



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

**August 18, 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 de Anda led the Pledge of Allegiance.

4. CLOSED SESSION REPORT

City Attorney Mary Lerner reported in August 4, 2025 closed session, on a motion from Mayor Stephens and a second by Councilmember Morales, the City Council voted 4-0 to join in the following litigation: (1) the Purdue/Sackler National Opioid Settlement and (2) the Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, Zydus National Opioid Settlement.

5. SPECIAL ORDERS OF THE DAY

**5.1 REPORT FROM SAN BENITO LEADERSHIP INSTITUTE FOR THEIR
2024-2025 PROGRAM**

Dr. Rose provided an update on the 2024-25 San Benito Leadership Institute program.

Richard Way with the San Benito County Planning Commission spoke regarding his experience in participating with the San Benito Leadership Institute.

Receive a presentation from San Benito Leadership Institute for their 2024-2025 program reporting.

6. PUBLIC INPUT FOR ITEMS NOT ON THE AGENDA

No speakers present.

7. CONSENT ITEMS

Mayor Stephens opened public comment at 6:44 p.m.

There were no speakers for the consent agenda items.

Mayor Stephens closed public comment at 6:44 p.m.

Moved by: Council Member Resendiz

Seconded by: Council Member Morales

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)

7.1 APPROVE AUGUST 4, 2025 REGULAR MEETING MINUTES

7.2 WARRANT REGISTER

Moved by: Council Member Resendiz

Seconded by: Council Member Morales

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

Carried

7.3 AN ORDINANCE OF THE CITY OF HOLLISTER APPROVING A ZONING ORDINANCE AMENDMENT TO CHAPTER 17.10, INDUSTRIAL AND MANUFACTURING ZONES TO ALLOW SPECIALIZED SCHOOLS IN THE M1 ZONING DISTRICT AND RELATED AMENDMENTS FOR CLARITY (ZOA 2025-1)

Moved by: Council Member Resendiz

Seconded by: Council Member Morales

Adopt ordinance.

Carried

- 7.4 A RESOLUTION APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR ON-CALL AIRPORT AND CIVIL ENGINEERING SERVICES FOR THE HOLLISTER MUNICIPAL AIRPORT WITH A TERM AGREEMENT TO END ON AUGUST 20, 2026**

Moved by: Council Member Resendiz
Seconded by: Council Member Morales

Adopt a resolution:

1. Approving Amendment No. 3 to the Professional Services Agreement with Kimley-Horn and Associates, Inc. for On-Call Airport and Civil Engineering Services for the Hollister Municipal Airport with a term Agreement to end on August 20, 2026; and
2. Authorizing City Manager to execute Agreement Amendment No. 3.

Carried

- 7.5 A RESOLUTION APPROVING THE INITIATION OF PREZONE 2025-1 TO INITIATE THE PREZONING FOR FUTURE ANNEXATION OF THE PROPERTY CONSISTING OF APPROXIMATELY 0.25 ACRES LOCATED AT 1285 MCCRAY STREET (APN020-100-014) INTO GENERAL COMMERCIAL (GC) ZONING DISTRICT**

Moved by: Council Member Resendiz
Seconded by: Council Member Morales

Adopt a resolution approving the Initiation of Prezoning 2025-1.

Carried

- 7.6 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE SUBDIVISION IMPROVEMENT AGREEMENT FOR TRACT NO. 303, WEST OF FAIRVIEW PHASE 3 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT, AND ANY SUBSEQUENT AMENDMENTS, FOR IMPROVEMENT**

Moved by: Council Member Resendiz
Seconded by: Council Member Morales

Adopt a resolution approving the Subdivision Improvement Agreement for the West of Fairview Phase 3 Subdivision, Tract No. 303, and authorizing the City Manager to execute the agreement, and any subsequent amendments, for the improvements with Richmond American Homes of Maryland, Inc., a Maryland Corporation.

Carried

7.7 A RESOLUTION APPROVING THE ANNEXATION OF THE WEST OF FAIRVIEW PHASE 3 SUBDIVISION, TRACT 303 INTO COMMUNITY FACILITIES DISTRICT #4 ANNEXATION NO. 63 (PUBLIC FACILITIES SERVICES)

Moved by: Council Member Resendiz
Seconded by: Council Member Morales

Adopt a resolution approving the annexation of the West of Fairview Phase 3 Subdivision, Tract 303 into CFD#4.

Carried

7.8 A RESOLUTION APPROVING THE PROPOSED BOUNDARY OF THE WEST OF FAIRVIEW PHASE 3 SUBDIVISION, TRACT 303 FOR THE ANNEXATION OF TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 5 ANNEXATION NO. 26 (POLICE AND FIRE SERVICES)

Moved by: Council Member Resendiz
Seconded by: Council Member Morales

Adopt a resolution approving the annexation of the West of Fairview Phase 3 Subdivision, Tract 303 into CFD#5.

Carried

7.9 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH SOUTH BAY REGIONAL PUBLIC SAFETY TRAINING CONSORTIUM

Moved by: Council Member Resendiz
Seconded by: Council Member Morales

Adopt a resolution authorizing the City Manager to execute a contract with South Bay Regional Public Safety Training Consortium (SBRPSTC).

Carried

7.10 A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A RENEWAL CONTRACT FOR DISPATCHING SERVICES WITH SANTA CRUZ REGIONAL 911

Moved by: Council Member Resendiz

Seconded by: Council Member Morales

Adopt the resolution and authorize the City Manager to sign the renewal contract for services with SCR911.

