

# City Council Meeting Agenda

Amendment No. 1  
10/4/24



October 8, 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)

Acting City Manager

**Gary R. Hampton**

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  
CITY COUNCIL  
REGULAR MEETING AGENDA  
Tuesday, October 8, 2024**

**Next City Council Resolution: 2024-150**

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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. Turlock Police Department Animal Services - Adoptable Pets
- B. Certificate of Recognition to Texas Roadhouse - Turlock in recognition of their donation to the 2024 State of Turlock event (Bublak)
- C. Citywide Energy and Infrastructure Program - Investment Grade Audit Update (Fisher)

**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 September 6, 2024 through September 12, 2024 in the amount of \$917,728.23, September 13, 2024 through September 19, 2024 in the amount of \$1,414,728.26, the AP-Payroll Payment Register for May 31, 2024 in the amount of \$86,917.86, Payroll EFT June 2024 in the amount of \$2,086,042.13.
- B. Motion: Accepting the Minutes of the September 12, 2024 Special City Council Meeting, the Amended Minutes of the September 10, 2024 City Council Meeting, and the Minutes of the September 24, 2024 Regular City Council Meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Motion: Reaffirming the determination made by the City Manager in response to the emergency created by the inoperative computer room air conditioning units at the Public Safety Facility and finding that the emergency will not permit a delay resulting from a competitive solicitation for bids pursuant to Public Contract Code 22050(c)(2) (Fisher)

**CITY OF TURLOCK  
CITY COUNCIL  
REGULAR MEETING AGENDA  
Tuesday, October 8, 2024**

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- E. Resolution 2024-XXX: Approving an agreement (City Contract 2025-044) with Stommel Inc., DBA Lehr, for the purchase of emergency vehicle equipment and supplies pursuant to County of Placer contract SCN106312 and Turlock Municipal Code § 2-7-08(b)(5), in an amount not-to-exceed \$615,000, for a three (3) year term, expensed various Funds to G/L accounts ending in 46032 "Vehicle & Small Equipment Maintenance Parts" and 51020 "Equipment Replacement", for the Fleet Services Division (Barr)
- F. Resolution 2024-XXX: Authorizing the City Manager to execute the first amendment to the Memorandum of Understanding between the City of Turlock and Stanislaus County Sheriff's Office, increasing the contract amount to six hundred twenty-seven thousand dollars (\$627,000) over five (5) years for Automated License Plate Recognition (Hedden)
- G. Resolution 2024-XXX: Approving the Tentative Agreement updating the Schedule of Benefits("SOB") between the City of Turlock ("City") and the Management Employees group, covering the period of July 1, 2024, through June 30, 2027, and appropriating \$240,556 in Fiscal Year 2024-2025 to various salary and benefit accounts (Dhami)

**8. FINAL READINGS**

**9. PUBLIC HEARINGS**

- A. Adopting updated Sewer Service User Rates and approving the Sewer Rate Study as prepared by NBS Government Finance Group; Approving the Sewer and Regional Water Quality Control Facility Engineer's Report Update as prepared by Carollo Engineers, Inc; Ordinance: Introduction and first reading of an ordinance amending Turlock Municipal Code Title 6 (Sanitation and Health), Chapter 6-4 (Sewage Disposal), Article 1 (General Provisions); Article 4 (Fees and Charges); Article 5 (Wastewater Treatment Facility Capacity Charges); Article 7 (Sewer Service User Rates); Article 9 (Testing Methods and Procedures Used to Determine Influent Flow Characteristics); and Article 11 (Sewer Lines and Reimbursement) (Fisher)

**Recommended Action:**

Resolution 2024-XXX: Adopting updated Sewer Service User Rates and approving the Sewer Rate Study as prepared by NBS Government Finance Group (Fisher)

Resolution 2024-XXX: Approving the Sewer and Regional Water Quality Control Facility Engineer's Report Update as prepared by Carollo Engineers, Inc (Fisher)

Ordinance - 13XX: Introduction and first reading of an ordinance amending Turlock Municipal Code Title 6 (Sanitation and Health), Chapter 6-4 (Sewage Disposal), Article 1 (General Provisions); Article 4 (Fees and Charges); Article 5 (Wastewater Treatment Facility Capacity Charges); Article 7 (Sewer Service User Rates); Article 9 (Testing Methods and Procedures Used to Determine Influent Flow Characteristics); and Article 11 (Sewer Lines and Reimbursement) (Fisher)

- B. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, 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, CA, County of Stanislaus, Assessor's Parcel Number 088-007-025 through June 30,

**CITY OF TURLOCK  
CITY COUNCIL  
REGULAR MEETING AGENDA  
Tuesday, October 8, 2024**

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2025. (Werner)

**Recommended Action:** Ordinance-13XX: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, 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, CA, County of Stanislaus, Assessor's Parcel Number 088-007-025 through June 30, 2025.

