comfort & safety.

PROGRAMS

The City provides three modes of service and supports two multi-modal transit stations:

The Fixed Route service operates Monday-Friday from 6:00 a.m. to 9:00 p.m., and Saturday from 9:00 a.m. to 7:00 p.m. There are seven fixed routes offering bus service to most of the city operating every 30-40 minutes on average, depending on the time of day. All fixed route vehicles are equipped with accessible lifts or ramps to assist individuals with mobility challenges and those unable to negotiate the steps to enter the bus.

The ADA Paratransit services operates Monday-Friday from 6:00 a.m. to 9:00 p.m., and Saturday from 9:00 a.m. to 7:00 p.m. This system operates within Turlock. Reservations are required for all trips. Riders must make their reservation at least one day in advance. Eligible riders are those with ADA eligibility that live within 0.75 miles from a fixed route.

The On-Demand service operates Monday-Friday from 6:00 a.m. to 9:00 p.m. and Saturday from 9:00 a.m. to 7:00 p.m. and is open to the general public. Passengers in Denair and Turlock can book on-demand, shared trips to any location within Denair and Turlock.

The City provides support for ongoing maintenance, security, and operations at the Roger K. Fall Transit Center, the hub of transit operations and central transfer point in Turlock to other regional transit providers. City transit staff and contracted operations and management staff have offices in this Center. The City also provides basic utility and maintenance support services for the Turlock-Denair Amtrak Station.

GOALS AND OBJECTIVES

- Provide a transit service that is financially and operationally sustainable.
- Raise the bar of excellence in providing service to all users.
- Use innovative approaches to attracting riders and enhancing service.
- Promote viable service options for individuals with disabilities.
- Promote multi-modal mobility and reduce barriers to regional travel.

City of Turlock Proposed 26-27 Budget
Fund 426 Transit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 426 - Transit					
Department: 40 - Development Services					
Division: 000 - Non-Departmental					
REVENUES					
IN - Interest Income					
426-00-000.33099	Market Valuation	29,254	0	0	0
	Account Classification Total: IN - Interest Income	29,254	0	0	0
	Division Total: 000 - Non-Departmental	29,254	0	0	0
	Department Total: 00 - Non-Departmental	29,254	0	0	0
	REVENUES Total	29,254	0	0	0
	Fund REVENUE Total: 426 - Transit	29,254	0	0	0
	Fund EXPENSE Total: 426 - Transit				
	Division Total: 000 - Non-Departmental	29,254	0	0	0
Division: 415 - Transit					
Program: 238 - Roger K. Fall Transit Center					
Sub-Program: 001 - Operating					
REVENUES					
IN - Interest Income					
426-40-415-238-001.33000	Interest Income	12,475	7,800	(2,112)	12,600
	Account Classification Total: IN - Interest Income	12,475	7,800	(2,112)	12,600
IG - Intergovernmental					
426-40-415-238-001.34090	LTF Operating (Transit)	648,865	862,033	0	0
426-40-415-238-001.34090_001	LTF Operating (Transit) Current Year	0	0	0	655,652
426-40-415-238-001.34090_002	LTF Operating (Transit) Prior Year	0	0	0	768,148
426-40-415-238-001.34082	LTF Operating Revenue - Deferred	(126,903)	257,771	0	0
	Account Classification Total: IG - Intergovernmental	521,962	1,119,804	0	1,423,800
CH - Charges for Services					
426-40-415-238-001.35353_001	Electric Vehicle Charging Services 1418 Golden State Blvd	0	0	0	4,000
	Account Classification Total: CH - Charges for Services	0	0	0	4,000
OR - Other Revenues					
426-40-415-238-001.37220_006	Insurance Refund/Recovery Transit	55,703	0	0	0
	Account Classification Total: OR - Other Revenues	55,703	0	0	0
	Sub-Program Total: 001 - Operating	590,140	1,127,604	(2,112)	1,440,400
	Program Total: 238 - Roger K. Fall Transit Center	590,140	1,127,604	(2,112)	1,440,400
	Division Total: 415 - Transit	590,140	1,127,604	(2,112)	1,440,400
	Department Total: 40 - Development Services	590,140	1,127,604	(2,112)	1,440,400
	REVENUES Total	590,140	1,127,604	(2,112)	1,440,400
EXPENSES					
Department: 40 - Development Services					
Division: 415 - Transit					
Program: 238 - Roger K. Fall Transit Center					
Sub-Program: 001 - Operating					
SA - Salaries					
426-40-415-238-001.41001	Full Time Salaries	119,678	125,580	105,477	139,372
426-40-415-238-001.41050	Bilingual Pay	1,600	1,641	1,414	1,864
426-40-415-238-001.41053	Sick Leave Conversion Pay	592	1,500	1,235	1,000
426-40-415-238-001.41054	Stand By Wages	1,165	1,000	560	1,000
426-40-415-238-001.41055	Vacation Conversion Pay	0	1,000	0	1,000

City of Turlock Proposed 26-27 Budget
Fund 426 Transit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
426-40-415-238-001.41059	Continuous Service Pay	960	985	848	1,118
426-40-415-238-001.41100_001	Overtime Standard	453	2,000	1,088	2,000
426-40-415-238-001.41100_034	Overtime Transit TRO	0	90,000	47,506	100,000
426-40-415-238-001.49006	Salary Credits From Other Departments	(9,029)	0	0	0
426-40-415-238-001.49007	Salary Charges From Other Departments	19,892	0	0	0
	Account Classification Total: SA - Salaries	135,310	223,706	158,129	247,354
BE - Benefits					
426-40-415-238-001.42002	Medical Dental Plan	39,208	31,248	47,152	29,062
426-40-415-238-001.42003	Vision Insurance	406	432	343	432
426-40-415-238-001.42004	Long Term Disability Insurance	473	471	455	483
426-40-415-238-001.42005	Life Insurance	256	237	205	212
426-40-415-238-001.42006	SUI	119	60	74	60
426-40-415-238-001.42007	Workers Comp Insurance	1,391	5,748	4,153	4,808
426-40-415-238-001.42008	City Liability Insurance	8,914	18,445	8,138	18,211
426-40-415-238-001.42009	PERS	22,127	23,405	19,282	25,516
426-40-415-238-001.42009_099	PERS GASB 68 Adjustment	21,771	0	0	0
426-40-415-238-001.42010	Medicare Tax	1,710	3,244	2,193	3,587
426-40-415-238-001.42012	Retiree Health Insurance	2,394	2,512	2,110	2,787
426-40-415-238-001.42013	Deferred Comp	598	628	527	697
426-40-415-238-001.42016	Employee Contrib To PERS	(11,013)	(11,561)	(9,706)	(12,823)
426-40-415-238-001.42017	Compensated Absences	3,664	0	0	0
426-40-415-238-001.42018	OPEB Expense	(2,277)	0	0	0
426-40-415-238-001.42019	PERS UAL (Unfunded Accrued Liability)	34,284	35,860	29,880	38,844
	Account Classification Total: BE - Benefits	124,025	110,729	104,807	111,876
CO - Contractual Services					
426-40-415-238-001.43005_000	Alarm Monitoring General	2,475	2,700	2,269	3,000
426-40-415-238-001.43063	Fire Sprinkler & Suppression System	961	3,000	541	3,000
426-40-415-238-001.43064	Fire Extinguisher	0	800	743	900
426-40-415-238-001.43100_005	Insurance Regional Transit Center	4,413	5,570	5,570	6,246
426-40-415-238-001.43110	Laundry & Linen Service	1,319	1,500	1,214	1,600
426-40-415-238-001.43115_000	Maint-Air & Heat General	5,755	6,000	3,015	6,000
426-40-415-238-001.43125_011	Maintenance Outside Contractor Repair	0	30,000	13,491	31,000
426-40-415-238-001.43150	Pest Control	720	1,500	544	1,000
426-40-415-238-001.43155	Physicals, Shots & Psychological	60	500	0	500
426-40-415-238-001.43166_001	Actuarial Report GASB 68	0	25	0	25
426-40-415-238-001.43170	Security	253,344	488,065	191,660	351,000
	Account Classification Total: CO - Contractual Services	269,046	539,660	219,046	404,271
SU - Supplies and Maintenance					
426-40-415-238-001.44001_000	Supplies General	2,973	8,000	2,315	6,000
426-40-415-238-001.44001_083	Supplies Buildings & Grounds	19,967	16,000	10,650	17,000
426-40-415-238-001.44090	Office Equipment & Furniture	2,828	30,000	0	30,000
	Account Classification Total: SU - Supplies and Maintenance	25,768	54,000	12,965	53,000
UT - Utilities					
426-40-415-238-001.45001_000	Telephone General	4,508	7,000	3,642	7,000
426-40-415-238-001.45001_002	Telephone Wireless/Tablet Service Plan	0	1,000	0	1,000
426-40-415-238-001.45002_000	Turlock Irrigation District General	7,810	11,000	6,895	15,000
426-40-415-238-001.45003_000	PG & E General	3,263	5,000	3,291	5,000
426-40-415-238-001.45007	Internet Access	0	1,000	0	0
426-40-415-238-001.45012	City Utilities	4,820	10,000	3,773	8,000
	Account Classification Total: UT - Utilities	20,402	35,000	17,600	36,000
VE - Vehicle Expenses					

City of Turlock Proposed 26-27 Budget
Fund 426 Transit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
426-40-415-238-001.46010	Equipment Rental	0	3,000	165	3,000
426-40-415-238-001.46020	Fleet Maintenance Labor	2,474	1,500	294	1,500
426-40-415-238-001.46025	Outside Contractor Labor	21,304	7,000	1,588	8,000
426-40-415-238-001.46031	Fuel	4,289	7,000	3,807	8,000
426-40-415-238-001.46032	Vehicle & Small Equipment Maintenance Parts	0	2,000	62	1,000
426-40-415-238-001.46034	Vehicle Insurance	20	100	18	20
	Account Classification Total: VE - Vehicle Expenses	28,088	20,600	5,934	21,520
MI - Miscellaneous Expenses					
426-40-415-238-001.47010	Bank Charges	31	200	0	100
426-40-415-238-001.47080	Shoe Allowance	484	500	700	950
426-40-415-238-001.47095_000	Training General/Travel	262	8,000	1,414	7,000
426-40-415-238-001.47247	Parking Lot Maintenance	0	8,000	0	8,000
426-40-415-238-001.47366	Electric Vehicle Charging Expenses	0	5,500	0	2,500
426-40-415-238-001.47450	Contingencies (Operations)	0	69,203	0	50,000
	Account Classification Total: MI - Miscellaneous Expenses	777	91,403	2,114	68,550
TO - Transfers Out					
426-40-415-238-001.48001_083	Transfers Out To Fd 501 for I.T. Services	6,539	8,357	6,960	11,314
426-40-415-238-001.48001_085	Transfers Out To Fd 501 IT Infrastructure	533	542	542	1,091
426-40-415-238-001.48001_297	Transfers Out GF Administration From Transit	0	43,607	36,340	42,639
	Account Classification Total: TO - Transfers Out	7,072	52,506	43,842	55,044
	Sub-Program Total: 001 - Operating	610,489	1,127,604	564,438	997,615
	Program Total: 238 - Roger K. Fall Transit Center	610,489	1,127,604	564,438	997,615
	Division Total: 415 - Transit	610,489	1,127,604	564,438	997,615
	Department Total: 40 - Development Services	610,489	1,127,604	564,438	997,615
	EXPENSES Total	610,489	1,127,604	564,438	997,615
	Fund REVENUE Total: 426 - Transit	590,140	1,127,604	(2,112)	1,440,400
	Fund EXPENSE Total: 426 - Transit	610,489	1,127,604	564,438	997,615
	Program Total: 238 - Roger K. Fall Transit Center: Operating	(20,348)	0	(566,549)	442,785
Sub-Program: 002 - Planning/Capital					
REVENUES					
IG - Intergovernmental					
426-40-415-238-002.34091	LTF Capital (Transit)	15,000	0	0	0
426-40-415-238-002.34091_002	LTF Capital (Transit) Prior Year	0	0	0	525,124
426-40-415-238-002.34083	LTF Capital/Revenue - Deferred	125,505	621,682	0	0
	Account Classification Total: IG - Intergovernmental	140,505	621,682	0	525,124
	Sub-Program Total: 002 - Planning/Capital	140,505	621,682	0	525,124
	Program Total: 238 - Roger K. Fall Transit Center	140,505	621,682	0	525,124
	Division Total: 415 - Transit	140,505	621,682	0	525,124
	Department Total: 40 - Development Services	140,505	621,682	0	525,124
	REVENUES Total	140,505	621,682	0	525,124
EXPENSES					
Department: 40 - Development Services					
Division: 415 - Transit					
Program: 238 - Roger K. Fall Transit Center					
Sub-Program: 002 - Planning/Capital					
CA - Capital Outlay					
426-40-415-238-002.49777	Transfer to Capital Assets	(45,380)	0	0	0

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Fund 426 Transit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
426-40-415-238-002.51240	Transit Capital	140,505	82,957	80,084	0
426-40-415-238-002.51270	Construction Project	0	538,725	0	525,124
426-40-415-238-002.51900	Loss on Disposal of Fixed Assets	3,505	0	0	0
	Account Classification Total: CA - Capital Outlay	98,630	621,682	80,084	525,124
	Sub-Program Total: 002 - Planning/Capital	98,630	621,682	80,084	525,124
	Program Total: 238 - Roger K. Fall Transit Center	98,630	621,682	80,084	525,124
	Division Total: 415 - Transit	98,630	621,682	80,084	525,124
	Department Total: 40 - Development Services	98,630	621,682	80,084	525,124
	EXPENSES Total	98,630	621,682	80,084	525,124
	Fund REVENUE Total: 426 - Transit	140,505	621,682	0	525,124
	Fund EXPENSE Total: 426 - Transit	98,630	621,682	80,084	525,124
	Program Total: 238 - Roger K. Fall Transit Center: Planning/Capital	41,875	0	(80,084)	0
Program:	**239 - Turlock-Denair Amtrak Station**				
Sub-Program:	**001 - Operating**				
REVENUES					
IN - Interest Income					
426-40-415-239-001.33000	Interest Income	50	0	(9)	100
	Account Classification Total: IN - Interest Income	50	0	(9)	100
IG - Intergovernmental					
426-40-415-239-001.34090	LTF Operating (Transit)	4,154	6,000	0	0
426-40-415-239-001.34090_001	LTF Operating (Transit) Current Year	0	0	0	2,744
426-40-415-239-001.34090_002	LTF Operating (Transit) Prior Year	0	0	0	3,554
426-40-415-239-001.34082	LTF Operating Revenue - Deferred	(960)	717	0	0
	Account Classification Total: IG - Intergovernmental	3,194	6,717	0	6,298
	Sub-Program Total: 001 - Operating	3,244	6,717	(9)	6,398
	Program Total: 239 - Turlock-Denair Amtrak Station	3,244	6,717	(9)	6,398
	Division Total: 415 - Transit	3,244	6,717	(9)	6,398
	Department Total: 40 - Development Services	3,244	6,717	(9)	6,398
	REVENUES Total	3,244	6,717	(9)	6,398
EXPENSES					
Department:	**40 - Development Services**				
Division:	**415 - Transit**				
Program:	**239 - Turlock-Denair Amtrak Station**				
Sub-Program:	**001 - Operating**				
UT - Utilities					
426-40-415-239-001.45002_000	Turlock Irrigation District General	3,244	4,800	2,288	4,500
	Account Classification Total: UT - Utilities	3,244	4,800	2,288	4,500
MI - Miscellaneous Expenses					
426-40-415-239-001.47250	Amtrak Maintenance	0	600	0	600
426-40-415-239-001.47450	Contingencies (Operations)	0	931	0	926
	Account Classification Total: MI - Miscellaneous Expenses	0	1,531	0	1,526
TO - Transfers Out					
426-40-415-239-001.48001_297	Transfers Out GF Administration From Transit	0	386	320	372
	Account Classification Total: TO - Transfers Out	0	386	320	372
	Sub-Program Total: 001 - Operating	3,244	6,717	2,608	6,398
	Program Total: 239 - Turlock-Denair Amtrak Station	3,244	6,717	2,608	6,398
	Division Total: 415 - Transit	3,244	6,717	2,608	6,398
	Department Total: 40 - Development Services	3,244	6,717	2,608	6,398

