



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

**June 16, 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 Morales led the Pledge of Allegiance.

4. CLOSED SESSION REPORT

No report.

5. PUBLIC INPUT FOR ITEMS NOT ON THE AGENDA

Francesca Donati 2025's Miss San Benito Rodeo invited residents to attend the Saddle Horse Parade, Saddle Horse Show, and various events.

Councilmember Resendiz joined the meeting at 6:35 p.m.

James Morgan thanked the City Council for holding the 2025 Hollister Independence Rally and encouraged attendees and members of the Hollister Police Department to behave throughout the Rally.

Tami Aviles, with Friends of the San Benito Free Library, thanked the City for its annual allocation of funds to the Library.

Susan Logue, with Friends of the San Benito Free Library, spoke regarding recent and upcoming events at the Library.

Lee Shahanian asked the City Council to review the documents he provided to the Council regarding a request for a zoning change for land owned by his family.

6. CONSENT ITEMS

Mayor Stephens opened public comment at 6:46 p.m.

Tami Aviles spoke in support of the Seniors Council and its administration of federal and state grant funds.

Clay Kempf thanked the City Council and staff for their continued support for seniors in the community and thanked the City for its matching funds.

Mayor Stephens closed public comment at 6:50 p.m.

Moved by: Council Member Morales

Seconded by: Council Member Picha

The consent calendar items are approved as presented.

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

Carried (5 to 0)

6.1 APPROVE JUNE 2, 2025 SPECIAL MEETING MINUTES

6.2 APPROVE JUNE 2, 2025 REGULAR MEETING MINUTES

6.3 APPROVE JUNE 6, 2025 SPECIAL MEETING MINUTES

6.4 APPROVE JUNE 9, 2025 SPECIAL MEETING MINUTES

6.5 WARRANT REGISTER JUNE 16, 2025

Moved by: Council Member Morales

Seconded by: Council Member Picha

Ratify and approve the Warrant Registers for the General-Special-Enterprise-Assessments funds attached.

Carried

6.6 A RESOLUTION APPROVING THE FISCAL YEAR 2025-26 COMPREHENSIVE USER FEE SCHEDULE

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt a resolution approving the Fiscal year (FY) 2025-26 Comprehensive User Fee Schedule with an increase based on the Consumer Price Index (CPI).

Carried

6.7 A RESOLUTION APPROVING A CONTRIBUTION FOR AN AMOUNT NOT TO EXCEED \$9,500 FOR FY 2024/25 TO THE SENIORS COUNCIL OF SANTA CRUZ AND SAN BENITO COUNTIES TO SUPPORT SENIORS' SERVICES AND PROGRAMS

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt a resolution approving \$9,500 in funding in Fiscal Year 2024/25 for the Seniors Council of San Benito County services and programs.

Carried

6.8 A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT AMENDMENT TO AMEND THE PROFESSIONAL SERVICES AGREEMENT FOR BUILDING SERVICES WITH 4LEAF, INC. TO AN ANNUAL NOT-TO-EXCEED AMOUNT OF \$2,500,000 FOR FY 2024/2025.

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt a resolution authorizing the City Manager to execute the necessary contract amendment with 4Leaf, INC., to increase the Professional Services Agreement for Building Services to an annual not-to-exceed amount of \$2,500,000 for FY 2024/2025.

Carried

6.9 A RESOLUTION APPROVING THE RENEWAL OF A CANNABIS REGULATORY PERMIT FOR HIGHER LEVEL OF CARE HOLLISTER FOR DISPENSARY OPERATIONS AT 1802 SHELTON DRIVE FOR 2025/2026

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt a resolution approving the renewal of a Cannabis Regulatory Permit for Higher Level of Care for dispensary operations at 1802 Shelton Drive for 2025-2026 term subject to applicable Conditions of Approval.

Carried

6.10 A RESOLUTION APPROVING A CANNABIS REGULATORY PERMIT FOR FAULTLINE MANUFACTURING AT 1785 SAN FELIPE ROAD FOR 2025/2026

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt a resolution approving the Cannabis Regulatory Permit renewal for Faultline Manufacturing for the 2025-2026 term at 1785 San Felipe Road subject to applicable Conditions of Approval.

