

# City of Turlock City Council and Public Financing Authority Concurrent Meeting Agenda



June 13, 2023

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. Presentation: LOVE Turlock Event Recap Presentation (*Sims*)

B. Presentation: Turlock Downtown Property Owners Association P-Bid Presentation (*Sims*)

### **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.

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

**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. Resolution 2023-XXX: Accepting Weekly Demands of 05/11/2023 in the amount of \$2,466,663.09, 05/18/2023 in the amount of \$808,788.57, 05/25/2023 in the amount of \$3,096,617.80, and the EFT Payment Register for December 2022 in the amount of \$6,080,948.23
- B. Motion: Accepting Minutes of the 04/11/2023 and 04/25/2023 Regular Meetings of City of Turlock City Council
- C. Resolution 2023-XXX: Awarding Request for Proposal (RFP) No. 23-002 and approving an Agreement with GeoAnalytical Laboratories, Inc. for laboratory analysis services for testing and analysis of drinking water, wastewater, recycled water, soil, biosolids, and sludge for the Municipal Services Department for a period of three (3) years in an annual amount not to exceed \$500,000, and total compensation not to exceed \$1,500,000, to be paid from Fund 410 "Water Quality Control" account 410-51-530.43311 "Laboratory Analysis Services," Fund 420 "Water" account 420-52-550.43513 "Laboratory Analysis Services", Fund 420 "Water" account 420-52-550.43504 "PCE Monitoring & Remediation", Fund 416 "Recycled Water Sales" account 416-51-530.43311 "Analysis Water Waste", Fund 450 "SRWA Operations" account 450-53-550.43314 "Chemicals" (*Goodman*)
- D. Resolution 2023-XXX: Approving an Agreement between the City of Turlock and GovernmentJobs.com, Inc. a California corporation (DBA "NEOGOV"), in a form approved by the City Attorney, to provide on-line employment application services utilizing the Insight Enterprise, Candidate Text Messaging and Onboard Software Licenses, for the periods covering Fiscal Years 2022-2023, 2023-2024 and 2024-2025 in an amount not to exceed \$97,040, to be paid from fund 110-10-109.43060\_038 "Contract Service Online Applications (NeoGov)" (*Dhami*)
- E. Resolution 2023-XXX: Approving revisions to the job descriptions for Police Officer Trainee and Police Officer I/II including a Side-Letter of Agreement (*Dhami*)
- F. Resolution 2023-XXX: Approving an Agreement with the law firm of Atkinson, Andelson, Loya, Ruud & Romo to provide labor negotiations and labor/employment law services to the City of Turlock pursuant to an updated attorney representation agreement effective July 1, 2023 for a one (1) year term, to be paid from "General Fund" account number 110-10-109.43010 "Contract Attorney" (*Dhami*)
- G. Resolution 2023-XXX: Approving an Agreement with HASA Inc. for supply and delivery of Sodium Hypochlorite 12.5% for a period of one (1) year, in a total compensation amount not to exceed \$3,200,000, to be paid from Fund 410 "Water Quality Control" account number 410-51-530.44005\_006 "Chemicals Chlorine" and Fund 420 "Water" account number 420-52-550.44005\_006 "Chemicals Chlorine" and Fund 450 "SRWA Operations" account number 450-53-550.44005 "Chemicals" (*Goodman*)

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- H. Resolution 2023-XXX: Adopting a list of projects and expenses for Fiscal Year 2023-24 funded by Senate Bill 1 (SB 1) "The Road Repair and Accountability Act of 2017" (*Schulze*)
- I. Resolution 2023-XXX: Awarding bid and approving an Agreement between the City of Turlock and George Reed, Inc., of Modesto, California in the amount of \$1,347,927.50 and authorizing a contingency amount of \$134,000.00 (9.9%) for construction of City Project No. 20-002 "Southwest Quadrant Road Rehabilitation" to be funded by Fund 218 "Measure L – Local Streets and Roads," account number 218-40-461.512170 "Construction Project" (*Schulze*)
- J. Resolution 2023-XXX: Authorizing the City Manager to enter into an agreement with Theis Realty Group Inc. for three years to provide Real Estate Broker Services in a total amount not to exceed \$100,000 annually for a combined total not to exceed amount of \$300,000 that will be paid from applicable funds associated with the transaction, or by the department requesting consulting services (*Loehr*)
- K. Resolution 2023-XXX: Rescinding Resolution 2020-074 and adopting a new Resolution updating the Investment Policy for the City of Turlock (*Moreno*)

**6. FINAL READINGS**

- A. Second and final reading of an ordinance approving a Development Agreement by and between the City of Turlock and Flavor Farms, Turlock, LLC for the operation of an indoor cannabis cultivation, manufacturing, and distribution business located at 680 D Street, Turlock, California, County of Stanislaus, Assessor's Parcel Number 043-018-015 (*Werner*)