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Fund 426 Transit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	EXPENSES Total	3,244	6,717	2,608	6,398
	Fund REVENUE Total: 426 - Transit	3,244	6,717	(9)	6,398
	Fund EXPENSE Total: 426 - Transit	3,244	6,717	2,608	6,398
	Program Total: 239 - Turlock-Denair Amtrak Station: Operating	0	0	(2,616)	0
Sub-Program: 002 - Planning/Capital					
REVENUES					
IG - Intergovernmental					
426-40-415-239-002.34091_002	LTF Capital (Transit) Prior Year	0	0	0	20,000
426-40-415-239-002.34083	LTF Capital/Revenue - Deferred	0	20,000	0	0
	Account Classification Total: IG - Intergovernmental	0	20,000	0	20,000
	Sub-Program Total: 002 - Planning/Capital	0	20,000	0	20,000
	Program Total: 239 - Turlock-Denair Amtrak Station	0	20,000	0	20,000
	Division Total: 415 - Transit	0	20,000	0	20,000
	Department Total: 40 - Development Services	0	20,000	0	20,000
	REVENUES Total	0	20,000	0	20,000
EXPENSES					
Department: 40 - Development Services					
Division: 415 - Transit					
Program: 239 - Turlock-Denair Amtrak Station					
Sub-Program: 002 - Planning/Capital					
CA - Capital Outlay					
426-40-415-239-002.51240	Transit Capital	0	20,000	0	20,000
	Account Classification Total: CA - Capital Outlay	0	20,000	0	20,000
	Sub-Program Total: 002 - Planning/Capital	0	20,000	0	20,000
	Program Total: 239 - Turlock-Denair Amtrak Station	0	20,000	0	20,000
	Division Total: 415 - Transit	0	20,000	0	20,000
	Department Total: 40 - Development Services	0	20,000	0	20,000
	EXPENSES Total	0	20,000	0	20,000
	Fund REVENUE Total: 426 - Transit	0	20,000	0	20,000
	Fund EXPENSE Total: 426 - Transit	0	20,000	0	20,000
	Program Total: 239 - Turlock-Denair Amtrak Station: Planning/Capital	0	0	0	0
Program: 240 - ADA Paratransit					
Sub-Program: 001 - Operating					
REVENUES					
IN - Interest Income					
426-40-415-240-001.33000	Interest Income	3,520	2,200	(596)	3,600
	Account Classification Total: IN - Interest Income	3,520	2,200	(596)	3,600
IG - Intergovernmental					
426-40-415-240-001.34094	FTA - Section 5307 - Operating	566,040	450,000	0	469,256
426-40-415-240-001.34081	STA Operating	13,222	20,504	0	0
426-40-415-240-001.34081_001	STA Operating Current Year	0	0	0	18,504
426-40-415-240-001.34081_002	STA Operating Prior Year	0	0	7,606	0
426-40-415-240-001.34090	LTF Operating (Transit)	497,633	123,165	0	0
426-40-415-240-001.34090_001	LTF Operating (Transit) Current Year	0	0	0	215,888
426-40-415-240-001.34090_002	LTF Operating (Transit) Prior Year	0	0	0	241,928
426-40-415-240-001.34082	LTF Operating Revenue - Deferred	(357,521)	301,223	0	0
	Account Classification Total: IG - Intergovernmental	719,374	894,892	7,606	945,576

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G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
CH - Charges for Services					
426-40-415-240-001.35014_002	Salary Reimbursement Other	3,963	0	0	0
426-40-415-240-001.35187	Fare Revenue	8,611	18,000	2,283	10,000
426-40-415-240-001.35187_001	Fare Revenue Pre-Paid Bus Pass Revenue	5,757	0	0	0
426-40-415-240-001.35724	Advertising	13,500	19,000	0	19,000
	Account Classification Total: CH - Charges for Services	31,830	37,000	2,283	29,000
	Sub-Program Total: 001 - Operating	754,724	934,092	9,293	978,176
	Program Total: 240 - ADA Paratransit	754,724	934,092	9,293	978,176
	Division Total: 415 - Transit	754,724	934,092	9,293	978,176
	Department Total: 40 - Development Services	754,724	934,092	9,293	978,176
	REVENUES Total	754,724	934,092	9,293	978,176
EXPENSES					
Department:	**40 - Development Services**				
Division:	**415 - Transit**				
Program:	**240 - ADA Paratransit**				
Sub-Program:	**001 - Operating**				
SA - Salaries					
426-40-415-240-001.41001	Full Time Salaries	93,403	99,570	76,115	91,915
426-40-415-240-001.41002_000	Part Time Help General	167	3,000	556	2,000
426-40-415-240-001.41050	Bilingual Pay	728	758	748	1,037
426-40-415-240-001.41051	Confidential Pay	143	129	106	133
426-40-415-240-001.41052	Educational Incentive	862	871	671	771
426-40-415-240-001.41053	Sick Leave Conversion Pay	540	1,200	39	1,000
426-40-415-240-001.41055	Vacation Conversion Pay	817	1,200	0	1,000
426-40-415-240-001.41056	Management Leave Conversion	223	1,000	12	1,000
426-40-415-240-001.41059	Continuous Service Pay	956	1,260	964	1,125
426-40-415-240-001.41100_001	Overtime Standard	387	1,050	66	1,050
	Account Classification Total: SA - Salaries	98,226	110,038	79,276	101,031
BE - Benefits					
426-40-415-240-001.42002	Medical Dental Plan	17,286	13,593	19,229	11,056
426-40-415-240-001.42003	Vision Insurance	195	188	152	163
426-40-415-240-001.42004	Long Term Disability Insurance	372	373	326	319
426-40-415-240-001.42005	Life Insurance	203	188	145	140
426-40-415-240-001.42006	SUI	51	24	24	21
426-40-415-240-001.42007	Workers Comp Insurance	156	554	330	357
426-40-415-240-001.42008	City Liability Insurance	4,008	4,554	3,364	4,187
426-40-415-240-001.42009	PERS	17,231	18,114	13,930	16,703
426-40-415-240-001.42010	Medicare Tax	1,375	1,585	1,120	1,450
426-40-415-240-001.42011	Social Security	10	186	35	124
426-40-415-240-001.42012	Retiree Health Insurance	2,178	2,329	1,781	2,154
426-40-415-240-001.42013	Deferred Comp	978	1,176	816	1,097
426-40-415-240-001.42014	Deferred Comp In Lieu	0	0	50	86
426-40-415-240-001.42016	Employee Contrib To PERS	(8,632)	(9,165)	(7,072)	(8,455)
426-40-415-240-001.42019	PERS UAL (Unfunded Accrued Liability)	15,420	16,406	13,670	14,955
	Account Classification Total: BE - Benefits	50,830	50,105	47,900	44,357
CO - Contractual Services					
426-40-415-240-001.43010	Contract Attorney	0	1,350	0	910
426-40-415-240-001.43020	Car Wash	113	300	47	300
426-40-415-240-001.43055_002	Consultant Audit	5,580	10,556	8,075	6,322
426-40-415-240-001.43125_011	Maintenance Outside Contractor Repair	16,905	16,000	941	15,000

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G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
426-40-415-240-001.43125_030	Maintenance Services Subscription	0	200	0	200
426-40-415-240-001.43155	Physicals, Shots & Psychological	50	200	1	200
426-40-415-240-001.43166_001	Actuarial Report GASB 68	0	7	0	7
426-40-415-240-001.43167	Recruitment	0	300	0	300
426-40-415-240-001.43228_001	Radio System Maintenance Motorola System	5,564	1,002	848	1,122
426-40-415-240-001.43228_002	Radio System Maintenance Subscriber	2,116	2,213	2,148	2,455
426-40-415-240-001.43228_004	Radio System Maintenance Microwave	0	250	0	250
426-40-415-240-001.43265	Operations & Management	421,570	442,558	313,981	505,503
426-40-415-240-001.43267	Transit Contract Services	34,450	15,000	2,641	34,736
Account Classification Total: CO - Contractual Services		486,348	489,936	328,681	567,305
SU - Supplies and Maintenance					
426-40-415-240-001.44001_000	Supplies General	4,266	5,000	3,490	3,250
426-40-415-240-001.44010_003	Computer Software	1,216	0	72	0
426-40-415-240-001.44010_015	Computer Software Subscriptions	113	49,955	29,018	50,455
426-40-415-240-001.44040_000	Postage General	1	800	0	500
426-40-415-240-001.44050	Printing	136	1,200	211	1,000
426-40-415-240-001.44060	Promotion and Marketing	4,837	23,000	989	18,100
426-40-415-240-001.44090	Office Equipment & Furniture	0	1,000	268	0
Account Classification Total: SU - Supplies and Maintenance		10,569	80,955	34,047	73,305
UT - Utilities					
426-40-415-240-001.45001_000	Telephone General	138	0	120	150
426-40-415-240-001.45001_002	Telephone Wireless/Tablet Service Plan	1,688	1,500	859	1,500
426-40-415-240-001.45002_000	Turlock Irrigation District General	1,075	2,400	1,016	2,400
Account Classification Total: UT - Utilities		2,901	3,900	1,995	4,050
VE - Vehicle Expenses					
426-40-415-240-001.46000	Auto Allowance	41	36	58	72
426-40-415-240-001.46010	Equipment Rental	0	750	0	750
426-40-415-240-001.46025	Outside Contractor Labor	0	5,000	0	5,000
426-40-415-240-001.46031	Fuel	34,260	40,000	22,703	40,000
426-40-415-240-001.46032	Vehicle & Small Equipment Maintenance Parts	0	1,500	1,786	1,500
426-40-415-240-001.46033	Tires & Tubes	0	2,500	134	1,500
426-40-415-240-001.46034	Vehicle Insurance	3,097	2,800	2,789	3,000
426-40-415-240-001.46036	Lube & Oil	0	0	250	1,000
Account Classification Total: VE - Vehicle Expenses		37,398	52,586	27,720	52,822
MI - Miscellaneous Expenses					
426-40-415-240-001.47005	Advertising	0	800	20	800
426-40-415-240-001.47010	Bank Charges	9	50	0	100
426-40-415-240-001.47040_000	Dues Miscellaneous	801	1,200	569	975
426-40-415-240-001.47050	Meetings	233	500	197	390
426-40-415-240-001.47055	Cash Shortages	0	100	0	100
426-40-415-240-001.47065	Professional Development	99	122	86	123
426-40-415-240-001.47080	Shoe Allowance	59	100	33	100
426-40-415-240-001.47090	Testing & Recruitment	0	0	9	0
426-40-415-240-001.47095_000	Training General/Travel	1,466	6,720	455	5,135
426-40-415-240-001.47366	Electric Vehicle Charging Expenses	0	0	0	2,000
426-40-415-240-001.47450	Contingencies (Operations)	0	15,663	0	13,977
426-40-415-240-001.47452	Parts-Preventative Bus Maint	4,470	30,000	2,067	25,000
426-40-415-240-001.47453	Labor-Preventative Bus Maint	37,245	55,000	23,264	50,000
426-40-415-240-001.47455	Parking and Traffic Fees	0	30	0	26
Account Classification Total: MI - Miscellaneous Expenses		44,381	110,285	26,701	98,726

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G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
DS - Debt Service					
426-40-415-240-001.53032_001	SBITA (GASB 96) Debt Service TransTrack Interest	1,089	0	0	0
	Account Classification Total: DS - Debt Service	1,089	0	0	0
TO - Transfers Out					
426-40-415-240-001.48001_083	Transfers Out To Fd 501 for I.T. Services	2,796	3,635	3,030	4,922
426-40-415-240-001.48001_085	Transfers Out To Fd 501 IT Infrastructure	228	236	236	420
426-40-415-240-001.48001_297	Transfers Out GF Administration From Transit	13,716	32,416	27,010	31,238
	Account Classification Total: TO - Transfers Out	16,740	36,287	30,276	36,580
	Sub-Program Total: 001 - Operating	748,481	934,092	576,597	978,176
	Program Total: 240 - ADA Paratransit	748,481	934,092	576,597	978,176
	Division Total: 415 - Transit	748,481	934,092	576,597	978,176
	Department Total: 40 - Development Services	748,481	934,092	576,597	978,176
	EXPENSES Total	748,481	934,092	576,597	978,176
	Fund REVENUE Total: 426 - Transit	754,724	934,092	9,293	978,176
	Fund EXPENSE Total: 426 - Transit	748,481	934,092	576,597	978,176
	Program Total: 240 - ADA Paratransit: Operating	6,243	0	(567,304)	0
Sub-Program: 002 - Planning/Capital					
REVENUES					
IG - Intergovernmental					
426-40-415-240-002.34091	LTF Capital (Transit)	0	49,092	0	0
426-40-415-240-002.34091_002	LTF Capital (Transit) Prior Year	0	0	0	15,000
426-40-415-240-002.34083	LTF Capital/Revenue - Deferred	2,551	755,908	0	0
	Account Classification Total: IG - Intergovernmental	2,551	805,000	0	15,000
	Sub-Program Total: 002 - Planning/Capital	2,551	805,000	0	15,000
	Program Total: 240 - ADA Paratransit	2,551	805,000	0	15,000
	Division Total: 415 - Transit	2,551	805,000	0	15,000
	Department Total: 40 - Development Services	2,551	805,000	0	15,000
	REVENUES Total	2,551	805,000	0	15,000
EXPENSES					
Department: 40 - Development Services					
Division: 415 - Transit					
Program: 240 - ADA Paratransit					
Sub-Program: 002 - Planning/Capital					
CO - Contractual Services					
426-40-415-240-002.43266	Transit Planning	26	0	0	0
	Account Classification Total: CO - Contractual Services	26	0	0	0
CA - Capital Outlay					
426-40-415-240-002.51240	Transit Capital	1,867	15,000	21	15,000
426-40-415-240-002.51261	Transit Bus Procurement/Inspection	659	790,000	0	0
	Account Classification Total: CA - Capital Outlay	2,525	805,000	21	15,000
	Sub-Program Total: 002 - Planning/Capital	2,551	805,000	21	15,000
	Program Total: 240 - ADA Paratransit	2,551	805,000	21	15,000
	Division Total: 415 - Transit	2,551	805,000	21	15,000
	Department Total: 40 - Development Services	2,551	805,000	21	15,000
	EXPENSES Total	2,551	805,000	21	15,000
	Fund REVENUE Total: 426 - Transit	2,551	805,000	0	15,000

