



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

**October 6, 2025, 5:30 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**

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**1.     CALL TO ORDER**

Mayor Stephens called the special and regular meetings of the City Council of the City of Hollister to order at 5:30 p.m.

**2.     ROLL CALL**

**3.     CLOSED SESSION**

City Attorney Mary Lerner read the closed session item titles.

Mayor Stephens opened public comment at 5:35 p.m.

There were no speakers for the closed session agenda items.

Mayor Stephens closed public comment at 5:35 p.m.

Mayor Stephens convened the meeting into closed session at 5:35 p.m.

**3.1    CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54957**

PUBLIC EMPLOYEE APPOINTMENT/EMPLOYMENT

Title: City Manager

**3.2    CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6**

Agency designated representatives: Interim City Manager Jim Pia and City Attorney Mary Lerner

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

**3.3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(1)**

Precision Grade, Inc. vs. City of Hollister  
City of Hollister vs. Precision Grade, Inc. and Everest Reinsurance Company  
Case No. CU-24-00290

**3.4 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)

Mayor Stephens adjourned the closed session at 6:11 p.m.

**4. PLEDGE OF ALLEGIANCE**

Councilmember Picha led the Pledge of Allegiance.

**5. CLOSED SESSION REPORT**

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

**6. PUBLIC INPUT FOR ITEMS NOT ON THE AGENDA**

No speakers present.

**7. CONSENT ITEMS**

**Moved by:** Council Member Picha  
**Seconded by:** Council Member de Anda

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 SEPTEMBER 15, 2025 REGULAR MEETING MINUTES**

**7.2 AN ORDINANCE ADOPTING HOLLISTER MUNICIPAL CODE CHAPTER 1.20 LOBBYING**

**Moved by:** Council Member Picha  
**Seconded by:** Council Member de Anda

Adopt an ordinance adding Chapter 1.20 "Lobbying" to Title 1 "General Provisions" to the Hollister Municipal Code.

**Carried**

**7.3 WARRANT REGISTER**

**Moved by:** Council Member Picha

**Seconded by:** Council Member de Anda

Ratify and approve the warrant registers for the General-Special-Enterprise-Assessment Funds attached.

**Carried**

**7.4 A RESOLUTION APPROVING LEASE AMENDMENT NO. 1 FOR A TWO-YEAR LEASE EXTENSION WITH HELI-FLITE, INC. FOR THE BUILDING AND STORAGE AREA AT 234 SKYLANE DRIVE**

**Moved by:** Council Member Picha

**Seconded by:** Council Member de Anda

Adopt a resolution approving Lease Amendment No. 1 for a two-year extension with Heli-Flite, Inc. for the building and storage area at 234 Skylane Drive at the Hollister Municipal Airport and authorizing Interim City Manager to execute Lease Amendment No. 1.

**Carried**

**7.5 A RESOLUTION ACCEPTING BIDS AND AWARDING A CONTRACT TO SILICON VALLEY PAVING, INC. FOR THE AIRPORT OPERATIONS AREA PERIMETER FENCE RELOCATION PROJECT AT THE HOLLISTER MUNICIPAL AIRPORT**

**Moved by:** Council Member Picha

**Seconded by:** Council Member de Anda

Adopt a resolution accepting bids and awarding a contract to Silicon Valley Paving, Inc. of San Jose, California, for the airport operations area perimeter fence relocation project and authorizing the Interim City Manager to execute the agreement, change orders and any related documents.

**Carried**

**7.6 A RESOLUTION RENEWING A REGULATORY PERMIT FOR 3GM INC. AT 1891 AIRWAY DRIVE TO OPERATE A CANNABIS CULTIVATION FACILITY**

**Moved by:** Council Member Picha

**Seconded by:** Council Member de Anda

Adopt a resolution approving the annual renewal of a cannabis cultivation regulatory permit held by 3GM Inc. located at 1891 Airway Drive for the 2025/2026 permit period.

**Carried**

**7.7 A RESOLUTION OF THE CITY COUNCIL TO RENEW A REGULATORY PERMIT FOR TRADITIONAL ROOTS / BUSTAN AT 1091 SAN FELIPE ROAD TO OPERATE A CANNABIS CULTIVATION FACILITY FOR THE 2025/2026 PERMIT PERIOD**

**Moved by:** Council Member Picha

**Seconded by:** Council Member de Anda

Adopt a resolution approving the annual renewal of a cannabis cultivation regulatory permit for Traditional Roots/ Bustan located at 1091 San Felipe Road for the 2025/2026 permit period.

**Carried**

**7.8 A RESOLUTION OF THE CITY COUNCIL TO RENEW A REGULATORY PERMIT FOR TRADITIONAL ROOTS / BUSTAN AT 1091 SAN FELIPE ROAD TO OPERATE A CANNABIS MANUFACTURING FACILITY FOR THE 2025/2026 PERMIT PERIOD**

**Moved by:** Council Member Picha

**Seconded by:** Council Member de Anda

Adopt a resolution approving the annual renewal of a cannabis manufacturing regulatory permit for Traditional Roots / Bustan located at 1091 San Felipe Road for the 2025/2026 permit period.