Carried

7.11 A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF HOLLISTER, COUNCIL OF SAN BENITO COUNTY GOVERNMENTS, COUNTY OF SAN BENITO, AND CITY OF SAN JUAN BAUTISTA FOR A TRAFFIC IMPACT MITIGATION FEE STUDY

Moved by: Council Member Resendiz

Seconded by: Council Member Morales

Adopt a resolution approving a Memorandum of Understanding (MOU) between City of Hollister, Council of San Benito County Governments, County of San Benito, and San Juan Bautista for a Traffic Impact Mitigation Fee Study.

Carried

8. COUNCIL BUSINESS

8.1 A PRESENTATION REGARDING THE COMMUNITY WORKFORCE AGREEMENT BETWEEN THE CITY OF HOLLISTER AND THE SANTA CLARA AND SAN BENITO COUNTIES BUILDING AND CONSTRUCTION TRADES COUNCIL

Public Works Director William Via provided the staff report.

Mayor Stephens opened public comment at 7:05 p.m.

Nick Colon spoke in support of Community Workforce Agreements.

David Perez thanked the Council for their support of Community Workforce Agreements.

Sergio Medina thanked the Council for their support of Community Workforce Agreements.

Ruben Vidal spoke in support of Community Workforce Agreements.

Steve Belong spoke in support of Community Workforce Agreements.

Alberto Tamayo provided comments in Spanish.

George Netto spoke in support of Community Workforce Agreements.

Tony Garcia spoke in support of Community Workforce Agreements.

Jacob Lomanto spoke in support of Community Workforce Agreements.

Neils Ash spoke in support of Community Workforce Agreements.

Jose Luis Rivera spoke in support of Community Workforce Agreements.

Jose Espinosa spoke in support of Community Workforce Agreements.

Jason Hutton thanked the Council for their support of Community Workforce Agreements.

Emmanuel Zendejas expressed concern regarding Community Workforce Agreements.

Paul Bruno spoke in support of Community Workforce Agreements.

Jared Sanchez spoke in support of Community Workforce Agreements.

Jim Piazza spoke in support of Community Workforce Agreements.

Anthony Viscuso spoke in support of Community Workforce Agreements.

Mayor Stephens closed public comment at 7:28 p.m.

Councilmember Resendiz stated the Community Workforce Agreements should be looked at again once more at the end of the contracts and when data is gathered.

Councilmember Morales spoke regarding the benefits to the employees guaranteed by Community Workforce Agreements.

8.2 A RESOLUTION ESTABLISHING A BUSINESS ADVISORY COMMISSION AND ADOPTING THE PROPOSED BYLAWS

City Clerk Jennifer Woodworth provided the staff report.

Mayor Stephens opened public comment at 7:38 p.m.

Peter Hernandez supported creation of a Business Advisory Commission.

Mayor Stephens closed public comment at 7:40 p.m.

City Manager David Mirrione made the following suggested edits to Section 6:

Making recommendations to the City Council on any matter within the City's jurisdiction that will enhance the capability of Hollister businesses to succeed, such as the formulation of policies or ~~procedures~~ that may affect their management, operation, or financial stability.

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

Adopt a resolution establishing a Business Advisory Commission (BAC) and adopting the proposed bylaws for the Commission, as amended.

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

Carried (5 to 0)

8.3 2024-25 CIVIL GRAND JURY CONSOLIDATED REPORT RESPONSE

City Manager David Mirrione provided the staff report.

Councilmember Morales requested a list of contracts be provided to the City Council as part of the budget and mid-year budget process.

Mayor Stephens opened public comment at 7:50 p.m.

There were no speakers for this item.

Mayor Stephens closed public comment at 7:50 p.m.

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

Review and approve the draft responses to the San Benito County Civil Grand Jury Consolidated Report entitled “Contract Administration” and “Hollister Animal Shelter” and authorize the Mayor and City to sign the response letters on behalf of the City Council for submittal to the Presiding Judge of the San Benito County Superior Court.

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

Carried (5 to 0)

8.4 DISCUSSION OF POTENTIAL LOBBYING ORDINANCE FOR THE CITY OF HOLLISTER

City Clerk Jennifer Woodworth provided the staff report.

Mayor Stephens opened public comment at 7:55 p.m.

There were no speakers for this item.

Mayor Stephens closed public comment at 7:55 p.m.

By consensus, the City Council directed staff to return with the ordinance for introduction.

9. INFORMATIONAL REPORTS

9.1 COMMITTEE ASSIGNMENTS

Councilmember Picha reported he attended a meeting of the Association of Monterey Bay Area Governments on August 13, 2025 where transportation in the region was discussed.

Mayor Stephens reported she attended a San Benito County LAFCO meeting and reported on a meeting with US Congresswoman Zoe Lofgren on potential federal funding for projects in the community.

9.2 COUNCIL REPORTS

Councilmember Resendiz reported the San Benito Health Foundation held a food distribution event on August 7, 2025.

1. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

9.3 CITY MANAGER REPORT

1. UPDATED CITY COUNCIL PROJECTS

10. CLOSED SESSION

City Attorney Mary Lerner read the closed session item titles.

Mayor Stephens opened public comment at 8:04 p.m.

There were no speakers for the closed session agenda items.

Mayor Stephens closed public comment at 8:04 p.m.

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: Briggs Alley (alley adjacent to 427 San Benito Street) and Browns Alley (alley adjacent to 650 San Benito Street)
Agency Negotiator: David Mirrione, City Manager
Under Negotiation: Terms and Conditions

10.3 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 (3 cases)

Mayor Stephens convened the meeting into closed session at 8:04 p.m.

11. ADJOURNMENT

Mayor Stephens adjourned the meeting at 9:20 p.m.

Jennifer Woodworth, City Clerk