City of Turlock Proposed 26-27 Budget
Fund 426 Transit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
	Fund EXPENSE Total: 426 - Transit	2,551	805,000	21	15,000
	Program Total: 240 - ADA Paratransit: Planning/Capital	0	0	(21)	0
Program: 241 - Fixed Route					
Sub-Program: 001 - Operating					
REVENUES					
IN - Interest Income					
426-40-415-241-001.33000	Interest Income	41,574	25,900	(7,038)	42,000
	Account Classification Total: IN - Interest Income	41,574	25,900	(7,038)	42,000
IG - Intergovernmental					
426-40-415-241-001.34094	FTA - Section 5307 - Operating	3,738,841	2,000,000	0	2,708,486
426-40-415-241-001.34090	LTF Operating (Transit)	2,488,820	1,664,202	0	0
426-40-415-241-001.34090_001	LTF Operating (Transit) Current Year	0	0	0	277,850
426-40-415-241-001.34090_002	LTF Operating (Transit) Prior Year	0	0	0	2,363,034
426-40-415-241-001.34107	State of Good Repair (SGR)	70,000	220,359	0	0
426-40-415-241-001.34107_002	State of Good Repair (SGR) Current Year	0	0	0	93,000
426-40-415-241-001.34108	Low Carbon Transit Operations Program (LCTOP)-Operating	160,075	149,510	149,510	133,425
426-40-415-241-001.34082	LTF Operating Revenue - Deferred	(1,681,004)	1,540,615	0	0
	Account Classification Total: IG - Intergovernmental	4,776,732	5,574,686	149,510	5,575,795
CH - Charges for Services					
426-40-415-241-001.35014_002	Salary Reimbursement Other	18,491	0	0	0
426-40-415-241-001.35187	Fare Revenue	91,590	88,500	55,306	70,000
426-40-415-241-001.35187_001	Fare Revenue Pre-Paid Bus Pass Revenue	1,994	0	0	0
426-40-415-241-001.35724	Advertising	40,500	59,000	0	59,000
	Account Classification Total: CH - Charges for Services	152,575	147,500	55,306	129,000
OR - Other Revenues					
426-40-415-241-001.37010_000	Miscellaneous General	0	0	11	0
426-40-415-241-001.37055	Cash Overages	1	0	0	0
	Account Classification Total: OR - Other Revenues	1	0	11	0
TI - Transfers In					
426-40-415-241-001.38001_270	Transfers In Transit Measure L Funds	67,041	67,000	40,135	65,000
	Account Classification Total: TI - Transfers In	67,041	67,000	40,135	65,000
	Sub-Program Total: 001 - Operating	5,037,923	5,815,086	237,924	5,811,795
	Program Total: 241 - Fixed Route	5,037,923	5,815,086	237,924	5,811,795
	Division Total: 415 - Transit	5,037,923	5,815,086	237,924	5,811,795
	Department Total: 40 - Development Services	5,037,923	5,815,086	237,924	5,811,795
	REVENUES Total	5,037,923	5,815,086	237,924	5,811,795
EXPENSES					
Department: 40 - Development Services					
Division: 415 - Transit					
Program: 241 - Fixed Route					
Sub-Program: 001 - Operating					
SA - Salaries					
426-40-415-241-001.41001	Full Time Salaries	443,724	475,983	393,131	507,382
426-40-415-241-001.41002_000	Part Time Help General	800	14,000	3,714	10,000
426-40-415-241-001.41050	Bilingual Pay	3,462	3,633	3,971	5,865
426-40-415-241-001.41051	Confidential Pay	669	603	496	622
426-40-415-241-001.41052	Educational Incentive	4,103	4,182	3,522	4,386
426-40-415-241-001.41053	Sick Leave Conversion Pay	2,591	5,600	181	3,500
426-40-415-241-001.41055	Vacation Conversion Pay	3,830	5,600	0	5,000

City of Turlock Proposed 26-27 Budget
Fund 426 Transit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
426-40-415-241-001.41056	Management Leave Conversion	1,042	2,800	58	3,500
426-40-415-241-001.41059	Continuous Service Pay	4,553	6,048	5,039	6,401
426-40-415-241-001.41100_001	Overtime Standard	1,808	4,900	309	4,900
426-40-415-241-001.49007	Salary Charges From Other Departments	98,037	90,000	74,826	100,000
	Account Classification Total: SA - Salaries	564,619	613,349	485,246	651,556
BE - Benefits					
426-40-415-241-001.42002	Medical Dental Plan	82,079	64,996	100,118	61,284
426-40-415-241-001.42003	Vision Insurance	928	898	793	905
426-40-415-241-001.42004	Long Term Disability Insurance	1,765	1,785	1,690	1,760
426-40-415-241-001.42005	Life Insurance	953	900	770	772
426-40-415-241-001.42006	SUI	244	123	130	126
426-40-415-241-001.42007	Workers Comp Insurance	737	2,619	1,672	1,863
426-40-415-241-001.42008	City Liability Insurance	19,043	21,817	17,425	23,108
426-40-415-241-001.42009	PERS	81,865	87,257	72,004	93,345
426-40-415-241-001.42010	Medicare Tax	6,533	7,589	5,797	7,998
426-40-415-241-001.42011	Social Security	50	868	231	620
426-40-415-241-001.42012	Retiree Health Insurance	10,344	11,129	9,171	11,842
426-40-415-241-001.42013	Deferred Comp	4,639	5,607	4,167	5,954
426-40-415-241-001.42014	Deferred Comp In Lieu	0	0	233	399
426-40-415-241-001.42016	Employee Contrib To PERS	(41,009)	(44,140)	(36,475)	(47,219)
426-40-415-241-001.42019	PERS UAL (Unfunded Accrued Liability)	68,388	74,588	62,160	82,737
	Account Classification Total: BE - Benefits	236,557	236,036	239,886	245,494
CO - Contractual Services					
426-40-415-241-001.43005_000	Alarm Monitoring General	1,803	2,000	1,917	2,000
426-40-415-241-001.43010	Contract Attorney	0	6,480	0	5,180
426-40-415-241-001.43020	Car Wash	419	900	284	900
426-40-415-241-001.43055_002	Consultant Audit	5,580	10,556	8,075	6,322
426-40-415-241-001.43100_001	Insurance Property	0	40	40	46
426-40-415-241-001.43120_004	Building Maintenance CNG	15,873	15,000	2,804	15,000
426-40-415-241-001.43125_011	Maintenance Outside Contractor Repair	17,516	20,000	16,303	20,000
426-40-415-241-001.43125_030	Maintenance Services Subscription	1,650	2,500	1,680	2,500
426-40-415-241-001.43155	Physicals, Shots & Psychological	50	500	3	500
426-40-415-241-001.43166_001	Actuarial Report GASB 68	0	26	0	26
426-40-415-241-001.43167	Recruitment	0	1,000	0	1,000
426-40-415-241-001.43228_001	Radio System Maintenance Motorola System	0	4,675	3,956	6,387
426-40-415-241-001.43228_002	Radio System Maintenance Subscriber	9,874	10,328	10,022	13,972
426-40-415-241-001.43228_004	Radio System Maintenance Microwave	0	700	0	0
426-40-415-241-001.43265	Operations & Management	3,323,836	3,459,825	2,533,050	3,453,757
426-40-415-241-001.43267	Transit Contract Services	120,534	196,000	86,716	164,080
	Account Classification Total: CO - Contractual Services	3,497,135	3,730,530	2,664,852	3,691,670
SU - Supplies and Maintenance					
426-40-415-241-001.44001_000	Supplies General	24,263	20,000	6,254	18,500
426-40-415-241-001.44010_003	Computer Software	13,934	0	337	0
426-40-415-241-001.44010_015	Computer Software Subscriptions	525	105,690	37,373	105,690
426-40-415-241-001.44022	CNG Slow Fill Maintenance	2,650	18,000	579	18,000
426-40-415-241-001.44040_000	Postage General	53	1,000	0	1,000
426-40-415-241-001.44050	Printing	544	10,000	933	7,000
426-40-415-241-001.44060	Promotion and Marketing	23,902	96,400	5,296	90,200
426-40-415-241-001.44090	Office Equipment & Furniture	0	3,000	1,284	0
	Account Classification Total: SU - Supplies and Maintenance	65,871	254,090	52,056	240,390

City of Turlock Proposed 26-27 Budget
Fund 426 Transit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
UT - Utilities					
426-40-415-241-001.45001_000	Telephone General	2,239	3,000	1,968	3,000
426-40-415-241-001.45001_002	Telephone Wireless/Tablet Service Plan	225	2,000	1,316	2,000
426-40-415-241-001.45002_000	Turlock Irrigation District General	5,015	11,520	4,743	11,520
	Account Classification Total: UT - Utilities	7,479	16,520	8,027	16,520
VE - Vehicle Expenses					
426-40-415-241-001.46000	Auto Allowance	193	168	269	336
426-40-415-241-001.46010	Equipment Rental	0	3,500	0	2,500
426-40-415-241-001.46025	Outside Contractor Labor	0	15,000	0	15,000
426-40-415-241-001.46030_000	CNG General	138,248	160,000	127,282	160,000
426-40-415-241-001.46031	Fuel	36,150	70,000	14,877	65,000
426-40-415-241-001.46032	Vehicle & Small Equipment Maintenance Parts	1,594	3,000	29,254	3,000
426-40-415-241-001.46033	Tires & Tubes	43,230	50,000	21,700	50,000
426-40-415-241-001.46034	Vehicle Insurance	23,430	20,600	21,249	22,400
426-40-415-241-001.46036	Lube & Oil	0	0	2,991	5,000
	Account Classification Total: VE - Vehicle Expenses	242,843	322,268	217,621	323,236
MI - Miscellaneous Expenses					
426-40-415-241-001.47005	Advertising	138	5,000	111	2,000
426-40-415-241-001.47010	Bank Charges	106	500	0	200
426-40-415-241-001.47040_000	Dues Miscellaneous	3,845	5,760	3,241	5,550
426-40-415-241-001.47050	Meetings	1,116	2,100	1,123	2,220
426-40-415-241-001.47055	Cash Shortages	40	100	0	100
426-40-415-241-001.47065	Professional Development	462	635	482	654
426-40-415-241-001.47080	Shoe Allowance	274	500	160	500
426-40-415-241-001.47090	Testing & Recruitment	0	0	51	0
426-40-415-241-001.47095_000	Training General/Travel	7,458	31,360	2,180	29,230
426-40-415-241-001.47450	Contingencies (Operations)	0	45,928	0	34,533
426-40-415-241-001.47452	Parts-Preventative Bus Maint	134,970	120,000	52,158	120,000
426-40-415-241-001.47453	Labor-Preventative Bus Maint	159,132	230,000	125,266	230,000
426-40-415-241-001.47455	Parking and Traffic Fees	16	140	0	148
	Account Classification Total: MI - Miscellaneous Expenses	307,556	442,023	184,772	425,135
DS - Debt Service					
426-40-415-241-001.53032_001	SBITA (GASB 96) Debt Service TransTrack Interest	5,225	0	0	0
	Account Classification Total: DS - Debt Service	5,225	0	0	0
TO - Transfers Out					
426-40-415-241-001.48001_083	Transfers Out To Fd 501 for I.T. Services	13,046	17,383	14,490	23,533
426-40-415-241-001.48001_085	Transfers Out To Fd 501 IT Infrastructure	1,063	1,128	1,128	2,323
426-40-415-241-001.48001_297	Transfers Out GF Administration From Transit	64,005	181,759	151,470	191,938
	Account Classification Total: TO - Transfers Out	78,114	200,270	167,088	217,794
	Sub-Program Total: 001 - Operating	5,005,401	5,815,086	4,019,548	5,811,795
	Program Total: 241 - Fixed Route	5,005,401	5,815,086	4,019,548	5,811,795
	Division Total: 415 - Transit	5,005,401	5,815,086	4,019,548	5,811,795
	Department Total: 40 - Development Services	5,005,401	5,815,086	4,019,548	5,811,795
	EXPENSES Total	5,005,401	5,815,086	4,019,548	5,811,795
	Fund REVENUE Total: 426 - Transit	5,037,923	5,815,086	237,924	5,811,795
	Fund EXPENSE Total: 426 - Transit	5,005,401	5,815,086	4,019,548	5,811,795
	Program Total: 241 - Fixed Route: Operating	32,522	0	(3,781,624)	0

City of Turlock Proposed 26-27 Budget
Fund 426 Transit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Sub-Program: 002 - Planning/Capital					
REVENUES					
IG - Intergovernmental					
426-40-415-241-002.34098	FTA - Section 5339 - Capital	0	0	0	1,412,188
426-40-415-241-002.34091	LTF Capital (Transit)	46,995	728,316	0	0
426-40-415-241-002.34091_001	LTF Capital (Transit) Current Year	0	0	0	1,932,673
426-40-415-241-002.34091_002	LTF Capital (Transit) Prior Year	859,228	0	0	2,906,587
426-40-415-241-002.34107	State of Good Repair (SGR)	3,516	0	0	0
426-40-415-241-002.34107_001	State of Good Repair (SGR) Deferred	37,472	411,510	0	0
426-40-415-241-002.34107_003	State of Good Repair (SGR) Prior Year	0	0	3,122	0
426-40-415-241-002.34083	LTF Capital/Revenue - Deferred	(620,362)	4,040,905	0	0
	Account Classification Total: IG - Intergovernmental	326,849	5,180,731	3,123	6,251,448
OR - Other Revenues					
426-40-415-241-002.37030	Sale of Property	0	0	760	0
	Account Classification Total: OR - Other Revenues	0	0	760	0
	Sub-Program Total: 002 - Planning/Capital	326,849	5,180,731	3,883	6,251,448
	Program Total: 241 - Fixed Route	326,849	5,180,731	3,883	6,251,448
	Division Total: 415 - Transit	326,849	5,180,731	3,883	6,251,448
	Department Total: 40 - Development Services	326,849	5,180,731	3,883	6,251,448
	REVENUES Total	326,849	5,180,731	3,883	6,251,448
EXPENSES					
Department: 40 - Development Services					
Division: 415 - Transit					
Program: 241 - Fixed Route					
Sub-Program: 002 - Planning/Capital					
CO - Contractual Services					
426-40-415-241-002.43266	Transit Planning	120	300,000	593	457,500
	Account Classification Total: CO - Contractual Services	120	300,000	593	457,500
SU - Supplies and Maintenance					
426-40-415-241-002.44010_015	Computer Software Subscriptions	34	0	0	0
	Account Classification Total: SU - Supplies and Maintenance	34	0	0	0
CA - Capital Outlay					
426-40-415-241-002.51240	Transit Capital	258,641	1,200,000	124,640	1,019,275
426-40-415-241-002.51261	Transit Bus Procurement/Inspection	935	1,100,000	0	0
426-40-415-241-002.51270	Construction Project	12,622	2,580,731	5,964	4,774,673
426-40-415-241-002.51900	Loss on Disposal of Fixed Assets	16,632	0	0	0
	Account Classification Total: CA - Capital Outlay	288,830	4,880,731	130,604	5,793,948
TO - Transfers Out					
426-40-415-241-002.48005_002	Transfers Out - Reporting GASB 96 SBITA'S	54,497	0	0	0
	Account Classification Total: TO - Transfers Out	54,497	0	0	0
	Sub-Program Total: 002 - Planning/Capital	343,481	5,180,731	131,197	6,251,448
	Program Total: 241 - Fixed Route	343,481	5,180,731	131,197	6,251,448
	Division Total: 415 - Transit	343,481	5,180,731	131,197	6,251,448
	Department Total: 40 - Development Services	343,481	5,180,731	131,197	6,251,448
	EXPENSES Total	343,481	5,180,731	131,197	6,251,448
	Fund REVENUE Total: 426 - Transit	326,849	5,180,731	3,883	6,251,448
	Fund EXPENSE Total: 426 - Transit	343,481	5,180,731	131,197	6,251,448
	Program Total: 241 - Fixed Route: Planning/Capital	(16,632)	0	(127,314)	0

