

# City Council Meeting Agenda

AMENDMENT NO. 1  
05/24/2024



May 28, 2024

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

And via telephone:

Lobby Computer Lounge, 120 Kaiulani Avenue, Honolulu, HI 96815 (209)346-9344

Mayor  
**Amy Bublak**

Council Members

**Kevin Bixel**

**Rebecka Monez**

**Cassandra Abram**

**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.

1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **ROLL CALL AND DECLARATION OF CONFLICTS**

**CITY OF TURLOCK  
CITY COUNCIL  
REGULAR MEETING AGENDA  
Tuesday, May 28, 2024**

**Next City Council Resolution: 2024-074**

**Next Ordinance: 1312-CS**

**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: Geer Road Pavement Rehabilitation Project (Pezeshk)
- B. Presentation: Levine Act (Petrulakis)
- C. Briefing: Engaging in discussion and providing direction to staff regarding the proposed Fiscal Year 2024-2025 Non-General Fund Budget (Moreno)
- D. Briefing: Council Discussion and Guidance on the composition of the Rehabilitation/Economic Development Loan Committee (Figueroa)

**6. 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.

**7. 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 05/03/2024 through 05/09/2024 in the amount of \$4,535,519.64, 05/10/2024 through 05/16/2024 in the amount of \$1,341,770.83, and AP EFT March 2024 in the amount of \$143,424.12
- B. Motion: Accepting the Minutes of the May 14, 2024 Regular City Council meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Resolution 2024-XXX: Adopting the revised City of Turlock Injury and Illness Prevention Program, which includes the City's Safety Program and Central Safety Committee Bylaws, Workplace Violence Prevention Plan, and COVID-19 Guidelines (Loehr)

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- E. Resolution 2024-XXX: Approving a Transportation Development Act (TDA) transit claim totaling \$4,154,826 for funding with the Stanislaus Council of Governments (StanCOG) associated with the Roger K. Fall Transit Center, the Turlock-Denair Amtrak Station, and Turlock Transit services for Fiscal Year 2024-25 and authorizing the City Manager to sign and submit the subject claim (York)
- F. Resolution 2024-XXX: Authorizing the execution of the Certifications and Assurances form and the Authorized Agent form for the Low Carbon Transit Operations Program (LCTOP) for the following project: Free Fares Project (\$188,452) (York)
- G. Resolution 2024-XXX: Affirming the Community Events and Activities Grant Awards totaling \$30,000 funded by Fund 120 "Tourism" account number 120-10-120.47315 "Community Grant Program" (Vargas)
- H. Resolution 2024-XXX: Approving Amendment No. 2 to the agreement (City Contract 2023-052) between the City of Turlock and B.I.C. Security Systems for security and fire alarm monitoring, to modify the scope of work and increase the compensation in a total amount not-to-exceed \$128,553.78, if all renewal periods are exercised, expensed from various Funds to City account(s) 43005 "Alarm Monitoring General (Murphy)
- I. Motion: Approving the Final Map and Subdivision Improvement Agreement with JKB Living INC, conditioned upon construction of improvements for the Balisha Ranch subdivision (Vesting Tentative Subdivision Map (VTSM) 2021-09, Development Project No. 21-020), developed by JKB Living, INC (Morris)

**8. FINAL READINGS**

- A. Second and final reading of an Ordinance amending Turlock Municipal Code Title 9, Chapter 1, Article 2, regarding definitions; amending Title 9, Chapter 2, Article 1 regarding Regulations Applying to All Districts; repealing and replacing Title 9, Chapter 2, Article 1, Section 119 regarding Second Dwelling Units; amending Title 9, Chapter 3, Article 1 Section 102 regarding A District Use Classifications; amending Title 9, Chapter 3, Article 2 regarding R District Use Classifications; amending Title 9, Chapter 4, Article 1 Section 103 regarding Downtown Use Classifications (Werner)

**Recommended Action:** Ordinance 13XX: Second and final reading of an Ordinance amending Turlock Municipal Code Title 9, Chapter 1, Article 2, regarding definitions; amending Title 9, Chapter 2, Article 1 regarding Regulations Applying to All Districts; repealing and replacing Title 9, Chapter 2, Article 1, Section 119 regarding Second Dwelling Units; amending Title 9, Chapter 3, Article 1 Section 102 regarding A District Use Classifications; amending Title 9, Chapter 3, Article 2 regarding R District Use Classifications; amending Title 9, Chapter 4, Article 1 Section 103 regarding Downtown Use Classifications

**9. PUBLIC HEARINGS**

- A. Determining the approval of General Plan Amendment 2023-02, Rezone 2023-02, and Minor Discretionary Permit 2024-01 (Oak Park Amenities) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, Adopting General Plan Amendment 2023-02 amending the Northwest Triangle Specific Plan and Amending the Land Use

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Diagram of the Turlock General Plan, Amending the Zoning Map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code [Rezone 2023-02 (Oak Park Amenities)], Approving Minor Discretionary Permit 2024-01 (Oak Park Amenities) (Werner)

**Recommended Action:**

Resolution 2024-XXX: Determining the approval of General Plan Amendment 2023-02, Rezone 2023-02, and Minor Discretionary Permit 2024-01 (Oak Park Amenities) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines

Resolution 2024-XXX: Adopting General Plan Amendment 2023-02 amending the Northwest Triangle Specific Plan and Amending the Land Use Diagram of the Turlock General Plan.