- C. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Fire House and the City of Turlock for the operation of a cannabis retail dispensary at 1601 W. Main Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 089-015-006 through June 30, 2025. (Werner)

**Recommended Action:** Ordinance-13XX: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Fire House and the City of Turlock for the operation of a cannabis retail dispensary at 1601 W. Main Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 089-015-006 through June 30, 2025..

- D. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between JDI Farms, Inc. and the City of Turlock for the operation of an indoor cannabis cultivation, manufacturing, and distribution business at 600 D Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 043-018-016 through June 30, 2025 (Werner)

**Recommended Action:** Ordinance-13XX: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between JDI Farms, Inc. and the City of Turlock for the operation of an indoor cannabis cultivation, manufacturing, and distribution business at 600 D Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 043-018-016 through June 30, 2025

**10. ACTION ITEMS**

- A. Authorizing the City Manager to enter into an agreement with California State University Fresno Foundation, to offer Parent University virtual training classes at no cost to Turlock residents to be expensed to Fund 110 "General Fund" account 110-10-103.46060\_000 "Contract Services General" (Sims)

**Recommended Action:** Resolution 2024-XXX: Authorizing the City Manager to enter into an agreement with California State University Fresno Foundation, to offer Parent University virtual training classes at no cost to Turlock residents.

- B. Directing Councilmember Bixel to complete additional courses on the Brown Act and ethics, including the importance of the confidentiality requirement imposed on those participating in closed sessions (Petrulakis)

**Recommended Action:** Motion: Directing Councilmember Bixel to complete additional courses on the Brown Act and ethics, including the importance of the confidentiality requirement imposed on those participating in closed sessions

**CITY OF TURLOCK  
CITY COUNCIL  
REGULAR MEETING AGENDA  
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- Updated** C. Approving an Amended and Restated promissory note, First Amendment to a loan agreement with forgivable terms, a modification to the deed of trust, and First Amendment to the Regulatory Agreement in a form approved by the City Attorney, between the City of Turlock and Turlock Gospel Mission, a 501(C)(3) non-profit organization, for the rehabilitation of the real property located at 432 S. Broadway, Turlock (APN #043-049-032-000) in the total amount of \$491,053, to be funded in the amount of \$91,053 from Fund 257 "State HOME Fund" account 257-41-491.47212 "Homeless Assistance Projects" and \$400,000 from Fund 255 "CDBG" account 255-41-485.47210\_006 "Housing Program Services Programs Public Improvements" subject to the terms and conditions as outlined in Attachment A, and authorizing the City Manager to execute all related and necessary documents. (Werner/Hampton)

**Recommended Action:** Resolution 2024-XXX: Approving an Amended and Restated promissory note, First Amendment to a loan agreement with forgivable terms, a modification to the deed of trust, and First Amendment to the Regulatory Agreement in a form approved by the City Attorney, between the City of Turlock and Turlock Gospel Mission, a 501(C)(3) non-profit organization, for the rehabilitation of the real property located at 432 S. Broadway, Turlock (APN #043-049-032-000) in the total amount of \$491,053, to be funded in the amount of \$91,053 from Fund 257 "State HOME Fund" account 257-41-491.47212 "Homeless Assistance Projects" and \$400,000 from Fund 255 "CDBG" account 255-41-485.47210\_006 "Housing Program Services Programs Public Improvements" subject to the terms and conditions as outlined in Attachment A, and authorizing the City Manager to execute all related and 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**

**13. COUNCIL 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 City Employees Association

Employee Organization: Turlock Firefighters Association-Local 2434

Employee Organization: Turlock Management Association-Public Safety

Unrepresented Groups: Turlock Management Employees

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CITY COUNCIL  
REGULAR MEETING AGENDA  
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- 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): Three (3)

**15. REPORTS FROM CLOSED SESSION**

**16. ADJOURNMENT**