City of Turlock Proposed 26-27 Budget
Fund 426 Transit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Program: 243 - Demand Response					
Sub-Program: 001 - Operating					
REVENUES					
IN - Interest Income					
426-40-415-243-001.33000	Interest Income	5,703	3,300	(953)	5,800
	Account Classification Total: IN - Interest Income	5,703	3,300	(953)	5,800
IG - Intergovernmental					
426-40-415-243-001.34090	LTF Operating (Transit)	440,137	747,990	0	0
426-40-415-243-001.34090_001	LTF Operating (Transit) Current Year	0	0	0	363,975
426-40-415-243-001.34090_002	LTF Operating (Transit) Prior Year	0	0	0	80,352
426-40-415-243-001.34082	LTF Operating Revenue - Deferred	(34,203)	277,781	0	0
	Account Classification Total: IG - Intergovernmental	405,934	1,025,771	0	444,327
CH - Charges for Services					
426-40-415-243-001.35014_002	Salary Reimbursement Other	3,963	0	0	0
426-40-415-243-001.35187	Fare Revenue	8,150	2,000	10,335	15,000
426-40-415-243-001.35187_001	Fare Revenue Pre-Paid Bus Pass Revenue	4,567	0	0	0
	Account Classification Total: CH - Charges for Services	16,680	2,000	10,335	15,000
TI - Transfers In					
426-40-415-243-001.38001_341	Transfers In fr Transit Measure L Rail Servic	518,065	0	0	625,000
	Account Classification Total: TI - Transfers In	518,065	0	0	625,000
	Sub-Program Total: 001 - Operating	946,382	1,031,071	9,382	1,090,127
	Program Total: 243 - Demand Response	946,382	1,031,071	9,382	1,090,127
	Division Total: 415 - Transit	946,382	1,031,071	9,382	1,090,127
	Department Total: 40 - Development Services	946,382	1,031,071	9,382	1,090,127
	REVENUES Total	946,382	1,031,071	9,382	1,090,127
EXPENSES					
Department: 40 - Development Services					
Division: 415 - Transit					
Program: 243 - Demand Response					
Sub-Program: 001 - Operating					
SA - Salaries					
426-40-415-243-001.41001	Full Time Salaries	85,559	88,248	71,871	91,915
426-40-415-243-001.41002_000	Part Time Help General	144	3,000	556	2,000
426-40-415-243-001.41050	Bilingual Pay	661	662	710	1,037
426-40-415-243-001.41051	Confidential Pay	143	129	106	133
426-40-415-243-001.41052	Educational Incentive	781	755	626	771
426-40-415-243-001.41053	Sick Leave Conversion Pay	468	1,200	39	1,000
426-40-415-243-001.41055	Vacation Conversion Pay	802	1,200	0	1,000
426-40-415-243-001.41056	Management Leave Conversion	223	600	12	1,000
426-40-415-243-001.41059	Continuous Service Pay	864	1,092	897	1,125
426-40-415-243-001.41100_001	Overtime Standard	385	1,050	63	1,050
	Account Classification Total: SA - Salaries	90,031	97,936	74,881	101,031
BE - Benefits					
426-40-415-243-001.42002	Medical Dental Plan	15,876	12,030	18,175	11,056
426-40-415-243-001.42003	Vision Insurance	180	166	144	163
426-40-415-243-001.42004	Long Term Disability Insurance	340	331	309	319
426-40-415-243-001.42005	Life Insurance	187	167	140	140
426-40-415-243-001.42006	SUI	45	21	24	21
426-40-415-243-001.42007	Workers Comp Insurance	145	516	315	359
426-40-415-243-001.42008	City Liability Insurance	3,666	4,078	3,176	4,231

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Fund 426 Transit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
426-40-415-243-001.42009	PERS	15,776	16,168	13,147	16,892
426-40-415-243-001.42010	Medicare Tax	1,260	1,420	1,058	1,465
426-40-415-243-001.42011	Social Security	9	186	35	124
426-40-415-243-001.42012	Retiree Health Insurance	1,998	2,071	1,683	2,154
426-40-415-243-001.42013	Deferred Comp	902	1,055	774	1,097
426-40-415-243-001.42014	Deferred Comp In Lieu	0	0	50	86
426-40-415-243-001.42016	Employee Contrib To PERS	(7,905)	(8,180)	(6,664)	(8,548)
426-40-415-243-001.42019	PERS UAL (Unfunded Accrued Liability)	13,884	12,999	10,830	14,955
	Account Classification Total: BE - Benefits	46,362	43,028	43,195	44,514
CO - Contractual Services					
426-40-415-243-001.43010	Contract Attorney	0	1,170	0	910
426-40-415-243-001.43020	Car Wash	113	300	41	300
426-40-415-243-001.43055_002	Consultant Audit	5,581	10,557	8,076	6,322
426-40-415-243-001.43125_011	Maintenance Outside Contractor Repair	0	5,000	0	5,000
426-40-415-243-001.43125_030	Maintenance Services Subscription	0	200	0	200
426-40-415-243-001.43155	Physicals, Shots & Psychological	50	200	1	200
426-40-415-243-001.43166_001	Actuarial Report GASB 68	0	7	0	7
426-40-415-243-001.43167	Recruitment	0	300	0	300
426-40-415-243-001.43228_001	Radio System Maintenance Motorola System	0	1,002	848	1,122
426-40-415-243-001.43228_002	Radio System Maintenance Subscriber	2,116	2,213	2,148	2,455
426-40-415-243-001.43228_004	Radio System Maintenance Microwave	0	250	0	0
426-40-415-243-001.43265	Operations & Management	643,742	580,769	455,211	642,849
426-40-415-243-001.43267	Transit Contract Services	26,500	13,000	2,510	11,960
	Account Classification Total: CO - Contractual Services	678,101	614,968	468,834	671,625
SU - Supplies and Maintenance					
426-40-415-243-001.44001_000	Supplies General	2,150	4,000	4,349	3,250
426-40-415-243-001.44010_003	Computer Software	1,206	0	72	0
426-40-415-243-001.44010_015	Computer Software Subscriptions	113	49,955	28,899	50,455
426-40-415-243-001.44040_000	Postage General	1	800	0	500
426-40-415-243-001.44050	Printing	0	1,200	71	1,200
426-40-415-243-001.44060	Promotion and Marketing	4,365	15,600	998	14,700
426-40-415-243-001.44090	Office Equipment & Furniture	0	1,000	232	0
	Account Classification Total: SU - Supplies and Maintenance	7,835	72,555	34,621	70,105
UT - Utilities					
426-40-415-243-001.45001_000	Telephone General	128	150	115	150
426-40-415-243-001.45001_002	Telephone Wireless/Tablet Service Plan	1,688	1,500	841	1,500
426-40-415-243-001.45002_000	Turlock Irrigation District General	1,075	2,080	1,016	2,080
	Account Classification Total: UT - Utilities	2,891	3,730	1,972	3,730
VE - Vehicle Expenses					
426-40-415-243-001.46000	Auto Allowance	41	36	58	72
426-40-415-243-001.46010	Equipment Rental	0	750	0	750
426-40-415-243-001.46025	Outside Contractor Labor	392	10,000	3,629	10,000
426-40-415-243-001.46031	Fuel	33,231	45,000	22,431	45,000
426-40-415-243-001.46032	Vehicle & Small Equipment Maintenance Parts	0	1,500	3,265	1,500
426-40-415-243-001.46033	Tires & Tubes	5,840	3,500	808	3,500
426-40-415-243-001.46034	Vehicle Insurance	1,851	1,700	3,463	5,700
426-40-415-243-001.46036	Lube & Oil	0	0	143	1,000
	Account Classification Total: VE - Vehicle Expenses	41,356	62,486	33,796	67,522
MI - Miscellaneous Expenses					
426-40-415-243-001.47005	Advertising	115	800	20	800

City of Turlock Proposed 26-27 Budget
Fund 426 Transit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
426-40-415-243-001.47010	Bank Charges	14	50	0	100
426-40-415-243-001.47040_000	Dues Miscellaneous	694	1,040	569	975
426-40-415-243-001.47050	Meetings	202	500	197	390
426-40-415-243-001.47055	Cash Shortages	0	100	0	100
426-40-415-243-001.47065	Professional Development	99	120	86	123
426-40-415-243-001.47080	Shoe Allowance	59	100	29	100
426-40-415-243-001.47090	Testing & Recruitment	0	0	9	0
426-40-415-243-001.47095_000	Training General/Travel	1,869	6,720	417	5,135
426-40-415-243-001.47366	Electric Vehicle Charging Expenses	0	5,000	0	2,000
426-40-415-243-001.47450	Contingencies (Operations)	0	14,523	0	13,735
426-40-415-243-001.47452	Parts-Preventative Bus Maint	16,107	20,000	5,773	20,000
426-40-415-243-001.47453	Labor-Preventative Bus Maint	39,335	50,000	39,291	50,000
426-40-415-243-001.47455	Parking and Traffic Fees	0	30	0	26
	Account Classification Total: MI - Miscellaneous Expenses	58,493	98,983	46,392	93,484
DS - Debt Service					
426-40-415-243-001.53032_001	SBITA (GASB 96) Debt Service TransTrack Interest	943	0	0	0
	Account Classification Total: DS - Debt Service	943	0	0	0
TO - Transfers Out					
426-40-415-243-001.48001_083	Transfers Out To Fd 501 for I.T. Services	2,796	3,217	2,680	4,356
426-40-415-243-001.48001_085	Transfers Out To Fd 501 IT Infrastructure	228	209	209	420
426-40-415-243-001.48001_297	Transfers Out GF Administration From Transit	13,716	33,959	28,300	33,340
	Account Classification Total: TO - Transfers Out	16,740	37,385	31,189	38,116
	Sub-Program Total: 001 - Operating	942,752	1,031,071	734,880	1,090,127
	Program Total: 243 - Demand Response	942,752	1,031,071	734,880	1,090,127
	Division Total: 415 - Transit	942,752	1,031,071	734,880	1,090,127
	Department Total: 40 - Development Services	942,752	1,031,071	734,880	1,090,127
	EXPENSES Total	942,752	1,031,071	734,880	1,090,127
	Fund REVENUE Total: 426 - Transit	946,382	1,031,071	9,382	1,090,127
	Fund EXPENSE Total: 426 - Transit	942,752	1,031,071	734,880	1,090,127
	Program Total: 243 - Demand Response: Operating	3,630	0	(725,499)	0
Sub-Program: 002 - Planning/Capital					
REVENUES					
IG - Intergovernmental					
426-40-415-243-002.34091	LTF Capital (Transit)	0	10,085	0	0
426-40-415-243-002.34083	LTF Capital/Revenue - Deferred	14,998	849,102	0	0
	Account Classification Total: IG - Intergovernmental	14,998	859,187	0	0
	Sub-Program Total: 002 - Planning/Capital	14,998	859,187	0	0
	Program Total: 243 - Demand Response	14,998	859,187	0	0
	Division Total: 415 - Transit	14,998	859,187	0	0
	Department Total: 40 - Development Services	14,998	859,187	0	0
	REVENUES Total	14,998	859,187	0	0
EXPENSES					
Department: 40 - Development Services					
Division: 415 - Transit					
Program: 243 - Demand Response					
Sub-Program: 002 - Planning/Capital					
CO - Contractual Services					

City of Turlock Proposed 26-27 Budget
Fund 426 Transit

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
426-40-415-243-002.43266	Transit Planning	26	0	0	0
	Account Classification Total: CO - Contractual Services	26	0	0	0
CA - Capital Outlay					
426-40-415-243-002.51240	Transit Capital	11,230	15,000	21	0
426-40-415-243-002.51261	Transit Bus Procurement/Inspection	3,742	844,187	410,633	0
	Account Classification Total: CA - Capital Outlay	14,972	859,187	410,653	0
	Sub-Program Total: 002 - Planning/Capital	14,998	859,187	410,653	0
	Program Total: 243 - Demand Response	14,998	859,187	410,653	0
	Division Total: 415 - Transit	14,998	859,187	410,653	0
	Department Total: 40 - Development Services	14,998	859,187	410,653	0
	EXPENSES Total	14,998	859,187	410,653	0
	Fund REVENUE Total: 426 - Transit	14,998	859,187	0	0
	Fund EXPENSE Total: 426 - Transit	14,998	859,187	410,653	0
	Program Total: 243 - Demand Response: Planning/Capital	0	0	(410,653)	0
Fund Total: 426 - Transit					
	Fund REVENUE Total: 426 - Transit	7,846,570	16,401,170	258,361	16,138,468
	Fund EXPENSE Total: 426 - Transit	7,770,025	16,401,170	6,520,026	15,695,683
	Fund Total: 426 - Transit	76,544	0	(6,261,665)	442,785

Fund 450 SRWA

PURPOSE

The Stanislaus Regional Water Authority (SRWA) Division is responsible for the operation and maintenance of the SRWA Surface Water Treatment Plant (WTP) providing potable drinking water for the City of Turlock and the City of Ceres. The WTP uses a conventional treatment process using ozone as a primary disinfectant with sodium hypochlorite as the secondary disinfectant. The WTP treatment processes are designed and monitored with stringent health standards to ensure compliance with the water quality standards established by the California State Water Resources Control Board.

PROGRAMS

The Stanislaus Regional Water Authority Division is organized into a number of program areas:

- **Water Treatment Facility**: Operates and maintains a facility that processes up to 15 million gallons of surface water per day.
- **Distribution Lines**: Operates and maintains the distribution system; supplying treated surface water to the City of Turlock and City of Ceres as requested.
- **Process Laboratory**: Analyzes untreated and treated water, evaluates treatment effectiveness to determine proper chemical treatment process.
- **Administration**: Directs, supervises and plans operation of the SRWA WTP, prepares studies and reports, oversees budget and maintains the distribution system to the City of Turlock and City of Ceres.
- **Drinking Water Quality & Safety**: Protect the drinking water supply through development and sampling standards.
- **Capital Improvements**: Coordinate maintenance and upgrades to SRWA's distribution and treatment infrastructure.

GOALS AND OBJECTIVES

- Protect the quality and quantity of the City's drinking water supply, protecting public health by maintaining the WTP's water treatment processes by ensuring that all treated water delivered from the SRWA meets or exceeds State and Federal requirements.
- Operate and maintain the SRWA WTP's Facility in a reliable, safe, productive, and cost-efficient manner. Provide excellent customer service.
- Ensure that all treatment facility processes are operated effectively and efficiently.
- Maintain an effective and coordinated preventative maintenance program for all WTP process.
- Maintain dialogue with the State Water Resources Control Board for the SRWA.

GOALS AND OBJECTIVES (cont.)

- Provide adequate training opportunities to remain abreast of technical, mechanical, safety and analytical improvements.
- Respond to emergencies.

City of Turlock Proposed 26-27 Budget
Fund 450 SRWA Operations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 450 - SRWA - Operations					
Department: 53 - Surface Water					
Division Total: 145 - Vehicles/Equipment					
REVENUES					
TI - Transfers In					
450-53-145.38001_090	Transfers In Vehicle & Equip. Replacement	0	0	0	293,200
	Account Classification Total: TI - Transfers In	0	0	0	293,200
	Division Total: 145 - Vehicles/Equipment	0	0	0	293,200
	Department Total: 53 - Surface Water	0	0	0	293,200
	REVENUES Total	0	0	0	293,200
EXPENSES					
Department: 53 - Surface Water					
Division: 145 - Vehicles/Equipment					
CA - Capital Outlay					
450-53-145.51020	Equipment Replacement	0	0	0	255,000
	Account Classification Total: CA - Capital Outlay	0	0	0	255,000
	Division Total: 145 - Vehicles/Equipment	0	0	0	255,000
	Department Total: 53 - Surface Water	0	0	0	255,000
	EXPENSES Total	0	0	0	255,000
	Fund REVENUE Total: 450 - SRWA - Operations	0	0	0	293,200
	Fund EXPENSE Total: 450 - SRWA - Operations	0	0	0	255,000
	Division Total: 145 - Vehicles/Equipment	0	0	0	38,200
Division: 550 - Operations					
REVENUES					
IN - Interest Income					
450-53-550.33000	Interest Income	6,412	0	(986)	6,500
450-53-550.33099	Market Valuation	2,035	0	0	0
	Account Classification Total: IN - Interest Income	8,447	0	(986)	6,500
OR - Other Revenues					
450-53-550.37435	SRWA JPA (Fund 950) Reimbursement	3,985,014	5,970,561	2,251,325	5,535,653
	Account Classification Total: OR - Other Revenues	3,985,014	5,970,561	2,251,325	5,535,653
	Division Total: 550 - Operations	3,993,460	5,970,561	2,250,339	5,542,153
	Department Total: 53 - Surface Water	3,993,460	5,970,561	2,250,339	5,542,153
	REVENUES Total	3,993,460	5,970,561	2,250,339	5,542,153
EXPENSES					
Department: 53 - Surface Water					
Division: 550 - Operations					
SA - Salaries					
450-53-550.41001	Full Time Salaries	1,258,405	1,498,049	950,498	1,512,760
450-53-550.41052	Educational Incentive	1,959	2,044	1,710	2,051
450-53-550.41053	Sick Leave Conversion Pay	6,144	8,000	5,302	8,000
450-53-550.41054	Stand By Wages	41,435	18,000	23,449	20,000
450-53-550.41055	Vacation Conversion Pay	17,433	8,000	3,208	12,000
450-53-550.41056	Management Leave Conversion	250	4,000	94	1,000
450-53-550.41059	Continuous Service Pay	2,894	3,274	2,851	4,654
450-53-550.41060	Signing Bonus	15,000	20,500	16,500	15,000
450-53-550.41100_001	Overtime Standard	132,264	120,000	145,296	150,000

