

# City Council Meeting Agenda

AMENDMENT NO. 1  
06/07/2024



June 11, 2024

6:00 PM

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.

1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **ROLL CALL AND DECLARATION OF CONFLICTS**
4. **APPROVAL OF AGENDA AS POSTED OR AMENDED**

**CITY OF TURLOCK  
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**Next City Council Resolution: 2024-086**

**Next Ordinance: 1313-CS**

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: Engage in discussion and provide direction to staff regarding a draft ordinance on a Transient Occupancy Tax Ballot Measure (Moreno)
- B. Presentation: Engage in discussion and provide direction to staff regarding a draft ordinance on a Cannabis Tax Ballot Measure (Moreno)

**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 May 17, 2024 through May 23, 2024 in the amount of \$1,744,974.42, May 24, 2024 through May 30, 2024 in the amount of \$1,603,148.42, Payroll EFT February 2024 in the amount of \$2,570,564.95, and AP EFT April 2024 in the amount of \$899,218.74
- B. Motion: Accepting the Minutes of the May 28, 2024 Regular meeting of the City Council
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Resolution 2024-XXX: Approving an agreement with Chemtrade Chemicals Corporation US LLC, Contract No. 2025-009, under Bay Area Chemical Consortium (BACC) cooperative agreement Bid No. 01-2024 "For Supply and Delivery of Aluminum Sulfate" for a period of one (1) year, in an amount not to exceed a total compensation of \$195,000 in Fiscal Year 2024-25, funded in the Stanislaus Regional Water Authority (SRWA) Operations budget Fund 450 "SRWA Operations" account number 450-53-550.44005 "Chemicals" (Fisher)

Amended

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- E. Resolution 2024-XXX: Approving Amendment No. 1 to Agreement No. 2023-57 between the City of Turlock and St. Francis Electric, LLC, for traffic signal preventative maintenance and repair services to increase the annual compensation to \$500,000 in fiscal years 2024/25 and 2025/26 for a total compensation not to exceed \$1,250,000 to be paid from Fund 216 "Streets-Local Transportation" account 216-40-435.43060\_003 "Contract Services Signalization" and Fund 218 "Measure L" account 218-40-462.43060\_003 "Contracted Services Signalization" (Fisher)
- F. Resolution 2024-XXX: Adopting the updated "Housing Rehabilitation Program Policies and Procedures Manual" and updates to "A Guide to Rehabilitation Standards" for the Housing Division (Figueroa)
- G. Resolution 2024-XXX: Approving an agreement with Thatcher Company of California, Inc., Contract No. 2025-13, under Bay Area Chemical Consortium (BACC) cooperative agreement Bid No. 11-2024 "For Supply and Delivery of Sodium Bisulfite" for a period of one (1) year, in a total maximum not to exceed contract amount of \$235,000, which includes a 10.2% contingency to be expensed from Fund 410 "Water Quality Control" account number 410-51-530.44005\_009 "Chemicals Sodium Bisulfite" (Fisher)
- H. Resolution 2024-XXX: Approving an agreement with Univar Solutions USA LLC, Contract No. 2025-12, under Bay Area Chemical Consortium (BACC) cooperative agreement Bid No. 13-2024 "For the Supply and Delivery of Sodium Hypochlorite" for a period of one (1) year, in a total maximum not to exceed contract amount of \$3,635,000, which includes a 10.3% contingency to be expensed from Fund 410 "Water Quality Control" account number 410-51-530.44005\_006 "Chemicals Chlorine," Fund 420 "Water" account number 420-52-550.44005\_006 "Chemicals Chlorine," and Fund 450 "SRWA - Operations" account number 450-53-550.44005 "Chemicals" (Fisher)
- I. Resolution 2024-XXX: Determining the Amendment No. 4 for Task Order 2A is exempt from provisions of CEQA in accordance with Section 15378 and approving Amendment No. 4 for Task Order No. 2A under the terms of the Master Agreement (City Contract No. 2023-109) with Mark Thomas & Company, Inc. (Sacramento, California office) in the amount of \$949,559.00 to be funded by Fund 115 "Measure A – Roads," account number 115-10-115.43366\_001 "Design Roads" for Professional Services for the City of Turlock's Roads Initiative Program under City Project No. 23-052 "Mark Thomas Task Order No. 2A for Roads Program - Geer Road (Final)" (Pezeshk)

**8. 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 2023-02 (Oak Park Amenities)], Approving Minor Discretionary Permit 2024-01 (Oak Park Amenities) (Werner)

**Recommended Action:**

Ordinance 13XX-CS: 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 2023-02 (Oak Park Amenities)]

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**9. PUBLIC HEARINGS**

- A. Introduction and first reading of an Ordinance amending Turlock Municipal Code (TMC) Title 1, Chapter 1-3, Section 1-3-07 "Acts by deputies" (Dhami)

**Recommended Action:** Ordinance 13XX-CS: Introduction and first reading of an Ordinance amending Turlock Municipal Code (TMC) Title 1, Chapter 1-3, Section 1-3-07 "Acts by deputies"

**10. ACTION ITEMS**

- A. Adopting the City of Turlock Fiscal Year 2024-2025 General and Non-General Fund Budgets (Moreno)

**Recommended Action:** Resolution 2024-XXX: Adopting the City of Turlock Fiscal Year 2024-2025 General and Non-General Fund Budgets

- Amended** B. Awarding bid and approving an Agreement with ANV Contractors, Inc., in the amount of \$419,700.00 and authorizing a contingency amount of \$41,970 (10%) for a total of \$461,670. \$294,361 to be paid from of account 260-41-494.47224 "Acquisition & Rehab of Affordable Rental Housing and \$167,309 to be paid from account 256-41-486.47225\_002 "Affordable Housing Affordable Housing - Prior" for the rehabilitation of a four-plex located at 1205 Lambert Way in Turlock and authorizing the City Manager to sign all necessary documents (Figueroa)

**Recommended Action:** Resolution 2024-XXX: Awarding bid and approving an Agreement with ANV Contractors, Inc., in the amount of \$419,700.00 and authorizing a contingency amount of \$41,970 (10%) for a total of \$461,670. \$294,361 to be paid from of account 260-41-494.47224 "Acquisition & Rehab of Affordable Rental Housing and \$167,309 to be paid from account 256-41-486.47225\_002 "Affordable Housing Affordable Housing - Prior" for the rehabilitation of a four-plex located at 1205 Lambert Way in Turlock and authorizing the City Manager to sign all necessary documents

**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. Monthly Department Reports

**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**

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- 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): Two (2)
- C. 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)

**15. REPORTS FROM CLOSED SESSION**

**16. ADJOURNMENT**