Carried

6.11 A RESOLUTION APPROVING A LEASE AGREEMENT WITH MARTHA'S KITCHEN, INC

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt a resolution approving a Lease Agreement with Martha's Kitchen, Inc. and authorize the City Manager to execute the agreement upon the completion of negotiations.

Carried

6.12 A RESOLUTION APPROVING A LEASE AGREEMENT WITH JOVENES DE ANTAÑO AND AUTHORIZING THE CITY MANGER TO EXECUTE THE AGREEMENT UPON COMPLETION OF NEGOTIATIONS.

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt a resolution approving a Lease Agreement with Jovenes De Antaño and authorize the City Manager to execute the agreement upon completion of negotiations.

Carried

6.13 A RESOLUTION APPROVING A LEASE AGREEMENT WITH SENIORS COUNCIL AND AUTHORIZE THE CITY MANGER TO EXECUTE THE AGREEMENT UPON COMPLETION Of NEGOTIATIONS

Moved by: Council Member Morales
Seconded by: Council Member Picha

Adopt a resolution approving a Lease Agreement with Seniors Council and authorize the City Manager to execute the agreement upon completion of negotiations.

Carried

6.14 A RESOLUTION ACCEPTING THE ANNUAL AB 481 MILITARY EQUIPMENT USE REPORT FOR THE HOLLISTER POLICE DEPARTMENT

Moved by: Council Member Morales
Seconded by: Council Member Picha

Adopt a resolution accepting the report.

Carried

6.15 A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A RENEWAL AGREEMENT WITH PHOENIX GROUP INFORMATION SYSTEMS FOR CITATION PROCESSING MANAGEMENT FOR PARKING AND ADMINISTRATIVE CITATIONS

Moved by: Council Member Morales
Seconded by: Council Member Picha

Adopt a resolution authorizing the City Manager to sign the renewal agreement with Phoenix Group to continue providing citation management for parking and administrative citations.

Carried

6.16 A RESOLUTION ACCEPTING THE BIDS RECEIVED AND AWARDING A CONTRACT TO ESTATE DESIGN AND CONSTRUCTION FOR THE BATHROOM REMODEL AT THE COMMUNITY CENTER, CIP 2505 AND AUTHORIZING STAFF TO UTILIZE THE AMAZON DONATION OF \$250,000 FOR THIS PROJECT

Moved by: Council Member Morales
Seconded by: Council Member Picha

Adopt a resolution accepting the bids and award the contract to Estate Design and Construction for the Bathroom Remodel at the Community Center, CIP C2505.

Carried

7. PUBLIC HEARINGS

7.1 A PRESENTATION AND APPROVAL OF THE FISCAL YEAR 2025-26 RECOMMENDED BUDGET, FISCAL YEAR 2025-26 APPROPRIATIONS LIMIT, THE ESTABLISHMENT OF FUND 172 (PROPOSITION 172), AND THE FISCAL YEAR 2025-26 AUTHORIZED POSITION SUMMARY.

City Manager David Mirrione provided the staff presentation.

Mayor Stephens opened the public hearing at 7:27 p.m.

There were no speakers for this item.

Mayor Stephens closed the public hearing at 7:27 p.m.

Moved by: Council Member Morales
Seconded by: Council Member Picha

Adopt a resolution adopting the Fiscal Year 2025-26 Appropriations Limit, the Fiscal Year 2025-26 Authorized Positions Summary, the establishment of Fund 172 (Proposition 172), and the Fiscal Year 2025-26 Recommended Budget.

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

Carried (5 to 0)

7.2 A RESOLUTION AUTHORIZING THE FISCAL YEAR 2025/2026 COMMUNITY FACILITIES DISTRICT #2 ANNUAL LEVY

Public Works Director William Via provided the staff report.

Councilmember Resendiz left the meeting at 7:38 p.m.

Mayor Stephens opened the public hearing at 7:43 p.m.

There were no speakers for this item.

Mayor Stephens closed the public hearing at 7:43 p.m.

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt a resolution authorizing the annual levy for Community Facilities District #2.