City of Turlock Proposed 26-27 Budget
Fund 450 SRWA Operations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
450-53-550.49007	Salary Charges From Other Departments	9,720	75,000	0	0
	Account Classification Total: SA - Salaries	1,485,504	1,756,867	1,148,909	1,725,465
BE - Benefits					
450-53-550.42002	Medical Dental Plan	190,293	216,073	217,419	201,757
450-53-550.42003	Vision Insurance	1,995	2,830	1,565	2,830
450-53-550.42004	Long Term Disability Insurance	4,924	5,618	3,906	5,247
450-53-550.42005	Life Insurance	2,659	2,831	1,796	2,302
450-53-550.42006	SUI	1,017	449	449	449
450-53-550.42007	Workers Comp Insurance	15,643	40,944	30,475	28,807
450-53-550.42008	City Liability Insurance	61,848	66,522	52,960	81,589
450-53-550.42009	PERS	223,935	263,192	166,972	267,263
450-53-550.42010	Medicare Tax	20,961	24,387	16,312	25,019
450-53-550.42012	Retiree Health Insurance	26,972	31,844	20,488	32,195
450-53-550.42013	Deferred Comp	9,602	11,815	7,048	12,018
450-53-550.42014	Deferred Comp In Lieu	5,954	11,400	4,835	11,400
450-53-550.42016	Employee Contrib To PERS	(113,419)	(135,303)	(85,471)	(136,752)
450-53-550.42019	PERS UAL (Unfunded Accrued Liability)	258,792	270,741	225,620	293,269
	Account Classification Total: BE - Benefits	711,176	813,343	664,376	827,393
CO - Contractual Services					
450-53-550.43155	Physicals, Shots & Psychological	508	1,300	911	1,000
450-53-550.43314	Contract Help - Service	367,892	1,004,840	214,733	610,000
	Account Classification Total: CO - Contractual Services	368,400	1,006,140	215,644	611,000
SU - Supplies and Maintenance					
450-53-550.44001_000	Supplies General	122,092	200,000	51,977	200,000
450-53-550.44001_267	Supplies Laboratory	28,001	60,000	28,203	60,000
450-53-550.44005	Chemicals	839,150	1,412,000	653,750	1,000,000
450-53-550.44030_000	Minor Equipment Miscellaneous	0	300,000	12,002	300,000
450-53-550.44030_001	Minor Equipment Safety	19,877	35,000	7,460	25,000
450-53-550.44030_002	Minor Equipment Tools	55,421	60,000	2,895	50,000
450-53-550.44030_028	Minor Equipment Lab	3,240	15,000	0	25,000
450-53-550.44090	Office Equipment & Furniture	0	5,000	0	5,000
	Account Classification Total: SU - Supplies and Maintenance	1,067,781	2,087,000	756,286	1,665,000
UT - Utilities					
450-53-550.45001_000	Telephone General	7,727	10,000	5,772	10,000
450-53-550.45001_002	Telephone Wireless/Tablet Service Plan	6,006	6,000	4,898	6,500
	Account Classification Total: UT - Utilities	13,734	16,000	10,670	16,500
VE - Vehicle Expenses					
450-53-550.46000	Auto Allowance	241	240	194	240
450-53-550.46010	Equipment Rental	18,242	20,000	0	20,000
450-53-550.46020	Fleet Maintenance Labor	4,735	2,000	1,472	4,000
450-53-550.46031	Fuel	15,724	20,000	9,412	20,000
450-53-550.46032	Vehicle & Small Equipment Maintenance Parts	832	6,500	3,592	5,000
450-53-550.46034	Vehicle Insurance	1,218	2,600	2,555	2,400
	Account Classification Total: VE - Vehicle Expenses	40,991	51,340	17,225	51,640
MI - Miscellaneous Expenses					
450-53-550.47005	Advertising	670	3,000	1,738	3,000
450-53-550.47020	Certification	3,905	7,500	2,236	7,500
450-53-550.47065	Professional Development	600	670	0	670
450-53-550.47080	Shoe Allowance	1,907	5,050	3,265	5,250
450-53-550.47090	Testing & Recruitment	3,038	5,000	3,554	5,000

City of Turlock Proposed 26-27 Budget
Fund 450 SRWA Operations

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
450-53-550.47095_000	Training General/Travel	13,750	20,000	2,159	20,000
450-53-550.47254	Education and Outreach	0	1,000	0	1,000
	Account Classification Total: MI - Miscellaneous Expenses	23,871	42,220	12,952	42,420
CA - Capital Outlay					
450-53-550.51020	Equipment Replacement	130,524	140,000	0	0
	Account Classification Total: CA - Capital Outlay	130,524	140,000	0	0
DS - Debt Service					
450-53-550.53029_001	Enterprise Equity Lease Interest	9,481	5,620	12,804	1,900
450-53-550.53029_002	Enterprise Equity Lease Principal	(1)	52,031	33,100	46,135
	Account Classification Total: DS - Debt Service	9,481	57,651	45,905	48,035
TO - Transfers Out					
450-53-550.48001_090	Transfers Out Vehicle & Equip Replacement	0	0	0	293,200
	Account Classification Total: TO - Transfers Out	0	0	0	293,200
	Division Total: 550 - Operations	3,851,462	5,970,561	2,871,968	5,280,653
	Department Total: 53 - Surface Water	3,851,462	5,970,561	2,871,968	5,280,653
	EXPENSES Total	3,851,462	5,970,561	2,871,968	5,280,653
Fund REVENUE	Total: 450 - SRWA - Operations	3,993,460	5,970,561	2,250,339	5,542,153
Fund EXPENSE	Total: 450 - SRWA - Operations	3,851,462	5,970,561	2,871,968	5,280,653
	Division Total: 550 - Operations	141,999	0	(621,629)	261,500
Division Total: 550 - Operations					
Fund REVENUE	Total: 450 - SRWA - Operations	3,993,460	5,970,561	2,250,339	5,835,353
Fund EXPENSE	Total: 450 - SRWA - Operations	3,851,462	5,970,561	2,871,968	5,535,653
	Division Total: 550 - Operations	141,999	0	(621,629)	299,700

Fund 621 - Successor Agency - Non LMI

PURPOSE

The Turlock Redevelopment Agency was first activated in 1993 and amended in 1996. The total area covered just over 4.300 acres in the City of Turlock. The Agency's primary mission was to eliminate blight within the designated project area as well as promote economic development, help provide essential public facilities, and reconstruct and rehabilitate blighted properties. The general goals and objectives of the Agency were set forth in the Agency's Five-year Implementation Plan.

Funds 621 and 625 reflect the changes necessary with the implementation of AB 1X 26 which dissolved redevelopment agencies in California. No new projects or additional tax increment is reflected. The legislation provides for a maximum of $250,000 for staffing purposes for the Successor Agency to carry-out the basic requirements of AB 1X 26 to wind down the previously existing Turlock Redevelopment Agency, implement and complete existing legal contracts and projects, and dispose of any properties held by the Agency.

The primary tasks that will be carried out include actions necessary to make outstanding bond payments and pay other enforceable obligations of the Successor Agency.

In November 2016 the Successor Agency issued refunding bonds to refinance the outstanding portion of the 1999, 2006 and 2011 Bonds which were secured with tax increment revenue by the former Redevelopment Agency.

City of Turlock Proposed 26-27 Budget
Fund 621 Successor Agency - Non LMI

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 621 - Successor Agency - Non LMI					
Department: 10 - Administration					
Division: 198 - Successor Agency - Non LMI					
REVENUES					
TX - Taxes					
621-10-198.30045	Property Taxes RPTTF Distributions	2,511,188	2,491,957	2,489,127	2,539,236
	Account Classification Total: TX - Taxes	2,511,188	2,491,957	2,489,127	2,539,236
IN - Interest Income					
621-10-198.33000	Interest Income	52,304	0	(7,397)	52,900
621-10-198.33010_004	Interest - Bonds 2016 Refunding Bonds	13,343	0	0	13,500
621-10-198.33099	Market Valuation	29,922	0	0	0
	Account Classification Total: IN - Interest Income	95,570	0	(7,397)	66,400
	Division Total: 198 - Successor Agency - Non LMI	2,606,758	2,491,957	2,481,730	2,605,636
	Department Total: 10 - Administration	2,606,758	2,491,957	2,481,730	2,605,636
	REVENUES Total	2,606,758	2,491,957	2,481,730	2,605,636
EXPENSES					
Department: 10 - Administration					
Division: 198 - Successor Agency - Non LMI					
SA - Salaries					
621-10-198.49007	Salary Charges From Other Departments	0	0	1,214	0
	Account Classification Total: SA - Salaries	0	0	1,214	0
CO - Contractual Services					
621-10-198.43055_002	Consultant Audit	1,312	2,503	2,028	1,573
621-10-198.43060_000	Contract Services General	3,400	11,000	3,400	22,692
621-10-198.43318	Professional Services-Debt	3,250	3,500	0	3,250
	Account Classification Total: CO - Contractual Services	7,962	17,003	5,428	27,515
MI - Miscellaneous Expenses					
621-10-198.47200_007	Housing Set Aside Projects Mobile Home Rent Subsidy Program	0	10,000	6,638	8,200
	Account Classification Total: MI - Miscellaneous Expenses	0	10,000	6,638	8,200
DA - Depreciation and Amortization					
621-10-198.52022	Amortization Expense - Bond OID & (OIP)	(137,587)	0	(137,587)	0
	Account Classification Total: DA - Depreciation and Amortization	(137,587)	0	(137,587)	0
DS - Debt Service					
621-10-198.53021_001	2016 SA Refunding Bond Interest	1,086,162	1,047,257	1,024,240	975,506
621-10-198.53021_002	2016 SA Refunding Bond Principal	0	1,400,000	0	1,470,000
	Account Classification Total: DS - Debt Service	1,086,162	2,447,257	1,024,240	2,445,506
TO - Transfers Out					
621-10-198.48001_158	Transfers Out Successor Agency Support	65,051	37,842	0	59,812
621-10-198.48001_190	Transfers Out To Fund 625 Mobile Home Rent Sub	13,800	0	0	0
	Account Classification Total: TO - Transfers Out	78,851	37,842	0	59,812
	Division Total: 198 - Successor Agency - Non LMI	1,035,388	2,512,102	899,933	2,541,033
	Department Total: 10 - Administration	1,035,388	2,512,102	899,933	2,541,033
	EXPENSES Total	1,035,388	2,512,102	899,933	2,541,033
Fund REVENUE	Total: 621 - Successor Agency - Non LMI	2,606,758	2,491,957	2,481,730	2,605,636
Fund EXPENSE	Total: 621 - Successor Agency - Non LMI	1,035,388	2,512,102	899,933	2,541,033
	Fund Total: 621 - Successor Agency - Non LMI	1,571,370	(20,145)	1,581,797	64,603

Fund 705 - Northwest Triangle Mello-Roos Assessment (CFD#1)

PURPOSE

The NW Triangle Mello-Roos Assessment District was established to account for the special assessment revenues assessed on properties within the District. These revenues are used to make annual principal and interest payments on the bonds issued to finance the infrastructure improvements within the District.

The infrastructure improvements included improving the Highway 99/Monte Vista Avenue Interchange, widening Monte Vista Avenue in the area surrounding the Monte Vista Shopping Center, construction of Countryside Drive through the Monte Vista Shopping Center, and realigning Tegner Road south of Monte Vista Avenue. In addition, various water, wastewater and storm drainage system improvements were installed to service the commercial properties within the District's boundaries.

In addition to funding the debt service as described above, the annual assessment also pays for the annual reporting requirements and incidental administrative expenses of the district.

The bonds were retired in Fiscal Year 2024-2025. The City is in the process of closing this fund and expectes to have this complete in the upcoming fiscal year.

City of Turlock Proposed 26-27 Budget
Fund 705 NW Triangle Mello Roos (CFD #1)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 705 - NW Triangle Mello Roos (CFD #1)					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
TX - Taxes					
705-00-000.30080_004	Direct Assessments Monte Vista CFD#1	0	0	10,361	0
	Account Classification Total: TX - Taxes	0	0	10,361	0
IN - Interest Income					
705-00-000.33000	Interest Income	(1,590)	7,300	3,523	2,900
705-00-000.33099	Market Valuation	3,343	0	0	0
705-00-000.33150	Interest Income-Fiscal Agent	2,831	0	0	0
	Account Classification Total: IN - Interest Income	4,584	7,300	3,523	2,900
	Division Total: 000 - Non-Departmental	4,584	7,300	13,884	2,900
	Department Total: 00 - Non-Departmental	4,584	7,300	13,884	2,900
	REVENUES Total	4,584	7,300	13,884	2,900
EXPENSES					
Department: 10 - Administration					
Division: 170 - CFD #1					
CO - Contractual Services					
705-10-170.43025	City Administration	22,500	0	0	0
705-10-170.43165_001	Reports Annual	4,250	0	0	0
705-10-170.43197	Trustee Fees	1,300	0	0	0
	Account Classification Total: CO - Contractual Services	28,050	0	0	0
MI - Miscellaneous Expenses					
705-10-170.47010	Bank Charges	14	200	0	100
	Account Classification Total: MI - Miscellaneous Expenses	14	200	0	100
DS - Debt Service					
705-10-170.53003_001	Bond Payments Interest	3,213	0	0	0
705-10-170.53003_002	Bond Payments Principal	255,000	0	0	0
	Account Classification Total: DS - Debt Service	258,213	0	0	0
	Division Total: 170 - CFD #1	286,277	200	0	100
	Department Total: 10 - Administration	286,277	200	0	100
	EXPENSES Total	286,277	200	0	100
Fund REVENUE	Total: 705 - NW Triangle Mello Roos (CFD #1)	4,584	7,300	13,884	2,900
Fund EXPENSE	Total: 705 - NW Triangle Mello Roos (CFD #1)	286,277	200	0	100
	Fund Total: 705 - NW Triangle Mello Roos (CFD #1)	(281,692)	7,100	13,884	2,800

Fund 706 - Property and Business Improvement District

PURPOSE

In October 2023, sufficient votes were cast from downtown property owners in favor of renewing the Property and Business Improvement District and establishing PBID #4 in downtown Turlock. The term of the PBID #4 Agreement shall begin on January 1, 2024 and continue for an initial period of three (3) years. Following this initial three (3) year term the parties may exercise two (2) options to renew the agreement, each for a duration of three (3) years, resulting in a maximum potential contract term of nine (9) years. In the event that the DTPBID is disestablished prior to the stated term, the effective date of DTPBID disestablishment shall serve as the termination date of the agreement. The monies raised through the assessments provides for maintenance, events and promotion, special projects and district management.

The City of Turlock will begin renewal meetings with the downtown property owners in June 2026 to discuss the first option to renew for three (3) years. The renewal period will start on January 1, 2027.

Stanislaus County sends the assessments collected to the City of Turlock. City Staff remits this to the Turlock Downtown and Property Owner's Association.

The Maintenance Obligations of the Turlock Downtown Property and Business Improvement District Management Plan details annual contributions to a Parking Lot Fund for the slurry seal and striping of the City owned parking lots located within the PBID every five to seven years. That Parking Lot Fund is reflected in the reserve balance for Fund 706.

