

# City Council Meeting Agenda

March 12, 2024

6:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California



Mayor  
**Amy Bublak**

Council Members  
**Kevin Bixel**  
**Cassandra Abram**  
**Rebecka Monez**  
**Pam Franco**  
Vice Mayor

City Manager  
**Reagan M. Wilson**  
City Clerk  
**Julie Christel**  
City Attorney  
**George A. Petrulakis**

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

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

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

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

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

## CALL TO ORDER

## SALUTE TO THE FLAG

## ROLL CALL AND DECLARATION OF CONFLICTS

### 1. 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.

### 2. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS

A. Proclamation: Fire Chief Becker Retirement (*Hunter*)

B. Briefing: Housing Presentation Review (*Fagan*)

### 3. PUBLIC PARTICIPATION

Pursuant to California Government Code Section 54954.3(a), this is the time set aside for members of the public to directly address the City Council on any item of interest to the public that is within the subject matter jurisdiction of the City Council and to address the Council on any item on tonight's agenda, including Consent Calendar items. You will be allowed three (3) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Council addresses the matter. Pursuant to California Government Code Section 54954.2(a)(3), no action or discussion may be undertaken on any item not appearing on the posted agenda, except that the City Council, or its staff, may briefly respond to comments or questions from members of the public, provide a reference to staff or other resources for factual information, or direct staff to place the issue on a future agenda.

### 4. MOTION WAIVING READING OF ALL ORDINANCES ON THE AGENDA, EXCEPT BY TITLE

**CITY OF TURLOCK  
CITY COUNCIL MEETING AGENDA  
TUESDAY, MARCH 12, 2024**

**Next City Council Resolution: 2024-027**

**Next Ordinance: 1310-CS**

**5. CONSENT CALENDAR**

Information concerning the consent items listed hereinbelow has been forwarded to each Councilmember prior to this meeting for study. Unless the Mayor, a Councilmember or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Council. The action taken by the Council in approving the consent items is set forth in the explanation of the individual items.

- A. Motion: Accepting the Weekly demands of 2/16/2024 through 2/22/2024 in the amount of \$3,350,233.99, 2/23/2024 through 2/29/2023 in the amount of \$787,756.62
- B. Motion: Accepting Minutes of the February 13, 2024 and the February 27, 2024 Regular meeting of the City of Turlock City Council
- C. Resolution 2024-XXX: Reaffirming the Proclamation of a Local Emergency in response to a continuing Unsheltered Homeless Crisis (UHC) within the City of Turlock and Confirming Rules and Regulations No. 1 made in issued by Interim City Manager Sarah Tamey Eddy (Director of Emergency Services) (*Hedden*)
- D. Resolution 2024-XXX: Approving Contract Change Order No. 6 (Final) in the amount of \$171,358.78 (Fund 420) with Clark Bros., Inc., of Fresno, California, bringing the contract total to \$4,738,064.04; and accepting improvements and authorizing the City Engineer to file a Notice of Completion for City Project No. 20-027 "City Wide Chlorination" (*Fisher*)
- E. Motion: Accepting improvements for City Project No. 22-022 "HVAC Unit Replacements - Various Locations" and authorizing the City Engineer to file a Notice of Completion (*Schulze*)
- F. Resolution 2024-XXX: Approving Contract Change Order No. 3 (Final) in the amount of \$10,792.81 (Fund 118 "Measure A" account number 118-30-300.51414 "Roof Replacement") with Pac Shield Roof Services, Inc. of Modesto, California, bringing the contract total to \$216,148.81; and accepting improvements for City Project No. 22-037 "Fire Station No. 32 & 33 Reroof" and authorizing the City Engineer to file a Notice of Completion (*Schulze*)
- G. Resolution 2024-XXX: Approving a resolution supporting and implementing timely use of funding regarding project delivery schedules for federal transportation funding project selection (*Schulze*)
- H. Motion: Authorizing staff to proceed with advertising City Project No. 23-040 "Water Line Replacement for 2024 Roads Program Construction" for construction bids (*Fisher*)
- I. Resolution 2024-XXX: Approving the establishment of a new job description for a Municipal Services Director/Stanslaus Regional Water Authority (SRWA) General Manager and amend the Management Salary Schedule effective March 23, 2024 (Dhami)