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

Absent (1): Council Member Resendiz

Carried (4 to 0)

7.3 A RESOLUTION AUTHORIZING THE FISCAL YEAR 2025/2026 COMMUNITY FACILITIES DISTRICT #4 ANNUAL LEVY

Public Works Director William Via provided the staff report.

Mayor Stephens opened the public hearing at 7:44 p.m.

There were no speakers for this item.

Mayor Stephens closed the public hearing at 7:44 p.m.

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt a resolution authorizing the annual levy for Community Facilities District #4.

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

Absent (1): Council Member Resendiz

Carried (4 to 0)

7.4 A RESOLUTION AUTHORIZING THE FISCAL YEAR 2025/2026 COMMUNITY FACILITIES DISTRICT #5 ANNUAL LEVY

Public Works Director William Via provided the staff report.

Mayor Stephens opened the public hearing at 7:45 p.m.

There were no speakers for this item.

Mayor Stephens closed the public hearing at 7:45 p.m.

Moved by: Council Member Morales
Seconded by: Council Member de Anda

Adopt a resolution authorizing the annual levy for Community Facilities District #5.

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

Absent (1): Council Member Resendiz

Carried (4 to 0)

7.5 SUNSET THE HISTORIC RESOURCES COMMISSION, MODIFY THE MEETING SCHEDULE OF THE AIRPORT ADVISORY COMMISSION AND FORMALLY DISBAND THE HOLLISTER DISASTER COUNCIL

City Clerk Jennifer Woodworth provided the staff report.

Mayor Stephens opened the public hearing at 7:47 p.m.

There were no speakers for this item.

Mayor Stephens closed the public hearing at 7:47 p.m.

Moved by: Mayor Stephens
Seconded by: Council Member Morales

1. Introduce an ordinance sunsetting the City of Hollister's Historic Resources Commission.
2. Adopt a resolution amending the Airport Advisory Commission's Bylaws to adjust their meeting schedule from monthly to quarterly.
3. Adopt a resolution rescinding Resolution 2020-44, to formally disband the Hollister Disaster Council.

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

Absent (1): Council Member Resendiz

Carried (4 to 0)

8. COUNCIL BUSINESS

8.1 A RESOLUTION DECLARING 190 MAPLE STREET AS SURPLUS PROPERTY

City Manager David Mirrione provided the staff report.

Mayor Stephens opened public comment at 7:51 p.m.

There were no speakers for this item.

Mayor Stephens closed public comment at 7:51 p.m.

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt a resolution declaring 190 Maple Surplus Property.

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

Absent (1): Council Member Resendiz

Carried (4 to 0)

9. INFORMATIONAL REPORTS

9.1 COMMITTEE ASSIGNMENTS

Councilmember Picha reported on the AMBAG meeting held on June 11, 2025

Mayor Stephens reported on a meeting of the Hollister Independence Rally ad hoc committee.

9.2 COUNCIL REPORTS

Mayor Stephens reports on the City's Annual LGBTQ+ flag-raising and event held on Saturday and stated representatives from several state and federal legislative offices were in attendance.

1. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

1. Empty Building Policy/Ordinance - Councilmember Morales

By consensus, the City Council directed staff to return with a future agenda item regarding establishing policy or an ordinance to address commercial empty buildings.

9.3 CITY MANAGER REPORT

1. UPDATED CITY COUNCIL PROJECTS

10. CLOSED SESSION

City Attorney Mary Lerner read the closed session item titles.

10.1 CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6

Agency designated representatives: City Manager David Mirrione and City Attorney Mary Lerner

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

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

Property: 190 Maple Ave., Hollister, CA 95023
Agency Negotiator: David Mirrione, City Manager
Under Negotiation: Purchase Terms and Conditions

Mayor Stephens opened public comment at 7:58 p.m.

There were no speakers for the closed session agenda items.

Mayor Stephens closed public comment at 7:58 p.m.

Mayor Stephens convened the meeting into closed session at 8:00 p.m.

11. ADJOURNMENT

Mayor Stephens adjourned the meeting at 8:30 p.m.

Jennifer Woodworth, City Clerk