City of Turlock Proposed 26-27 Budget
Fund 706 Prop & Busi Improve Dist (PBID)

G/L Account Number	Account Description	FY 24-25 Actual	FY 25-26 Amended Budget	FY 25-26 Actual YTD at 4/30/26	FY 26-27 Proposed Budget
Fund: 706 - Prop & Busi Improve Dist (PBID)					
Department: 00 - Non-Departmental					
Division: 000 - Non-Departmental					
REVENUES					
TX - Taxes					
706-00-000.30080_005	Direct Assessments PBID	147,960	0	0	0
	Account Classification Total: TX - Taxes	147,960	0	0	0
	Division Total: 000 - Non-Departmental	147,960	0	0	0
	Department Total: 00 - Non-Departmental	147,960	0	0	0
Department: 10 - Administration					
Division: 173 - PBID #3					
TX - Taxes					
706-10-173.30080_005	Direct Assessments PBID	82,965	150,000	175,116	235,900
	Account Classification Total: TX - Taxes	82,965	150,000	175,116	235,900
IN - Interest Income					
706-10-173.33000	Interest Income	3,548	0	(502)	3,600
706-10-173.33099	Market Valuation	2,040	0	0	0
	Account Classification Total: IN - Interest Income	5,588	0	(502)	3,600
OR - Other Revenues					
706-10-173.37012	PBID Parking Lot Fund	7,162	7,342	7,342	7,526
	Account Classification Total: OR - Other Revenues	7,162	7,342	7,342	7,526
	Division Total: 173 - PBID #3	95,715	157,342	181,956	247,026
	Department Total: 10 - Administration	95,715	157,342	181,956	247,026
	REVENUES Total	243,675	157,342	181,956	247,026
EXPENSES					
Department: 10 - Administration					
Division: 173 - PBID #3					
MI - Miscellaneous Expenses					
706-10-173.47551	Turlock Downtown Property Owners Association	213,274	150,000	156,889	235,900
	Account Classification Total: MI - Miscellaneous Expenses	213,274	150,000	156,889	235,900
	Division Total: 173 - PBID #3	213,274	150,000	156,889	235,900
	Department Total: 10 - Administration	213,274	150,000	156,889	235,900
	EXPENSES Total	213,274	150,000	156,889	235,900
Fund REVENUE	Total: 706 - Prop & Busi Improve Dist (PBID)	243,675	157,342	181,956	247,026
Fund EXPENSE	Total: 706 - Prop & Busi Improve Dist (PBID)	213,274	150,000	156,889	235,900
	Fund Total: 706 - Prop & Busi Improve Dist (PBID)	30,400	7,342	25,067	11,126

FULL-TIME PERSONNEL SUMMARY
Fiscal Year 2026-2027

Division / Fund Position		Amended Budget 24-25		Amended Budget 25-26		Budget 26-27	
B = Budgeted F = Frozen		B	F	B	F	B	F
FUND							
City Manager (Division 102)							
110	City Manager	1		1		1	
110	Deputy City Manager	0.67		1		1	
110	Management Analyst			1		1	
110	Public Information Officer			1		1	
110	Staff Services Technician			1		1	
110	Risk Management Director	1		1			
110	Risk Manager					1	
TOTAL		2.67	0	6	0	6	0
Economic Development/Communications (Division 103)							
110	Economic Dev Director/Communication Officer	1		1			
110	Economic Development Manager					1	
110	Communications Specialist	0.5		0.5		0.5	
TOTAL		1.5	0	1.5	0	1.5	0
City Clerk (Division 104)							
110	City Clerk	1		1		1	
110	Deputy City Clerk	1		1		1	
110	Deputy City Clerk	1		1		1	
TOTAL		3	0	3	0	3	0
Finance (Division 106)							
110	Finance Director	0.55		0.55		0.55	
110	Accountant, Principal	2		2		2	
110	Accountant III	0.70		1.70		1.70	
110	Accountant II	1		1		1	
110	Accountant I	1		1		1	
110	Purchasing Manager	1		1		1	
110	Purchasing Coordinator			1		1	
110	Purchasing Specialist	2		1		1	
110	Accounts Payable Clerk	1		1		1	
TOTAL		9.25	0	10.25	0	10.25	0
City Attorney (Department 108)							
110	City Attorney			1		1	
110	Executive Legal Assistant-Paralegal	1		1		1	
TOTAL		1	0	2	0	2	0
Human Relations (Division 109)							
110	Human Relations Director	1		1		1	
110	Principal Human Relations Analyst	2		3		3	
110	Human Relations Analyst	2		2		2	
110	Human Relations Specialist	3		3		3	
TOTAL		8	0	9	0	9	0
General Government (Division 112)							
110	Facilities Maintenance Assistant	1		1		1	
110	Maintenance Worker I	0.45		0.45		0.45	
TOTAL		1.45	0	1.45	0	1.45	0

FULL-TIME PERSONNEL SUMMARY
Fiscal Year 2026-2027

Division / Fund Position		Amended Budget 24-25		Amended Budget 25-26		Budget 26-27	
B = Budgeted F = Frozen		B	F	B	F	B	F
Police (Divisions 200, 205, & 210)							
110	Police Chief	1		1		1	
110	Police Captain	2		2		2	
110	Police Lieutenant	4		4		4	
118	Police Lieutenant	1		1		1	
110	Police Sergeant	12		12		12	
110	Police Detective	4		4		4	
110	Police Officer (Trainee, I, II)	62	2	54	1	54	1
118	Police Officer (Trainee, I, II)	2		12		12	
110	Public Safety Communications Supervisor	1		1		1	
118	Public Safety Communications Supervisor	1		1		1	
110	Emergency Services Dispatcher (Trainee, I, II, Lead)	13	1	15	1	15	1
119*	Emergency Services Dispatcher (Trainee, I, II, Lead)	2					
110	Evidence & Property Specialist (I, II)	2		2		2	
110	Crime Prevention Specialist	1		1		1	
110	Crime & Community Information Analyst	1		1		1	
110	Community Service Officer (I, II)	2		2		2	
118	Community Service Officer (I, II)	2		2		2	
110	Investigations Unit Analyst	1		1		1	
110	Public Safety Records Supervisor	1		1		1	
110	Police Records Technicians, Sr	2		2		2	
110	Police Records Technicians	4		5		5	
119*	Police Records Technicians	1					
110	Executive Administrative Assistant/Public Safety	1		1		1	
110	Police Business Unit Supervisor	1		1		1	
118	Police Support Operations Manager	1		1		1	
110	Staff Services Assistant	3		4.5		4.5	
110	Public Safety Administrative Assistant	1		1		1	
118	Public Affairs Analyst	1		1		1	
118	Public Safety Business Analyst	1		1		1	
110	Maintenance Worker II	0.9		0.9		0.9	
118	Code Enforcement Supervisor	1		1		1	
110	Code Enforcement Officer	1		1		1	
118	Code Enforcement Officer	2		2		2	
110	Background Coordinator	1		1		1	
118	Code Compliance Technician	1		1		1	
110	Code Compliance Technician	1		1		1	
TOTAL		138.9	3.0	142.4	2.0	142.4	2.0
Animal Services and Control (Division 215)							
110	Animal Services Supervisor	1		1		1	
110	Animal Services Officer, Sr.			1		1	
110	Animal Services Officer	3		2		2	
TOTAL		4	0	4	0	4	0
Fire Services (Division 300)							
110	Fire Division Chief	1		1		1	
118	Fire Division Chief	1		1		1	
110	Fire Marshall	1		1		1	
110	Fire Battalion Chief	3		3		3	
110	Fire Captain	15		15		15	
110	Engineer	12		12		12	
118	Engineer	3		3		3	

FULL-TIME PERSONNEL SUMMARY
Fiscal Year 2026-2027

Division / Fund Position		Amended Budget 24-25		Amended Budget 25-26		Budget 26-27	
B = Budgeted F = Frozen		B	F	B	F	B	F
Fire Services (Division 300) - Cont.							
110	Firefighter	12		12		12	
118	Firefighter	3		6		6	
118	Fire Prevention Inspector	1		1		1	
110	Executive Admin. Asst./Public Safety	1		1		1	
118	Fire Operations Support Analyst	1		1		1	
110	Staff Services Technician	1		1		1	
110	Maintenance Worker II	0.1		0.1		0.1	
TOTAL		55.1	0	58.1	0	58.1	0
Planning (Division 400)							
110	Development Services Director	0.5		0.5		0.5	
110	Planning Manager	1		1		1	
110	Principal Planner	1		1		1	
110	Associate Planner	1		1		1	
110	Assistant Planner	1		1		1	
110	Staff Services Technician	1		1		1	
TOTAL		5.5	0	5.5	0	5.5	0
Building and Safety (Division 405)							
110	Development Services Director	0.5		0.5		0.5	
110	Chief Building Official	1		1		1	
110	Plans Examiner Sr.	1		1		1	
110	Plans Examiner I	1		1		1	
110	Building Inspector Sr.	1		1		1	
110	Building Inspector II	1		2		2	
110	Building Inspector I	1					
110	Building Services Manager	0.5		0.5		1	
110	Staff Services Assistant	2		2		2	
110	Staff Services Technician	2		2		2	
TOTAL		11.0	0	11.0	0	11.5	0
Engineering (Division 410)							
110	Municipal Services Director/SRWA Gen Mgr	0.2		0.2		0.2	
110	Assistant Municipal Services Director	0.1		0.1		0.1	
110	City Engineer	1		1		1	
110	Civil Engineer, Principal	1		1		1	
110	Roads Project Manager	1		1		1	
110	Civil Engineer Sr.	1		1		1	
110	Civil Engineer, Associate	1		1		1	
110	Engineer, Associate	1		1		1	
110	Engineer, Assistant	2		2		2	
110	Engineering Project Coordinator	1		1		1	
110	Traffic Technician Sr.	1		1			
110	Administrative Analyst	0.25		0.25		0.25	
110	Executive Admin. Asst.-Muni. Services	0.25		0.25		0.25	
110	Public Works Supervisor/City Surveyor	1		1			
110	Land Surveyor	1		1			
110	Land Surveying Technician I		2		2		2
110	Public Works Construction Inspector, Sr.	2		2		2	
110	Public Works Construction Inspector	2		2		2	
110	Staff Services Analyst	2		2		1.75	
110	Staff Services Assistant	1		1		1	
TOTAL		19.8	2	19.8	2	16.55	2

FULL-TIME PERSONNEL SUMMARY
Fiscal Year 2026-2027

Division / Fund Position		Amended Budget 24-25		Amended Budget 25-26		Budget 26-27	
B = Budgeted F = Frozen		**B**	**F**	**B**	**F**	**B**	**F**
Fund 115 (Measure A - Roads)							
	Public Works Construction Inspector, Sr.	1		1		1	
	Engineering Project Coordinator	1		1		1	
TOTAL		2	0	2	0	2	0
Public Facilities (Division 500)							
110	Municipal Services Director/SRWA Gen Mgr	0.05		0.05		0.05	
110	Assistant Municipal Services Director	0.4		0.4		0.4	
110	Parks, Streets & Public Facilities Superintendent	0.2		0.2		0.2	
110	Public Maintenance Supervisor	0.1		0.1		0.1	
110	Administrative Analyst	0.05		0.05		0.05	
110	Executive Admin. Asst.-Muni. Services	0.05		0.05		0.05	
110	Asset Analyst	0.3		0.3		0.3	
110	Staff Services Assistant	0.2		0.2		0.2	
110	Public Facilities Maintenance Team Leader	1		1		1	
110	Maintenance Worker I	0.55		1.55		1.55	
119*	Maintenance Worker I	1					
TOTAL		3.9	0	3.9	0	3.9	0
Park Maintenance (Division 600)							
110	Municipal Services Director/SRWA Gen Mgr	0.05		0.05		0.05	
110	Assistant Municipal Services Director	0.12		0.12		0.12	
110	Parks, Streets & Public Facilities Superintendent	0.2		0.2		0.2	
110	Public Maintenance Supervisor	0.2		0.2		0.2	
110	Public Facilities Maintenance Team Leader	1		1		1	
110	Administrative Analyst	0.05		0.05		0.05	
110	Executive Admin. Asst.-Muni. Services	0.05		0.05		0.05	
110	Staff Services Assistant	0.2		0.2		0.2	
110	Maintenance Worker I	3		5		5	
118	Maintenance Worker I	1		3		3	
119*	Maintenance Worker I	2					
TOTAL		7.87	0.00	9.87	0.00	9.87	0.00
Parks, Recreation & Public Facilities (Divisions 620, 622, 624, 626 & 630)							
110	Municipal Services Director/SRWA Gen Mgr	0.05		0.05		0.05	
110	Assistant Municipal Services Director	0.06		0.06		0.06	
110	Executive Admin. Asst.-Muni. Services	0.05		0.05		0.05	
110	Administrative Analyst	0.05		0.05		0.05	
110	Recreation Superintendent	1		1		1	
110	Staff Services Analyst	1		1		1	
110	Recreation Supervisor	1		1		1	
110	Recreation Coordinator	2		2		1.5	
TOTAL		5.21	0.00	5.21	0.00	4.71	0.00
Total General Fund Staff (including Measure A General)		280.2	5.0	295.0	4.0	291.7	4.0
Fund 117 Cannabis							
	Staff Services Assistant			0.5		0.5	
	Recreation Coordinator					0.5	
		0.0	0.0	0.5	0.0	1.0	0.0
Fund 204 AB 939 Integrated Waste Mgmt.							
	Staff Services Analyst	0.4		0.4		0.4	
	Staff Services Technician	0.3		0.3		0.3	
TOTAL		0.7	0.0	0.7	0.0	0.7	0.0

FULL-TIME PERSONNEL SUMMARY
Fiscal Year 2026-2027

Division / Fund Position	Amended Budget 24-25		Amended Budget 25-26		Budget 26-27	
B = Budgeted F = Frozen	**B**	**F**	**B**	**F**	**B**	**F**
Fund 205 Sports Facilities						
Assistant Municipal Services Director	0.06		0.06		0.06	
Parks, Streets & Public Facilities Superintendent	0.2		0.2		0.2	
Public Maintenance Supervisor	0.1		0.1		0.1	
Public Facilities Maintenance Team Leader	1		1		1	
Staff Services Assistant	0.2		0.2		0.2	
Maintenance Worker II	1		1		1	
Maintenance Worker I	1		1		1	
TOTAL	3.56	0	3.56	0	3.56	0
Fund 217 Gas Tax Street Maintenance						
Municipal Services Director/SRWA Gen Mgr	0.05		0.05		0.05	
Assistant Municipal Services Director	0.15		0.15		0.15	
Parks, Streets & Public Facilities Superintendent	0.2		0.2		0.2	
Public Maintenance Supervisor	0.2		0.2		0.2	
Public Facilities Maintenance Team Leader	1		1			
Administrative Analyst	0.05		0.05		0.05	
Executive Admin. Asst.-Muni. Services	0.05		0.05		0.05	
Staff Services Assistant	0.2		0.2		0.2	
Maintenance Worker II	3		3		2	
Maintenance Worker I	4		4		4	
TOTAL	8.90	0	8.90	0	6.90	0
Fund 219 SB 1 Road Maintenance & Rehabilitation Account						
Public Facilities Maintenance Team Leader					1	
Maintenance Worker II	1		1		2	
Maintenance Worker I	1		1		1	
TOTAL	2	0	2	0	4	0
Fund 240 Small Equip/Replace Building and Safety						
Staff Services Analyst (Bldg Serv Mgr 25-26)	0.5		0.5			
TOTAL	0.5	0	0.5	0	0	0
Fund 246 Landscape Assessment						
Municipal Services Director/SRWA Gen Mgr	0.1		0.1		0.1	
Assistant Municipal Services Director	0.15		0.15		0.15	
Public Maintenance Supervisor	0.2		0.2		0.2	
Public Facilities Maintenance Supv., Asst.	1		1		1	
Executive Admin. Asst.-Muni. Services	0.1					
Administrative Analyst	0.1					
Staff Services Analyst					0.25	
Public Facilities Maintenance Team Leader	1		1		1	
Maintenance Worker, Sr.					1	
Maintenance Worker II	1		1		1	
Maintenance Worker I	6		6		6	
TOTAL	9.65	0	9.45	0	10.70	0
Funds 255, 256 & 259 Housing Program Services						
Housing Program Manager	1		1		1	
Housing Finance Specialist I	1					
Housing Finance Specialist II			1		1	
Housing Rehab. Specialist I	1					
Housing Rehab. Specialist/Inspector II			1		1	
Housing Program Specialist II	1		1		1	
TOTAL	4	0	4	0	4	0

