



**City Council of the City of Hollister
Minutes of the Regular Meeting**

**April 7, 2025, 6:30 p.m.
City Council Chamber, City Hall
375 Fifth Street, Hollister, CA 95023**

Members Present: **Roxanne Stephens, Mayor**
 Rudy Picha, District 1
 Rolan Resendiz, District 2
 Dolores Morales, District 3
 Priscilla de Anda, District 4

1. CALL TO ORDER

Mayor Stephens called the regular meeting of the City Council of the City of Hollister to order at 6:30 p.m.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

Councilmember Resendiz led the Pledge of Allegiance.

4. CLOSED SESSION REPORT

City Attorney Mary Lerner stated no reportable action was taken in closed session.

5. SPECIAL ORDERS OF THE DAY

Mayor Stephens presented the proclamations to Golda Demby, Aaron Rodriguez, and Cole Seymour congratulating them on their wrestling accomplishments.

5.1 PROCLAMATION CONGRATULATING GOLDA DEMBY

5.2 PROCLAMATION CONGRATULATING AARON RODRIGUEZ

5.3 PROCLAMATION CONGRATULATING COLE SEYMOUR

6. PUBLIC INPUT FOR ITEMS NOT ON THE AGENDA

Councilmember Morales arrived at 6:38 p.m.

Rick Perez commented on the soon to be completed roadway improvement project and encouraged repairs to the City's alleys and maintenance of the City.

Karson Klauer thanked the City for the improvements near the ball fields.

7. CONSENT ITEMS

Mayor Stephens opened public comment at 6:45 p.m.

There were no speakers for the consent agenda items.

Mayor Stephens closed public comment at 6:45 p.m.

Moved by: Council Member Resendiz

Seconded by: Council Member Picha

The consent calendar items are approved.

Ayes (5): Mayor Stephens, Council Member Picha, Council Member Resendiz, Council Member Morales, and Council Member de Anda

Carried (5 to 0)

7.1 APPROVE MARCH 17, 2025 REGULAR MEETING MINUTES

7.2 APPROVE MARCH 21, 2025 SPECIAL MEETING MINUTES

7.3 APPROVE MARCH 24, 2025 SPECIAL MEETING MINUTES

7.4 WARRANT REGISTER

Moved by: Council Member Resendiz

Seconded by: Council Member Picha

Ratify and approve the Warrant Registers for the General-Special-Enterprise-Assessment Funds attached.

Carried

7.5 A RESOLUTION APPROVING TYLER TECHNOLOGIES AS THE SOLE-SOURCE PROVIDER FOR THE CITY'S ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM IN THE AMOUNT OF \$392,184.00

Moved by: Council Member Resendiz

Seconded by: Council Member Picha

Adopt a resolution approving the proposal from Tyler Technologies, Inc., as the sole-source provider for the city's ERP Systems, in the amount of \$392,184.00 for the migration of the Tyler ERP PRO 10 On-Prem

Enterprise System to the cloud, with annual support of \$130,729.00 per year for the next 36 months extending through May 2028.

Carried

7.6 A RESOLUTION APPROVING AN AMENDED GENERAL SERVICE AGREEMENT WITH VANIR CONSTRUCTION MANAGEMENT, INC. FOR PROJECT CONSTRUCTION ACTIVITIES OF THE DUNNE PARK CLUBHOUSE RENOVATION PROJECT AND FIRE STATION #2 PARK

Moved by: Council Member Resendiz

Seconded by: Council Member Picha

Adopt a resolution approving an amendment to the professional service agreement with Vanir Construction Management, Inc., focusing on project construction activities of the Dunne Park Clubhouse renovation project and Fire Station #2 Park and authorizing the City Manager to sign the amendment.

Carried

7.7 A RESOLUTION APPROVING AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH WEST COAST ARBORISTS, INC. FOR TREE TRIMMING AND RELATED SERVICES

Moved by: Council Member Resendiz

Seconded by: Council Member Picha

Adopt a resolution approving an amendment to the professional services agreement with West Coast Arborists Inc., for tree pruning and related services and authorizing the City Manager to sign the amendment.