**6. FINAL READINGS**

- A. Second and final reading of an Ordinance amending the Zoning Map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code [Rezone 2022-01 (Baxter Homes)] located at 1598 East Avenue, Stanislaus County APN 043-027-034 (*Hampton*)

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**Recommended Action:** Ordinance XXXX: Second and final reading of an Ordinance amending the Zoning Map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code [Rezone 2022-01 (Baxter Homes)] located at 1598 East Avenue, Stanislaus County APN 043-027-034

**7. PUBLIC HEARINGS**

- A. Reviewing the Annual Military Equipment Report submitted by the Turlock Police Department pursuant to the Turlock Municipal Code Title 4, Chapter 19, Section 107 and Government Code 7072 and review and renewal of Turlock Ordinance No. 1290-CS adopting the City Military Equipment use policy pursuant to Government Code Section 7071 (*Hedden*)

**Recommended Action:** Resolution 2023-XXX: Reviewing the Annual Military Equipment Report submitted by the Turlock Police Department pursuant to the Turlock Municipal Code Title 4, Chapter 19, Section 107 and Government Code 7072 and review and renewal of Turlock Ordinance No. 1290-CS adopting the City Military Equipment use policy pursuant to Government Code Section 7071

**8. ACTION ITEMS**

- A. Approving a one-time extension for five (5) years of the Master Lease and Regulatory Agreement with United Samaritans Foundation for the property located at 207 and 209 3<sup>rd</sup> Street and 224,226,228,230, 232, and 234 A Street, Turlock, Stanislaus County Assessor's Parcel Number 043-049-049. (*Werner*)

**Recommended Action:** Motion: Approving a one-time extension for five (5) years of the Master Lease and Regulatory Agreement with United Samaritans Foundation for the property located at 207 and 209 3<sup>rd</sup> Street and 224,226,228,230, 232, and 234 A Street, Turlock, Stanislaus County Assessor's Parcel Number 043-049-049.

- B. Authorize staff to allocate \$8.0 million to a Section 115 Trust to establish a Pension Stabilization Fund and \$5.2 million to a Capital Improvement Fund, from the General Fund Reserve Surplus (*Moreno*)

**Recommended Action:** Motion: Authorize staff to allocate \$8.0 million to a Section 115 Trust to establish a Pension Stabilization Fund and \$5.2 million to a Capital Improvement Fund, from the General Fund Reserve Surplus.

**9. 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. City Manager Monthly Reports (*Wilson*)

- B. Columbia Pool Update (*Schulze*)

**10. COUNCIL ITEMS FOR FUTURE CONSIDERATION**

**11. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS**

Councilmembers may ask questions, provide comments, and make brief announcements on notable topics of interest. The Brown Act does not allow discussion or action by the legislative body.

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**12. CLOSED SESSION**

- A. Conference with Legal Counsel – Initiation of Litigation, Cal. Gov't Code 54956.9(d)(4)  
*“For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist...Based on existing facts and circumstances, the legislative body of the local agency has decided to initiate or is deciding whether to initiate litigation.”*  
Potential Cases: One (1)
- B. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)  
*“For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist... A point has been reached where, in the opinion of the legislative body of the local agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency.”*  
Potential Case(s): One (1)

**13. REPORTS FROM CLOSED SESSION**

**14. ADJOURNMENT**

**DECLARATION OF POSTING**

I, Julie Christel, City Clerk for the City of Turlock, certify that I caused to be posted a copy of the City of Turlock City Council Agenda for the Regular Meeting of Tuesday, March 12, 2024 at City Hall, 156 S. Broadway, Turlock, California, 95380 on Thursday, March 7, 2024.

/s/Nichole Fiez  
Nichole Fiez  
Deputy City Clerk