FULL-TIME PERSONNEL SUMMARY
Fiscal Year 2026-2027

Division / Fund Position	Amended Budget 24-25		Amended Budget 25-26		Budget 26-27	
B = Budgeted F = Frozen	**B**	**F**	**B**	**F**	**B**	**F**
Fund 410 Water Quality Control, Dept. 530 Administration						
Municipal Services Director/SRWA Gen Mgr	0.15		0.15		0.15	
Assistant Municipal Services Director	0.35		0.35		0.35	
Finance Director	0.2		0.2		0.2	
Water Quality Control Division Manager	1		1		1	
Regulatory Affairs Manager	0.5		0.5		0.5	
Utilities Manager	0.5		0.5		0.5	
WQC Supervisor	1		1		1	
Electrical/Mechanical Maint. Supervisor	0.5		0.5		0.5	
Instrumentation & Control Supervisor	1		0.5		0.5	
Instrumentation & Control Tech Sr			0.5		0.5	
Elect/Instrument Tech, Sr.	1		0.5		0.5	
Elect/Instrument Tech			0.5		0.5	
Electrical Mechanical Technician Sr			1		1	
Electrical Mechanical Technician II	0.5		2		2	
Electrical Mechanical Technician I	1					
Environmental Compliance Inspector, Sr.	2		1		1	
Environmental Compliance Inspector II					1	
Water Resource Analyst			1		1	
Laboratory and Environmental Superintendent			0.75		0.75	
WQC Laboratory Supervisor	0.5		0.5		0.5	
Laboratory Analyst, Sr.	0.5		0.5		0.5	
Laboratory Analyst II	1		1		1.5	
Wastewater Plant Operator, Sr.	8		6		6	
Wastewater Plant Operator II	1		3		3	
Wastewater Plant Operator I	1		1		1	
Utility Maintenance Worker, Sr.			1		1	
Utility Maintenance Worker II			1.5		1.5	
Utility Maintenance Worker I			1		1	
Shipping and Receiving Inventory Specialist	1		1		1	
Facilities Maintenance Assistant	1		1		1	
Staff Services Analyst	0.5		1		1	
Administrative Analyst	0.15		0.2		0.2	
Asset Analyst	0.35		0.35		0.35	
Executive Admin. Asst.-Muni. Services	0.15		0.2		0.2	
Communications Specialist	0.2		0.2		0.2	
Staff Services Assistant	4.5		2.5		2.5	
Staff Services Technician	1.35		1.35		1.35	
Customer Services Manager					0.5	
Customer Services Supervisor	0.5		0.5			
Accounting Technician	0.5		0.5		0.5	
Account Clerk, Sr.	1		1		1	
Account Clerk II	1		1		1	
Account Clerk I	1.5		1.5		1.5	
TOTAL	35.4	0	39.75	0	41.25	0
Fund 410 Water Quality Control, Dept. 531 Collection						
Utilities Supervisor	0.5		0.5		0.5	
Utilities Assistant Supervisor	1		1		1	
Utility Maintenance Worker Sr	0.5		0.5		0.5	
Utility Maintenance Worker II	2		1		1	
Utility Maintenance Worker I	7		4		4	
TOTAL	11.0	0	7.0	0	7.0	0

FULL-TIME PERSONNEL SUMMARY
Fiscal Year 2026-2027

Division / Fund Position	Amended Budget 24-25		Amended Budget 25-26		Budget 26-27	
B = Budgeted F = Frozen	**B**	**F**	**B**	**F**	**B**	**F**
Fund 410 Water Quality Control, Dept. 532 Storm Basin Maintenance						
Municipal Services Director/SRWA Gen Mgr	0.05		0.05		0.05	
Assistant Municipal Services Director	0.16		0.16		0.16	
Administrative Analyst	0.05		0.05		0.05	
Parks, Streets & Public Facilities Superintendent	0.2		0.2		0.2	
Public Maintenance Supervisor	0.2		0.2		0.2	
Public Facilities Maintenance Supv., Asst.	1		1		1	
Executive Admin. Asst.-Muni. Services	0.05		0.05		0.05	
Staff Services Assistant	0.2		0.2		0.2	
Utility Maintenance Worker, Sr.	1		1		1	
Utility Maintenance Worker II	2		2		2	
TOTAL	4.91		4.91		4.91	
Fund 420 Water Enterprise						
Municipal Services Director/SRWA Gen Mgr	0.15		0.15		0.15	
Assistant Municipal Services Director	0.35		0.35		0.35	
Finance Director	0.2		0.2		0.2	
Utilities Manager	0.5		0.5		0.5	
Regulatory Affairs Manager	0.5		0.5		0.5	
Electrical/Mechanical Maint. Supervisor	0.5		0.5		0.5	
Instrumentation & Control Supervisor			0.5		0.5	
Electrical Mechanical Technician Sr	2		1		1	
Electrical Mechanical Technician II	2.5		2		2	
Instrumentation & Control Tech Sr	1		0.5		0.5	
Elect/Instrument Tech, Sr.			0.5		0.5	
Elect/Instrument Tech	1		0.5		0.5	
Field Services Technician	1		3		3	
Laboratory and Environmental Superintendent			0.25		0.25	
WQC Laboratory Supervisor	0.5		0.5		0.5	
Laboratory Analyst , Sr.	0.5		0.5		0.5	
Laboratory Analyst II	1		1		1.5	
Utilities Supervisor	0.5		0.5		0.5	
Utilities Assistant Supervisor	2		2		2	
Maintenance Worker II	1		1		1	
Utility Maintenance Worker, Sr.	0.5		2		2	
Utility Maintenance Worker II	4		3.5		3.5	
Utility Maintenance Worker I	7		6.5		6.5	
Water Conservation Worker	1		1		1	
Shipping and Receiving Inventory Specialist	1		1		1	
Staff Services Analyst	0.1		0.6		0.6	
Staff Services Technician	0.35		0.35		0.35	
Staff Services Assistant	1.5		2.5		2.5	
Communications Specialist	0.2		0.2		0.2	
Administrative Analyst	0.15		0.2		0.2	
Asset Analyst	0.35		0.35		0.35	
Executive Admin. Asst.-Muni. Services	0.15		0.2		0.2	
Customer Services Manager					0.5	
Customer Services Supervisor	0.5		0.5			
Accounting Technician	0.5		0.5		0.5	
Account Clerk, Sr.	1		1		1	
Account Clerk II	1		1		1	
Account Clerk I	1.5		1.5		1.5	
TOTAL	36.00	0	38.85	0	39.35	0

FULL-TIME PERSONNEL SUMMARY
Fiscal Year 2026-2027

Division / Fund Position	Amended Budget 24-25		Amended Budget 25-26		Budget 26-27	
B = Budgeted F = Frozen	**B**	**F**	**B**	**F**	**B**	**F**
Fund 426-40-415						
Municipal Services Director/SRWA Gen Mgr	0.1		0.1		0.1	
Assistant Municipal Services Director	0.1		0.1		0.1	
Executive Admin. Asst.-Muni. Services	0.1		0.1		0.1	
Administrative Analyst	0.1		0.1		0.1	
Transit Manager	1		1		1	
Transit Analyst Sr.	1		1		1	
Transit Analyst II	2		2		2	
Communications Specialist	0.1		0.1		0.1	
Staff Services Technician	1		1		1	
Accountant III	0.3		0.3		0.3	
Maintenance Worker II	2		2		2	
TOTAL	7.8	0	7.8	0	7.8	0
Fund 450 Stanislaus Regional Water Authority (SRWA Operations)						
Water Treatment Plant Manager	1		1		1	
Municipal Services Director/SRWA Gen Mgr	0.05		0.05		0.05	
Finance Director	0.05		0.05		0.05	
Water Treatment Plant Supervisor	1		1		1	
Staff Services Assistant	1		1		1	
Water Treatment Plant Operator, Sr.	5		5		5	
Water Treatment Plant Operator II	2		2		2	
Water Treatment Plant Operator I	2		2		2	
Instrument & Control Tech, Sr.	1		1		1	
Maintenance Tech, Sr.	1		1		1	
Maintenance Tech II	1		1		1	
TOTAL	15.1	0	15.1	0	15.1	0
Fund 501 Information Technology						
Deputy City Manager	0.33					
Information Technology Director	1		1		1	
Information Technology Manager	1		1		1	
Information Technology Analyst Sr	2		2		2	
Information Technology Analyst I	1		2		2	
Information Technology Technician	1		1		1	
GIS Coordinator	1		1		1	
Staff Services Assistant	1		1		1	
TOTAL	8.33	0	9	0	9	0
Fund 505 Fleet Services						
Fleet Maintenance Manager	1		1		1	
Fleet Maintenance Supervisor	1		1		1	
Fleet Maintenance Mechanic, Sr.	1		1		1	
Fleet Maintenance Mechanic II	2		2		2	
Fleet Maintenance Mechanic I	2		2		2	
Parts Clerk	1		1		1	
TOTAL	8	0	8	0	8	0
Total Non-General Fund Staff	156	0	160	0	163	0
Grand Total - City Staff	436	5	455	4	455	4
Updated: 5/15/2026	**436.0**		**455.0**		**455.0**	

** Fund 119 (7/1/24-12/31/24) & Fund 110 (1/1/25-6/30/25)*

GLOSSARY OF BUDGET TERMS
FISCAL YEAR 2026-2027

The following glossary provides a brief explanation of terms and acronyms used throughout the Budget document. This information is provided to assist the public in reviewing and understanding the Budget by defining the many technical terms, abbreviations, and acronyms used in presenting budget information.

ACCOUNT
A record of a monetary transaction maintained in the accounting ledger. It may be a classification of expenditure or revenue. Example: "Supplies" is an account in the Operations and Maintenance expenditure category.

ACCRUAL BASIS OF ACCOUNTING
The basis of accounting under which revenues are recorded when earned and expenditures (or expenses) are recorded as soon as they result in liabilities (obligation to pay) for goods and/or services received. The actual receipt (for revenues) or payment (for expenditures) of cash is not the determining factor when deciding on the proper accounting period for recording revenues and expenditures under the accrual basis of accounting.

ACTUAL
A column heading in the budget. Figures found in the Actual column indicate actual financial information recorded for that time period.

AMERICANS WITH DISABILITIES ACT (ADA)
Americans with Disabilities Act, Public Law 336 of the 101st Congress, enacted July 26, 1990. The ADA prohibits discrimination and ensures equal opportunity for persons with disabilities in employment, State and local government services, public accommodations, commercial facilities, and transportation. It also mandates the establishment of TDD/telephone relay services.

ADOPTED BUDGET
The budget document formally approved by the City Council after the required public hearing and deliberations on the City Manager's Budget. It sets forth authorized expenditures and the means of financing those expenditures for a given fiscal year. This term is used interchangeably with the term "Final Budget."

AD VALOREM TAXES
Revenue from taxes paid on real property and personal property which is calculated based on the "value" of the property.

APPROPRIATION
The legal spending level authorized by an ordinance, resolution, or minute action of the City Council. Spending cannot legally exceed this level without approval by the Council. An appropriation expires at the end of the fiscal year.

ARPA (American Rescue Plan Act)
The American Rescue Plan, signed into law on March 2021, provides $350 billion in funding for state and local governments to build an equitable economic recovery from the devastating economic effects caused by the COVID-19 pandemic.

ASSESSED VALUATION
A valuation set upon real estate or other property by the County Assessor or State Board of Equalization which serves as a basis for levying property taxes.

ASSESSMENT ROLL
The official list prepared by the County Assessor which contains the legal description of each parcel or item of property and its assessed valuation. This term is used to denote the total valuation of all taxable property in the City.

AUDIT
An examination of the City's financial records by an independent, certified public accounting firm to determine the accuracy and validity of records and reports, and the conformity of procedures with established policy and GAAP.

BALANCED BUDGET
A balanced budget requires that the amount of budgeted expenditures be equal to or less than the amount of projected revenues for the budget year.

BAN (Bond Anticipation Notes)
A short-term debt instrument issued by a state or municipality to borrow against the proceeds of an upcoming bond issue.

BASIS OF ACCOUNTING
A term used to refer to when revenues, expenditures (expenses), and transfers – and the related assets and liabilities – are recognized in the accounts and reported in the financial statements. The City of Turlock uses the accrual basis of accounting. See Accrual Basis.

BEGINNING BALANCE
The beginning balance of a fund is comprised of unspent funds brought forward from the previous fiscal year, i.e. the ending balance for the fiscal year just ended.

BIDS, BIDDING
A process whereby a public agency awards contracts for construction or construction-related work objectively, based on bids. Bids are offers to perform the work for a specific price, with the contract going to the lowest responsive bidder. See Responsive Bidder.

BOND
A written promise to pay a sum of money on a specific date at a specified interest rate. The interest payments and the repayment of the principal are detailed in a bond agreement. Bonds are most frequently used for construction of large capital projects, such as buildings and streets. Also, the term bond is used to describe a performance bond whereby an independent, third party financially guarantees the actions or performance of another.

BUDGET
The planning and controlling document for financial operations which sets forth estimates of proposed expenditures and revenues for the fiscal year. Also, when used as a column heading, the approved level of funding for that time period.

BUDGET CALENDAR
The schedule of key dates that the City's departments follow in the preparation, adoption and administration of the budget.

BUDGET MESSAGE
The opening section of the budget that provides the City Council and the public with a general summary of the most important aspects of the budget, changes from the current and previous fiscal years, and the views and recommendations of the City Manager.

BUDGET RESOLUTION
The official enactment by the City Council to establish legal authority for City officials to obligate and expend resources.

BUDGETARY CONTROL
The level of control or management of a governmental unit or enterprise in accordance with an approved budget for the purpose of keeping expenditures within the appropriations limit and available revenues. The City of Turlock budgetary control begins at the department level. Departments can reallocate spending within an Object (i.e. Supplies or Utilities) with the exception of Personnel and Capital Outlay. The total expenditures for that Object cannot be increased without the approval of the City Manager or City Council. Any reallocations between Objects must be approved by the City Manager. Only the City Council can approve increases in the total appropriation for a Department.

BUDGETING BASIS
The budgeting basis for the City of Turlock is modified from the accrual basis in that depreciation expense is not shown in the budget, capital expenditures are shown as a use of resources (rather that an asset), and principal payments on debt are shown as a use of resources (rather than a reduction in a liability).

CAPITAL ASSETS
Tangible items of long-term character (useful life expected to be longer than one year) which are intended to continue to be held and used by the City, including land, buildings, machinery, furniture, equipment, and equipment.

CAPITAL IMPROVEMENT PROGRAM (CIP)
A plan for funding additions, improvements and/or replacements to capital assets to be incurred over a fixed period of time.

CAPITAL OUTLAYS
Expenditures available for the acquisition of tangible items which are anticipated to have a useful life of longer than one year, including the cost of land, buildings, permanent improvements, machinery, large tools, vehicles and large pieces of equipment.

CAPITAL PROJECT
A new structure or facility or a major improvement to an existing structure or facility, which significantly increases the value of a structure or facility.

CAPITAL RESERVE
An account used to indicate that a portion of a fund's balance is legally restricted for a specific capital purpose and is, therefore, not available for discretionary appropriation.

CASH BASIS OF ACCOUNTING
The basis of accounting under which revenues are recorded when received in cash and expenditures (or expenses) are recorded when cash is disbursed. To be in conformance with Generally Accepted Accounting Principles (GAAP), local governments must use an accrual basis rather than the cash basis of accounting when preparing their financial statements.

CASH MANAGEMENT
The process necessary to pay for governmental services, while investing temporary cash excesses in order to earn interest revenue. Cash management refers to the activities of forecasting the inflows and outflows of cash, mobilizing cash to improve its availability for investment, and establishing and maintaining banking relationships.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
California Environmental Quality Act – statutes contained in Sections 21000-21177 of the Public Resources Code of the State of California – establishes the requirements for evaluating the environmental effects of proposed projects. The administration of CEQA is governed by the State CEQA Guidelines.

COMMUNITY FACILITIES DISTRICT (CFD)
Commonly referred to as a Mello-Roos District, a CFD is a district with a special tax on real property to pay for capital projects and/or public services. The term "Mello-Roos" comes from the two state legislators who authored the implementing law.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
Funding from the U. S. Department of Housing and Urban Development (HUD) whose use is restricted for prescribed purposes primarily to assist in the preservation and production of affordable housing. CDBG law specifies what types of programs can be funded with this revenue source, which is accounted for in a restricted fund.