Carried

7.8 A RESOLUTION AUTHORIZING A SUPPLEMENTAL APPROPRIATION OF \$184,000 AND AN INCREASE IN BUDGETED REVENUE OF \$250,000 TO FUND 712 (CFD #4 PUBLIC FACILITIES) FOR UTILITY, MAINTENANCE, REPAIR, AND PROFESSIONAL SERVICES EXPENSES

Moved by: Council Member Resendiz

Seconded by: Council Member Picha

Adopt a resolution authorizing a supplemental appropriation of \$184,000 and an increase in budgeted revenue of \$250,000 to fund 712 (CFD #4 Public Facilities) for utility, maintenance, repair, and professional services expenses.

Carried

8. PUBLIC HEARINGS

8.1 AN ORDINANCE APPROVING AN AMENDMENT TO TITLE 13 PUBLIC SERVICES TO ADOPT CHAPTER 13.04 TITLE X, OUTSIDE SEWER CONNECTIONS

Planning Manager Eva Kelly provided the staff presentation.

Mayor Stephens opened the public hearing at 7:04 p.m.

Joe Tonascia expressed concern regarding his ability to connect to City sewer systems for farm worker housing and the ability for some land to be able to developed for low income housing because it is just outside of City limits.

Karson Klauer expressed concern for residents living in County pockets to be able to connect to City sewer lines and the potential cost and time to replace failing septic.

Carol Lenoir inquired whether the ordinance addresses connections to City sewer lines absent an emergency.

Marc inquired if larger properties that are contiguous to City limits can be forced to connect to City sewer lines.

Mayor Stephens closed the public hearing at 7:12 p.m.

Moved by: Council Member Resendiz

Seconded by: Mayor Stephens

Introduce an ordinance approving an amendment to Title 13 (*Public Services*) to adopt Chapter 13.04 Title X, Outside Sewer Connections

Ayes (4): Mayor Stephens, Council Member Picha, Council Member Resendiz, and Council Member de Anda

Noes (1): Council Member Morales

Carried (4 to 1)

9. COUNCIL BUSINESS

9.1 URBAN GROWTH BOUNDARY PRESENTATION

David Early, City consultant with Placeworks, Inc., provided the staff report.

Councilmember Resendiz suggested an urban growth boundary could be adopted by popular vote.

Mayor Stephens opened public comment at 8:03 p.m.

Joe supported the concept of an urban growth boundary for Hollister and suggested extensive public outreach before adoption of such a boundary.

Dennis Martin, speaking on behalf of BIA Bay Area, stated their opposition to urban growth boundaries due to increased housing costs and decreased housing availability.

Mayor Stephens closed public comment at 8:08 p.m.

By consensus, the City Council directed staff to return with additional information regarding the timeline and potential costs for creation of an urban growth boundary for Hollister as part of the General Plan Update.

9.2 PROPOSED FIRE PROTECTION SERVICES CONTRACT AMENDMENT TERMS WITH THE COUNTY OF SAN BENITO AND THE CITY OF SAN JUAN BAUTISTA

City Manager David Mirrione and Hollister Fire Chief Jonathan Goulding provided the staff report.

Mayor Stephens opened public comment at 8:45 p.m.

Mia Casey supported inclusion of the Fire Chief in the negotiation process, expressed frustration at the delays to the negotiation process, and supported the proposed contract amendment terms.

Leslie Jordan, Mayor of San Juan Bautista, expressed concern regarding proposed contract amendment terms and requested a collaborative negotiation process with all entities involved. Mayor Jordan proposed a joint meeting of the agencies to discuss contract amendment terms.

Alice supported the safety of firefighters and supported the proposed contract amendment terms.

Suzanne Howard supported the safety of firefighters, residents, and students at rural schools.

Joe supported continued negotiations and supported the proposed contract amendment terms.

Carol Lenoir supported the proposed contract amendment terms.

Bridgette Baumann-Thorp commented on the high salary paid to firefighters.

Mayor Stephens closed public comment at 9:01 p.m.

By consensus, the City Council directed staff to send the contract amendment terms presented by staff to the City of San Juan Bautista and County of San Benito.

The City Council recessed at 9:13 p.m. and reconvened at 9:18 p.m. Councilmembers Resendiz, Morales, de Anda, and Mayor Stephens present.