Ordinance 13XX: Introduction and first reading of an ordinance amending the Zoning Map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code [Rezone 2023-02 (Oak Park Amenities)]

Resolution 2024-XXX: Approving Minor Discretionary Permit 2024-01 (Oak Park Amenities)

- B. Determining extension of City of Turlock water and sewer lines and connection of the existing properties at 4905 and 5205 North Golden State Boulevard, Stanislaus County Assessor's Parcel Numbers 045-062-018 and 045-062-019, located outside the jurisdictional boundary of the City of Turlock, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(d) [New Construction or Conversion of Small Structures] of the CEQA Guidelines; Approving an Out-of-Boundary Service Agreement for Water and Sanitary Sewer Connection Affecting Real Properties located at 4905 and 5025 North Golden State Boulevard, Stanislaus County Assessor's Parcel Numbers 045-062-018 and 045-062-019 establishing the conditions under which the City would provide water and sanitary sewer services to the properties and authorizing the City Manager to execute all documents, applications, assurances, agreements, and statements that may be required to implement the agreement; Authorizing the City Manager to certify a Stanislaus LAFCO Out-of-Boundary Service Application and submit the application requesting LAFCO approval for the connection of properties located at 4905 and 5025 North Golden State Boulevard, Stanislaus County Assessor's Parcel Number 045-062-018 and 045-062-019 to the City of Turlock water and sanitary sewer systems (Werner)

**Recommended Action:**

Resolution 2024-XXX: Determining extension of City of Turlock water and sewer lines and connection of the existing properties at 4905 and 5205 North Golden State Boulevard, Stanislaus County Assessor's Parcel Numbers 045-062-018 and 045-062-019, located outside the jurisdictional boundary of the City of Turlock, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(d) [New Construction or Conversion of Small Structures] of the CEQA Guidelines.

Motion: Approving an Out-of-Boundary Service Agreement for Water and Sanitary Sewer Connection Affecting Real Properties located at 4905 and 5025 North Golden State Boulevard, Stanislaus County Assessor's Parcel Numbers 045-062-018 and 045-062-019 establishing the conditions under which the City would provide water and sanitary sewer services to the properties and authorizing the City Manager to execute all documents,

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applications, assurances, agreements, and statements that may be required to implement the agreement.

Motion: Authorizing the City Manager to certify a Stanislaus LAFCO Out-of-Boundary Service Application and submit the application requesting LAFCO approval for the connection of properties located at 4905 and 5025 North Golden State Boulevard, Stanislaus County Assessor's Parcel Number 045-062-018 and 045-062-019 to the City of Turlock water and sanitary sewer systems.

**10. ACTION ITEMS**

- A. Approving Amendment No. 2 to an Agreement (City Contract 2024-014) between the City of Turlock and Champion Industrial Contractors, Inc. for preventive maintenance, filter change-out, and repair services for HVAC units for City-owned and leased buildings, to modify the total compensation from an annual not-to-exceed amount (\$275,000 for first year and \$250,000 per two (2) additional one-year terms) tot a total not-to-exceed amount of \$775,000 (Schulze)

**Recommended Action:** Resolution 2024-XXX: Approving Amendment No. 2 to an Agreement (City Contract 2024-014) between the City of Turlock and Champion Industrial Contractors, Inc. for preventive maintenance, filter change-out, and repair services for HVAC units for City-owned and leased buildings, to modify the total compensation from an annual not-to-exceed amount (\$275,000 for first year and \$250,000 per two (2) additional one-year terms) tot a total not-to-exceed amount of \$775,000

- B. Adopting a Resolution implementing new Turlock Municipal Code (TMC) Chapter 1-9 entitled "Conflicts of Interest and Legal Compliance Documentation" (Petrolakis)

**Recommended Action:** Resolution 2024-XXX: Adopting a Resolution implementing new Turlock Municipal Code (TMC) Chapter 1-9 entitled "Conflicts of Interest and Legal Compliance Documentation"

- C. Approving the appropriation of funds from American Rescue Plan Act (ARPA) restricted reserves Fund 119 "American Rescue Plan Act" account 119-10-118.44030\_000 "Minor Equipment Miscellaneous" in an amount not to exceed \$250,000 to upgrade the City's Emergency Operation Center (Loehr/Showalter)

**Recommended Action:** Resolution 2024-XXX: Approving the appropriation of funds from American Rescue Plan Act (ARPA) restricted reserves Fund 119 "American Rescue Plan Act" account 119-10-118.44030\_000 "Minor Equipment Miscellaneous" in an amount not to exceed \$250,000 to upgrade the City's Emergency Operation Center

**11. 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. Columbia Pool Update (Schulze)

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**12. COUNCILMEMBER 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.

**13. COUNCILMEMBER ITEMS FOR FUTURE CONSIDERATION**

**14. CLOSED SESSION**

- A. Conference with Labor Negotiators, Cal. Gov't Code §54957.6(a) *“Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation.”*

Agency Designated Representative: Deputy City Manager Sarah Eddy

Employee Organization: Turlock Associated Police Officers

Employee Organization: Turlock City Employees Association

Employee Organization: Turlock Firefighters Association-Local 2434

Employee Organization: Turlock Management Association-Public Safety

Unrepresented Groups: Turlock Management and Confidential Employees

- 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)

**15. REPORTS FROM CLOSED SESSION**

**16. ADJOURNMENT**