**Carried**

**7.9 A RESOLUTION AUTHORIZING AN AMENDMENT TO A CONTRACT WITH COMMUNITY TREE SERVICES**

**Moved by:** Council Member Picha

**Seconded by:** Council Member de Anda

Adopt a resolution authorizing and approving an amendment to the contract with Community Tree Services.

**Carried**

**7.10 A RESOLUTION APPROVING THE USE OF COOPERATIVE PURCHASING FOR A TRACTOR WITH MOWING EQUIPMENT**

**Moved by:** Council Member Picha

**Seconded by:** Council Member de Anda

Adopt a resolution approving the use of cooperative purchasing for a Tiger Bengal Series Mid-Mount Boom Mower with 50” Rotary Swivel Head on a new John Deere 6M105 Tractor, to be purchased on behalf of San Benito County per the terms of the grant.

**Carried**

**7.11 A RESOLUTION ESTABLISHING THE HOLLISTER PARKS, ARTS, RECREATION, AND CULTURE COMMISSION AND ADOPTING THE PROPOSED BYLAWS**

**Moved by:** Council Member Picha

**Seconded by:** Council Member de Anda

Adopt a resolution establishing the Hollister Parks, Arts, Recreation, and Culture (PARC) Commission and adopting the proposed bylaws for the PARC Commission.

**Carried**

**7.12 A RESOLUTION ACCEPTING A GRANT FROM THE OFFICE OF TRAFFIC SAFETY FOR THE AMOUNT OF \$65,000.00 FOR OVERTIME REIMBURSEMENT AND SPECIALIZED EQUIPMENT**

**Moved by:** Council Member Picha

**Seconded by:** Council Member de Anda

Adopt a resolution authorizing the acceptance of a grant from the Office of Traffic Safety for expenditures through October 2026 and approve the budget appropriation form.

**Carried**

**7.13 A RESOLUTION GRANTING A REQUEST BY CITY STAFF TO WAIVE BUILDING PERMIT FEES FOR CITY CIP C2505, COMMUNITY CENTER BATHROOM REMODEL**

**Moved by:** Council Member Picha

**Seconded by:** Council Member de Anda

Adopt a resolution granting a request from City staff to waive the Building Permit fees associated with City CIP C2505, Community Center Bathroom Remodel, in the amount \$16,026.80.

**Carried**

**8. PUBLIC HEARINGS**

**8.1 AN ORDINANCE AMENDING THE CITY OF HOLLISTER ZONING MAP PREZONING FOR FUTURE ANNEXATION OF THE PROPERTY LOCATED AT 1285 MCCRAY STREET, APN 020-100-014 INTO THE GENERAL COMMERCIAL ZONING DISTRICT (PZ 2025-1)**

Planning Manager Eva Kelly provided the staff presentation.

Mayor Stephens opened the public hearing at 6:39 p.m.

There were no speakers for this item.

Mayor Stephens closed the public hearing at 6:39 p.m.

**Moved by:** Council Member Picha

**Seconded by:** Council Member Morales

Introduce an ordinance amending the City of Hollister Zoning Map to prezone the property located at 1285 McCray Street, APN 020-100-014, into the General Commercial Zoning District, and schedule a second reading and adoption for the October 20, 2025 City Council meeting.

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

**Carried (5 to 0)**

**8.2 AMENDMENTS TO THE ZONING ORDINANCE (ZOA 2025-3)  
AMENDING LANGUAGE IN THE ZONING ORDINANCE RELATED TO  
LEGISLATIVE UPDATES, USE MATRIX, AND DEFINITIONS**

Planning Manager Eva Kelly provided the staff presentation.

Mayor Stephens opened the public hearing at 6:59 p.m.

There were no speakers for this item.

Mayor Stephens closed the public hearing at 6:59 p.m.

**Moved by:** Council Member Picha

**Seconded by:** Council Member Morales

Introduce an ordinance approving amendments to the Zoning Ordinance related to Phase 2 of the Zoning Ordinance Comprehensive Update.

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

**Carried (5 to 0)**

**9. INFORMATIONAL REPORTS**

**9.1 COMMITTEE ASSIGNMENTS**

Mayor Stephens reported the Fire Protection Advisory Committee met and kicked off of the Fire Feasibility Study.

**9.2 COUNCIL REPORTS**

Councilmember Resendiz reported he and other members of the City Council met with the family of Mary Encinias, who recently passed.

Councilmember Morales reported she will be attending the League of California Cities Annual Conference next week.

1. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

**9.3 CITY MANAGER REPORT**

Interim City Manager Jim Pia reported he met with San Benito High School District Superintendent Shawn Tenenbaum to discuss crosswalks near Hollister High School; reported the new City Engineer, Javier Hernandez, had started; invited the Council and public to attend the Hollister Fire Department's 150th Anniversary events on October 18.

1. UPDATED CITY COUNCIL PROJECTS

**10. ADJOURNMENT**

Mayor Stephens adjourned the meeting at 7:06 p.m.

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Jennifer Woodworth, City Clerk