9.3 DISCUSSION REGARDING TENTATIVE MAP APPROVAL PROCESS

Planning Manager Eva Kelly provided the staff report.

Councilmember Picha rejoined the meeting at 9:20 p.m.

Mayor Stephens opened public comment at 9:37 p.m.

There were no speakers for this item.

Mayor Stephens closed public comment at 9:37 p.m.

Councilmember Resendiz expressed concern the Planning Commission can make legally binding decisions for the City related to approving development projects.

Planning Manager Eva Kelly provided additional information regarding updates to the City's zoning code related to approval of planned developments, which addressed this concern.

9.4 DISCUSSION OF POTENTIAL LOBBYING ORDINANCE FOR THE CITY OF HOLLISTER

City Clerk Jennifer Woodworth provided the staff report.

Mayor Stephens opened public comment at 9:54 p.m.

Joe supported the registration of lobbyists at the local level due to the complexity of the state's website and supported creation of a local lobbyist registration ordinance.

Karson Klauer commented on the County's lobbyist ordinance and registration process. Mr. Klauer suggested differentiating between lobbyist clients for lobbying or clients helping with other matters.

Mayor Stephens closed public comment at 10:00 p.m.

By consensus, the City Council directed staff to return with additional information related to a potential lobbyist ordinance that requires lobbyists to list all clients, requirements to identify themselves as lobbyists, various definitions of lobbyists to consider, information on the state's lobbyist registration process, etc.

By consensus, the City Council agreed to continue the meeting past 10:00 p.m.

9.5 RECEIVE REPORT REGARDING COMMUNITY COMMUNICATION STRATEGIES AND PROVIDE STAFF POSSIBLE DIRECTION

City Manager David Mirrione provided the staff report.

Mayor Stephens opened public comment at 10:24 p.m.

Joe supported additional communication to the public and transparency.

Mayor Stephens closed public comment at 10:26 p.m.

By consensus, the City Council directed staff to look into various communication options, including utility mailer inserts, social media summaries for City Council meetings, etc. in order to regularly provide information to the public.

10. INFORMATIONAL REPORTS

10.1 COMMITTEE ASSIGNMENTS

Councilmember Resendiz reported he attended a meeting of the San Benito County Intergovernmental Committee where they discussed homelessness and encampment cleanup.

Councilmember de Anda reported she attended a meeting of the Water Resources Association and is the new chair of that committee.

Councilmember Morales left the meeting at 10:38 p.m.

Mayor Stephens reported on a recent Council of Governments meeting where various transportation projects were discussed.

10.2 COUNCIL REPORTS

Mayor Stephens attended the recent Cesar Chavez breakfast and recognized the work of community members to support the Latino community. Mayor Stephens reported she and other members of the Council will be attending an event hosted by Speaker Rivas on Wednesday.

Councilmember Resendiz reported on recent drills the school district is doing to ensure safety of students.

1. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

10.3 CITY MANAGER REPORT

None.

1. UPDATED CITY COUNCIL PROJECTS

11. CLOSED SESSION

City Attorney Mary Lerner read the closed session item titles.

11.1 CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE 54957.6

Agency designated representatives: City Manager David Mirrione and Administrative Services Director Casey Estorga

Employee Organizations: Service Employees International Union (SEIU), Local 521; Hollister Firefighters Union (HFFU), Local 3395; Hollister Peace Officer Association (HPOA); and un-represented employees

11.2 CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of section 54956.9 of the Government Code (1 case)

11.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: 351 Astro Dr, Hollister, CA 95023
Agency Negotiator: David Mirrione, City Manager
Negotiating Party: Steve Perricone, Hollister Elk's Lodge #1436
Under Negotiation: Terms

11.4 CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: 300 West St., Hollister, CA 95023
Agency Negotiator: David Mirrione, City Manager
Negotiating Party: Bill Lee, Martha's Kitchen
Under Negotiation: Lease Terms

Mayor Stephens opened public comment at 10:45 p.m.

There were no speakers for the closed session agenda items.

Mayor Stephens closed public comment at 10:45 p.m.

Mayor Stephens convened the meeting into closed session at 10:45 p.m.

12. ADJOURNMENT

Mayor Stephens adjourned the meeting at 12:25 a.m.

Jennifer Woodworth, City Clerk