**Recommended Action:** Ordinance 13XX-cs: Second and final reading of an ordinance approving a Development Agreement by and between the City of Turlock and Flavor Farms, Turlock, LLC for the operation of an indoor cannabis cultivation, manufacturing, and distribution business located at 680 D Street, Turlock, California, County of Stanislaus, Assessor's Parcel Number 043-018-015

**7. PUBLIC HEARINGS**

- A. Ordering the improvements and formation of the "Karampoor Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-003," located at 270 W. Glenwood Avenue, and confirming the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2022-2023 for the "Karampoor Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-003," pursuant to Resolution No. 97-128 (*Schulze*)

**Recommended Action:** Resolution 2023-XXX: Ordering the improvements and formation of the "Karampoor Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-003," located at 270 W. Glenwood Avenue, and confirming the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2022-2023 for the "Karampoor Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-003," pursuant to Resolution No. 97-128

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- B. Ordering the improvements and formation of the “Shergill Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-012,” located at 1037 S. Kilroy Road, and confirming the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2022-2023 for the “Shergill Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-012,” pursuant to Resolution No. 97-128 (*Schulze*)

**Recommended Action:** Resolution 2023-XXX: Ordering the improvements and formation of the “Shergill Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-012,” located at 1037 S. Kilroy Road, and confirming the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2022-2023 for the “Shergill Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-012,” pursuant to Resolution No. 97-128

- C. Calling a Special, Mailed-Ballot Election respecting Proposed Annexation Number 35 to Communities Facilities District Number 2 (Services Mitigation) and declaring the results of Mailed-Ballot Election respecting Proposed Annexation Number 35 to Community Facilities District Number 2 (Services Mitigation) and ordering annexation (*Quintero*)

**Recommended Action:** Resolution 2023-XXX: Calling a Special, Mailed-Ballot Election respecting Proposed Annexation Number 35 to Communities Facilities District Number 2 (Services Mitigation)

**Recommended Action:** Resolution 2023-XXX: Declaring the results of Mailed-Ballot Election respecting Proposed Annexation Number 35 to Community Facilities District Number 2 (Services Mitigation) and ordering annexation

- D. Approving the first substantial amendment to the Fiscal Year 2022-2023 City of Turlock/Stanslaus Urban County HOME Consortium Annual Action Plan for the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME), authorizing the submission of the Annual Action Plan Amendment to the United States Department of Housing and Urban Development (HUD), and authorizing the City Manager to execute all related and necessary documents (*Quintero*)

**Recommended Action:** Resolution 2023-XXX: Approving the first substantial amendment to the Fiscal Year 2022-2023 City of Turlock/Stanslaus Urban County HOME Consortium Annual Action Plan for the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME), authorizing the submission of the Annual Action Plan Amendment to the United States Department of Housing and Urban Development (HUD), and authorizing the City Manager to execute all related and necessary documents

- E. Approving issuance of one or more series of bonds by the Turlock Public Financing Authority for the purpose of providing financing for public capital improvements of the City anticipated to consist of, but not limited to, City streets and related improvements by the City determining whether there are significant public benefits to citizens of the City from such proposed

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financing, including a more efficient delivery of City services to residential and commercial development and demonstrable savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs (in accordance with Section 6586 of the California Government Code) (*Moreno*)

**Recommended Action:** Resolution 2023-XXX: Approving issuance of one or more series of bonds by the Turlock Public Financing Authority for the purpose of providing financing for public capital improvements of the City anticipated to consist of, but not limited to, City streets and related improvements by the City determining whether there are significant public benefits to citizens of the City from such proposed financing, including a more efficient delivery of City services to residential and commercial development and demonstrable savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs (in accordance with Section 6586 of the California Government Code)

**8. ACTION ITEM FOR THE PUBLIC FINANCING AUTHORITY**

- A. Authorizing the issuance and sale of lease revenue bonds to finance public capital improvements, and approving related documents and official actions related thereto (*Moreno*)

**Recommended Action:** Turlock Public Financing Authority Resolution 2023-XXX: Authorizing the issuance and sale of lease revenue bonds to finance public capital improvements, and approving related documents and official actions related thereto

**9. ACTION ITEMS**

- A. Approving the Measure A Annual Accountability Report for the Fiscal Year 2021-2022 (*Moreno*)

**Recommended Action:** Motion: Approving the Measure A Annual Accountability Report for the Fiscal Year 2021-2022

- B. Approving a telework policy to assess the viability of a temporary alternate work environment that may benefit the City and eligible employees in good standing, effective July 1, 2023 – June 30, 2024 (*Dhami*)

**Recommended Action:** Resolution 2023-XXX: Approving a telework policy to assess the viability of a temporary alternate work environment that may benefit the City and eligible employees in good standing, effective July 1, 2023 – June 30, 2024

- C. Approving Policies and Procedures for Providing Insurance Coverage to the City of Turlock based on recent amendments to the Turlock Municipal Code Section 1-6-01, Minimum Insurance Requirements (*Loehr*)