CONTINGENCY
A budgetary reserve set aside for emergencies or unforeseen expenditures not otherwise budgeted.

DEBT SERVICE
The City's obligation to make principal and interest payments on all bonds, leases, and other debt instruments according to a pre-determined payment schedule.

DEPARTMENT
An organizational unit used by the City to group services, programs, or functions which are usually similar in nature. Each department is managed by an appointed department head.

DEPARTMENT HEAD
An official appointed by the City Manager who is responsible for managing a City department.

DISCRETIONARY FUNDS
The total of discretionary revenues (defined below) plus the unreserved General Fund Ending Fund balance from the preceding fiscal year. The City Council has discretion in deciding how these funds are used.

DISCRETIONARY REVENUES
Revenues received by the City which can be used for any legal purpose as determined by the City Council. Discretionary revenues are not earmarked by law or contractual relationship for a specified purpose, and the Council has discretion in deciding how these revenues are used. The term "discretionary" does not imply surplus.

ENVIRONMENTAL IMPACT REPORT (EIR)
An Environmental Impact Report is a detailed statement prepared under CEQA guidelines describing and analyzing the significant effects of a project on the environment (as defined by CEQA) and discussing ways to lessen or avoid the effects. The contents of an EIR are discussed in Article 9, beginning with Section 15120 of the State CEQA Guidelines.

EMPLOYEE BENEFITS
Amounts paid on behalf of employees. These amounts are not part of the employee's gross salary. Examples are group health or life insurance payments, contributions to employee retirement plans, Social Security and/or Medicare taxes, workers' compensation insurance payments, and unemployment insurance payments. For the City of Turlock, our health and workers' compensation programs are self-funded so the benefits include payments made to health and work comp service providers, insurance premiums for insurance coverage over retained (deductible) levels and costs associated with administration of the individual programs.

ENCUMBRANCE
The commitment of appropriated funds to purchase an item or service. To encumber funds is to set aside or commit funds for future expenditures.

ENTERPRISE FUND
A fund established to finance and account for the operation and maintenance of operations, facilities and services which are intended to be supported by user charges. Municipal services such as water, wastewater (sewer), and refuse collection are examples of services that are often accounted for in separate Enterprise funds.

EDUCATIONAL REVENUE AUGMENTATION FUND (ERAF)
Educational Revenue Augmentation Fund was set up by the State to take local property tax revenues for redistribution to the school system. Proposition 98 guaranteed schools 60% of the State's General Fund revenues. By creating ERAF, the State took local property taxes from cities, counties and special districts and used them to pay part of the cost of school funding.

EXPENDITURE
Payment of funds appropriated by the City Council, resulting in a decrease in current assets (cash).

EXPENDITURE APPROPRIATION
See Appropriation

FEES
Charges for services levied by the government to recover costs associated with providing a service or permitting an activity. Examples of fees include monthly water, sewer and garbage collection fees, Plan Checking Fees, Building & Engineering Permitting Fees, and Franchise Fees.

FINAL BUDGET
The budget document formally approved by the City Council after the required public hearings and deliberation on the recommended budget. It is a legal spending plan for the fiscal year. This term is used interchangeably with the term "Adopted Budget."

FISCAL YEAR
Abbreviated as FY (or FYE for fiscal year end), the twelve-month period for which a budget is prepared and adopted. The fiscal year for the City of Turlock is July 1 to June 30.

FIXED ASSETS
Tangible items of long-term character (useful life expected to be longer than one year) which are intended to continue to be held and used by the City, including land, buildings, machinery, furniture, equipment, and equipment.

FRANCHISE FEE
A fee charged for the privilege of using public rights-of-way and property within the City for public or private purposes. The City charges franchise fees for natural gas, electricity, cable television and garbage collection operations.

FROZEN POSITION
A position that is frozen and not budgeted (defunded).

FULL-TIME EQUIVALENT POSITIONS (FTE)
The number of regular positions to be funded in the budget. Full-time is typically defined as a position which is budgeted 40 hours a week or 2,080 hours a year.

FUND
A separate fiscal and accounting entity that is established to control and account for all financial transactions for a specific type or grouping of government activities. A fund is a separate set of self-balancing accounts comprised of the assets, liabilities, equity, revenues and expenditures (expenses) for the specified activity.

FUND BALANCE
Fund balances, beginning and ending, are established to show the amount of assets in excess of the liabilities for a fiscal year. The ending fund balance for a completed fiscal year becomes the beginning fund balance for the next fiscal year.

FUND BALANCE APPROPRIATED
This is a budgetary amount representing the amount of fund balance to be used, in conjunction with revenues, to offset expenditures during a fiscal year. Fund balance appropriated cannot exceed the sum of unencumbered cash and investments available in the fund.

GENERALLY ACCEPTED ACCOUNTING PRINCIPLES (GAAP)
Generally Accepted Accounting Principles are the set of uniform, minimum professional standards and guidelines for financial accounting and reporting. GAAP encompasses the conventions, rules and procedures necessary to define generally accepted accounting practices. The City prepares its financial statements in accordance with GAAP accepted in the United States of America.

GANN LIMIT
An absolute dollar limit on the amount of funds derived from taxes that the City can legally appropriate and expend each fiscal year, as specified by Article 13-B of the State Constitution. Any tax revenues in excess of the Gann Limit must be returned to taxpayers. The base-year used on computing the Gann Limit is FY 1978-79, with adjustments to the appropriations limit allowed in succeeding fiscal years for changes in population and changes in the cost of living.

GOVERNMENTAL ACCOUNTING STANDARDS BOARD (GASB)
Governmental Accounting Standards Board is the accounting profession's regulatory body for governmental accounting and determines what constitutes GAAP for governmental agencies.

GENERAL FUND
The General Fund is where discretionary revenues are deposited to fund the programs and departments established to achieve the goals and objectives of the City Council. The General Fund represents the largest discretionary financial resource of the City of Turlock.

GENERAL LEDGER
The general ledger is the system and structure of accounts that record the financial transactions and report the financial position of the city of Turlock. The general ledger is automated and meets GAAP.

GENERAL PLAN
The comprehensive plan, required by Section 65300 of the Government Code of the State of California, that contains the goals, objectives, policies, and specific actions that guide the long-term land development and growth of the City of Turlock.

GEOGRAPHIC INFORMATION SYSTEM (GIS)
Geographic Information System is a computerized rendering of the physical layout of the City of Turlock. It is a dimensionally exact, multi-layered map displaying all of the public services and physical characteristics of every parcel of real property in the city. It is an invaluable tool for public works and public safety personnel.

GRANT
A financial contribution from one governmental unit or private entity to another for a specific purpose and/or time period. Most of the grants received by the City of Turlock are from the State and federal governments.

INFRASTRUCTURE
Public facilities built on or under the ground such as streets, roads, sidewalks, curbs, pipes, drains, lights, bridges, parks, and water and sewer systems. These types of capital assets are differentiated from buildings.

INTERFUND TRANSFERS
Amounts transferred from one fund to another. Interfund transfers must be approved by the City Council and are a normal means to record the cost of goods and services provided by one fund to another. The City of Turlock also uses interfund transfers when a capital project is being funded from multiple sources. The project expenditures are accounted for in one fund and with the contributing funds transferring their financial contribution to the project fund.

INVESTMENT INCOME
Revenue earned by investing the City's idle cash reserves. The City of Turlock invests its funds in accordance with the California Government Code. Investment earnings are deposited and used for fund specific purposes.

INVESTMENT POLICY
The Investment Policy is a written, Council-adopted policy delineating permitted investments for the City's idle cash. The City of Turlock's Investment Policy is updated and reaffirmed regularly.

JOB CLASSIFICATION
Assignment of a position title and job description with an associated pay range based on the job skills required for the position.

MANDATED PROGRAM
A requirement by the State or federal government that the City perform a task, perform a task in a particular way, or perform a task to meet a particular standard, often without compensation from the higher level of government.

MEMORANDUM OF UNDERSTANDING (MOU)
Memorandum of Understanding is a formalized agreement of processes, results, and/or operating rules between two or more entities. The City typically uses MOU's in the collective bargaining process with its employee groups.

MODIFIED ACCRUAL BASIS OF ACCOUNTING
Under the modified accrual basis of accounting, revenues are recognized in the period in which they become available and measurable, and expenditures are recognized at the time a liability is incurred pursuant to appropriation authority.

NON-GENERAL FUND
These are all funds other than the General Fund. Non-General Fund types include Special Revenue, Capital Project, Enterprise, Internal Service and Trust/Agency Funds.

OPERATING EXPENSES
The portion of the budget pertaining to the daily operations that provides basic governmental services.

ORDINANCE
A formal legislative enactment by the City Council. It has the full force and effect of law within the City boundaries unless it is in conflict with any higher form of law, such as a State statute or constitutional provision.

OTHER TAXES
Taxes other than property tax. This category includes local sales tax, business license tax, transient occupancy tax (hotel & motel tax), and Vehicle in Lieu (VLF) tax.

PERFORMANCE MEASURE
A quantitative indicator that programs or services are directly contributing to the achievement of a strategic plan. This includes indicators of inputs, output, outcomes, productivity, timeliness, and/or quality.

CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM (PERS OR CalPERS)
The California Public Employees Retirement System provides retirement benefits through a defined pension plan for State and many local government employees in California. Local agencies like the City of Turlock choose to contract with CalPERS for public pension management.

PERSONNEL EXPENSES
A general expenditure category that includes salaries and wages, as well as related employee benefits such as retirement, health (medical, dental and vision) insurance, workers' compensation insurance and life insurance.

PRELIMINARY BUDGET
The budget submitted by the City Manager to the City Council and the public. It contains the proposed revenues and expenditures by Fund for the upcoming budget year(s). The Preliminary Budget has typically been prepared by the Department Directors and reviewed with the City Manager and Finance Staff. Depending on the direction provided by the City Council, the Preliminary Budget may have also been reviewed with a Council Budget Subcommittee prior to being presented to the entire City Council.

PROCEEDS OF TAXES
Revenue received from "tax" sources, such as property taxes, sales and use taxes, and other types of taxes. Proceeds of taxes are subject to the Gann Limit.

PROJECTED REVENUE
The amount of revenue that is expected to be collected during a fiscal year.

PROPERTY TAX
An "ad valorem" tax on real property, based upon the value of the property. In accordance with Proposition 13, secured property is taxed at the rate of one percent of assessed valuation, plus a rate sufficient to generate revenue necessary to pay for voter approved indebtedness.

PROPOSED BUDGET
The City Manager's recommendation for the City's financial operations, which includes an estimate of proposed expenditures and revenues for a given fiscal year.

PROPOSITION 4
The State-wide ballot initiative measure approved by the voters in November, 1979, which established the Gann Appropriations Limit through amendment of the State Constitution (Article 13-B of the State Constitution). See Gann Limit.

PROPOSITION 13
A State-wide ballot initiative measure (known as the Jarvis/Gann Initiative) enacted by the voters in June, 1978, which amended the State Constitution to limit property taxes to 1% of the 1975-76 market value, and which limited annual increases in assessed valuation to 2% (except for new construction or property which changes ownership).

RECLASSIFICATION
Change in a position title and/or the associated pay range based on changes in the job skills required for a given position.

RECOMMENDED BUDGET
The Recommended Budget document is provided by the City Manager's Office and serves as the basis for public hearings prior to the determination of the adopted budget.

RESERVE
Funds not appropriated for expenditure, which are legally segregated for a specific future use.

RESPONSIVE BID
A bid or proposal which substantially complies with the invitation to bid or request for proposals, and meets all prescribed public procurement procedures and requirements.

REVENUE
Funds received by the City as income, including sales and property taxes, licenses and permits, fees for specific services, receipts/reimbursements from other governmental entities, fines and forfeitures, grants, and investment income.

REVENUE BONDS
Bonds for the construction of capital projects, the principal and interest of which are payable exclusively from the revenue of an Enterprise Fund. A lien is placed on the project funded by the bonds until they are fully paid.

REVENUE CATEGORIES
The major categories of General Fund revenues are property taxes, other taxes, franchise fees and assessments, fines and penalties, investment income, rents and concessions, and intrafund transfers. Other revenues specific to General Fund departments are listed by department. Other revenues related to non-General Fund activities are described in their respective sections of the budget.

REQUEST FOR PROPOSALS (RFP)
Request for Proposals, similar to a bid but used when the desired product or service is not fully quantifiable, such as "Audit Services".

REQUEST FOR QUALIFICATIONS (RFQ)
Request for Qualifications is a process whereby professional services are solicited, where the products or services needed require substantial assistance to define. The qualifications and experience of the solicited professional are important qualifying characteristics.

SALES AND USE TAX
A tax imposed on the sale or use of all tangible personal property. Sales and use taxes have several components. The City's share of the sales and use tax is 95% of the local 1%. The remaining 5% of the local 1% is shared with Stanislaus County pursuant to a tax sharing agreement.

SELF-INSURED
Insurance of one's interest by maintaining a fund (source of money) to cover possible losses rather than purchasing a commercial insurance policy. For self-insured plans, the employer assumes the financial risk of providing benefits. This means that the employer pays "out-of pocket" for expenses incurred up to the retained (deductible) amount. The employer then purchases commercial insurance to cover expenses over the deductible.

SINGLE AUDIT
An audit performed in accordance with the Single Audit Act of 1984, as amended in 1996, and United States Office of Management and Budget (OMB) Circular A-133, Audits of State and Local Governments. Effective December 2014 the OMB's Single Audit guidance was updated with the implementation of *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* – more commonly referred to as "Uniform Guidance". The Single Audit Act requires governments that incur expenses in excess of a specified amount for federally funded projects/programs in one fiscal year have one audit (i.e. Single Audit) performed to meet the needs of all Federal grantor agencies, thus reducing the overall costs of audits. This audit seeks to determine whether the recipient agency is in compliance with all internal control and other program guidelines which are conditions for receiving federal funding.

SPECIAL REVENUE FUND
A fund which is used to account for revenues which are designated by law for a specific purpose.

SRF (State Revolving Fund)
A state revolving fund (SRF) is a fund administered by a U.S. State for the purpose of providing low-interest loans for investments in water and sanitation infrastructure (e.g., sewage, treatment, stormwater management facilities, drinking water treatment). An SRF receives its initial capital from federal grants and state contributions. It then emits bonds that are guaranteed by the initial capital. It then "revolves" through the repayment of principal and the payment of interest on outstanding loans.

SUBVENTION
Payments by an outside agency (usually a State or federal agency) for reimbursement of costs incurred by the City.

SUPPLEMENTAL ASSESSMENT
An assessment of real property occurring after the regular assessment roll is filed on June 30th of each year as a result of new construction or a change in ownership.

TAX INCREMENT
Tax increment is the funding mechanism for Redevelopment Agencies in California. When Agencies provide or assist in providing financial assistance to improve blighted areas of a city, the associated assessed value of the improved real property increases. This "incremental" increase in assessed value results in an increase in property tax revenue which is known as "tax increment". Tax increment revenue must remain in the Redevelopment Agency to be used for repaying any debt incurred by the Agency and for additional approved projects. The use of tax increment revenue by Redevelopment Agencies is governed by the California Health and Safety Code.

See "Revenue Projections and Assumptions" section for a discussion regarding the dissolution of redevelopment agencies within California effective February 1, 2012.

TRANSIENT OCCUPANCY TAX (TOT)
A tax that is imposed on occupants of hotel/motel rooms who are staying 30 consecutive days or less at a time. The City of Turlock TOT rate is 9% of the room rate.

UNFUNDED LIABILITY
Debt obligations that do not have sufficient funds set aside to pay the debt. This occurs when the value of the assets fall below the value of benefits obligated to pay, such as retirement benefits in a defined benefit retirement plan.

UNSECURED TAX
A tax on tangible personal property such as office furniture, equipment, and boats which are not secured by real property.

VACANT POSITION
A position that is vacant, however, is budgeted.

YEAR-END
This term means as of June 30th (the end of the fiscal year).