**Recommended Action:** Resolution 2023-XXX: Approving Policies and Procedures for Providing Insurance Coverage to the City of Turlock based on recent amendments to the Turlock Municipal Code Section 1-6-01, Minimum Insurance Requirements

- D. Adopting the City of Turlock Fiscal Year 2023-2024 General and Non-General Fund Budgets (*Moreno*)

**Recommended Action:** Resolution 2023-XXX: Adopting the City of Turlock Fiscal Year 2023-2024 General and Non-General Fund Budgets

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- E. Authorizing the City Manager to offer an employment signing bonus program 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 depending on the job classification, as well as offering any City of Turlock Stanislaus Regional Water Authority (SRWA) Department Employee a referral bonus of \$3,000 for the successful recruitment of a Water Treatment Plant Operator, Sr., in an amount of \$88,500 to be appropriated from Fund 450 "SRWA Operations" account 450-53-550.41001 "Full time Salaries" (*Goodman*)

**Recommended Action:** Resolution 2023-XXX: Authorizing the City Manager to offer an employment signing bonus program 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 depending on the job classification, as well as offering any City of Turlock Stanislaus Regional Water Authority (SRWA) Department Employee a referral bonus of \$3,000 for the successful recruitment of a Water Treatment Plant Operator, Sr., in an amount of \$88,500 to be appropriated from Fund 450 "SRWA Operations" account 450-53-550.41001 "Full time Salaries"

- F. 1) Approving the purchase of one (1) concession building, one (1) storage building, and one (1) restroom building from Public Restroom Company of Minden, Nevada in an amount not to exceed \$1,973,898.52, which includes a contingency amount of 5% plus estimated taxes, expensed to Fund 301 "Capital Improvements" account 301-50-520.41300 "Construction Repair/Improvements" without compliance to the formal bid procedure pursuant to Turlock Municipal Code Section 2-7-08(b)(5), for City Project No. 19-51 "Columbia Pool Improvements"
- 2) Approving the purchase of one (1) pool pump and chemical building from Romtec of Roseburg, Oregon in an amount not to exceed \$112,853.26, which includes a contingency amount of 5% plus estimated taxes, expensed to Fund 301 "Capital Improvements" account 301-50-520.51300 "Construction Repair/Improvements" without compliance to the formal bid procedure pursuant to Turlock Municipal Code Section 2-7-08(b)(5) for City Project No. 19-51 "Columbia Pool Improvements"
- 3) Authorizing the City Manager to execute an agreement with Turlock Irrigation District for the acceptance of \$197,264 in grant funds and appropriating the funds into Fund 301 "Capital Improvements" revenue account number 301-50-520.34309 "Turlock Irrigation District Grant" for City Project No. 19-51 "Columbia Pool Improvements"

**Recommended Action:** Resolution 2023-XXX: Approving the purchase of one (1) concession building, one (1) storage building, and one (1) restroom building from Public Restroom Company of Minden, Nevada in an amount not to exceed \$1,973,898.52, which includes a contingency amount of 5% plus estimated taxes, expensed to Fund 301 "Capital Improvements" account 301-50-520.41300 "Construction Repair/Improvements" without compliance to the formal bid procedure pursuant to Turlock Municipal Code Section 2-7-08(b)(5), for City Project No. 19-51 "Columbia Pool Improvements"

**Recommended Action:** Resolution 2023-XXX: Approving the purchase of one (1) pool pump and chemical building from Romtec of Roseburg, Oregon in an amount not to exceed \$112,853.26, which includes a contingency amount of 5% plus estimated taxes, expensed to Fund 301 "Capital Improvements" account 301-50-520.51300 "Construction Repair/Improvements" without compliance to the formal bid procedure pursuant to Turlock Municipal Code Section 2-7-08(b)(5) for City Project No. 19-51 "Columbia Pool Improvements"

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**Recommended Action:** *Resolution 2023-XXX*: Authorizing the City Manager to execute an agreement with Turlock Irrigation District for the acceptance of \$197,264 in grant funds and appropriating the funds into Fund 301 "Capital Improvements" revenue account number 301-50-520.34309 "Turlock Irrigation District Grant" for City Project No. 19-51 "Columbia Pool Improvements"

**10. 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*)

**11. COUNCIL ITEMS FOR FUTURE CONSIDERATION**

**12. 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.

**13. CLOSED SESSION**

A. Conference with Labor Negotiators - California Government 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 Management Association – Public Safety*

*Employee Organization: Turlock Firefighters Association – Local 2434*

**14. REPORTS FROM CLOSED SESSION**

**15. 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, June 13, 2023 at City Hall, 156 S. Broadway, Turlock, California, 95380 on Thursday, June 8, 2023.

Dated: June 8, 2023

/s/Julie Christel

Julie Christel

City Clerk