



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

**October 20, 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

1. CALL TO ORDER

Mayor Stephens called the special and regular meeting of the City Council of the City of Hollister to order at 5:32 p.m.

2. ROLL CALL

3. CLOSED SESSION

City Attorney Mary Lerner read the closed session item titles.

**3.1 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.

**3.2 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

**3.3 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 (1 case)

Mayor Stephens opened public comment at 5:34 p.m.

There were no speakers for the closed session agenda items.

Mayor Stephens closed public comment at 5:34 p.m.

Mayor Stephens convened the meeting into closed session at 5:34 p.m.

Councilmember Morales arrived at 5:37 p.m.

The City Council convened into open session at 6:32 p.m.

4. PLEDGE OF ALLEGIANCE

Councilmember Resendiz led the Pledge of Allegiance.

5. CLOSED SESSION REPORT

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

6. SPECIAL ORDERS OF THE DAY

6.1 PRESENTATION BY THE LATINO COALITION OF SAN BENITO COUNTY

Richard Perez Sr. provided a presentation regarding the LISTOS California program being administered by the Latino Coalition of San Benito County to support emergency preparation and response in the community.

Mayor Stephens opened public comment at 7:31 p.m.

Mickie Solorio Luna spoke regarding the need for earthquake preparedness in the community.

Mayor Stephens closed public comment at 7:34 p.m.

7. PUBLIC INPUT FOR ITEMS NOT ON THE AGENDA

Agenda Item 7 was heard prior to Agenda Item 6.1.

Councilmember Resendiz left the meeting at 7:09 p.m.

Samie Weaver spoke in support of the Latino Coalition.

Patsy Gasca spoke regarding a smoke alarm program the Red Cross available to members of the community.

Mickie Solorio Luna spoke regarding the Veterans Day Breakfast event and invited the Council to attend. Ms. Solorio Luna requested a copy of the agreement between the City and the Veteran's regarding the Veterans Memorial Building.

Tony Avilla read the Lord's Prayer and supported civility in the community.

Sandy Patterson expressed concern regarding an incident that occurred in Hollister on October 18, 2025.

Donna Moorhead expressed concern regarding an incident that occurred in Hollister on October 18, 2025.

J.W. Paine expressed concern regarding an incident that occurred in Hollister on October 18, 2025 and requested use of the Veterans Memorial Hall for his organization.

8. CONSENT ITEMS

Councilmember Morales pulled Agenda Item 8.6, and Councilmember Picha pulled Agenda Item 8.8.

Moved by: Council Member Morales

Seconded by: Council Member Picha

The consent calendar items are approved as presented, except Agenda Items 8.6 and 8.8.

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

Absent (1): Council Member Resendiz

Carried (4 to 0)

8.1 APPROVE OCTOBER 6, 2025 REGULAR MEETING MINUTES

8.2 WARRANT REGISTER

Moved by: Council Member Morales

Seconded by: Council Member Picha

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

Carried

8.3 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

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt an ordinance amending the City of Hollister's Zoning Map to prezone the property located at 1285 McCray Street, APN 020-100-014

for future annexation as part of the agreement for purchase and sale of surplus real property and joint escrow instructions.

Carried

8.4 AN ORDINANCE APPROVING ZONING ORDINANCE AMENDMENT 2025-3

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt an ordinance approving Zoning Ordinance Amendment 2025-3, amending various sections of Title 17, Zoning, to clarify definitions and use tables across all city zoning districts, as well as to provide minor clarification and legislative clean-up related to density bonus and to reflect changes in state law.

Carried

8.5 ADOPT A RESOLUTION APPROVING AMENDED BYLAWS FOR THE AIRPORT ADVISORY COMMISSION

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt a resolution approving amended bylaws for the Airport Advisory Commission.

Carried

8.7 A RESOLUTION OF APPLICATION REQUESTING THE LOCAL AGENCY FORMATION COMMISSION OF SAN BENITO COUNTY (LAFCO) TO INITIATE PROCEEDINGS FOR THE ANNEXATION OF TERRITORY OF THE PARCEL IDENTIFIED AS APN 020-100-014 (1285 MCCRAY STREET)

Moved by: Council Member Morales

Seconded by: Council Member Picha

Upon approval of Prezone 2025-1, staff recommends adoption of a resolution requesting LAFCO to initiate proceedings for the annexation of the parcel located at 1285 McCray Street (APN 020-100-014). If the ordinance approving Prezone 2025-1 is not adopted, staff recommends denial of this resolution.

Carried

8.9 A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING FOR THE SERVICE EMPLOYEES' INTERNATIONAL UNION (SEIU), LOCAL 521

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt a resolution approving the Service Employees' International Union, Local 521 Memorandum of Understanding for a term from July 1, 2025, to June 30, 2026, and authorize the Interim City Manager to execute on behalf of the City.

Carried

8.6 A RESOLUTION APPROVING AN AIRPORT USE AGREEMENT WITH ALEF AERONAUTICS, INC. OF SAN MATEO, CALIFORNIA TO PERFORM TESTING OF THEIR ELECTRIC FLYING CAR AT THE HOLLISTER MUNICIPAL AIRPORT

Airport Director Jeff Crechriou provided additional information regarding ALEF Aeronautics and the proposed agreement.

Moved by: Council Member Morales

Seconded by: Council Member Picha

Adopt a resolution approving an Airport Use Agreement with ALEF Aeronautics, Inc. of San Mateo, California to perform testing of their electric flying car at the Hollister Municipal Airport and authorizing the Interim City Manager to execute the Agreement with the modification to state the fees are "per day".

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

Absent (1): Council Member Resendiz

Carried (4 to 0)

8.8 A RESOLUTION APPROVING A FIRE SERVICE AGREEMENT WITH PANOCHÉ VALLEY SOLAR, LLC.

Fire Chief Jonathan Goulding provided additional information regarding the terms of the proposed agreement.

Moved by: Council Member Picha

Seconded by: Council Member Morales

Adopt a resolution approving a Fire Service Agreement with Panoche Valley Solar, LLC.

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. PUBLIC HEARINGS

9.1 ORDINANCE FOR RECOVERY OF EMERGENCY RESPONSE PERSONNEL COSTS RELATED TO DUI INCIDENTS

Police Captain Rosie Betanio provided the staff presentation.

Mayor Stephens opened the public hearing at 7:51 p.m.

There were no speakers for this item.

Mayor Stephens closed the public hearing at 7:51 p.m.

Moved by: Council Member Picha

Seconded by: Council Member Morales

1. Introduce ordinance to amend Title 9 of the Hollister Municipal Code to add Chapter 9.50 for recovery of emergency response personnel costs related to DUI incidents;
2. Direct staff to bring back a resolution determining the hourly fully funded rate for the public safety personnel to be charged under this new ordinance; and
3. Schedule a second reading and adoption for the November 3, 2025, City Council meeting.

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

Absent (1): Council Member Resendiz

Carried (4 to 0)

10. COUNCIL BUSINESS

10.1 WATER RATE STUDY PRESENTATION

Public Works Director William Via and Steve Gagnon, with City consultant Raftelis, provided the staff report.

Mayor Stephens opened public comment at 8:29 p.m.

There were no speakers for this item.

Mayor Stephens closed public comment at 8:29 p.m.

Moved by: Council Member Picha

Seconded by: Mayor Stephens

Direct staff to move forward with the Proposition 218 process and schedule a public hearing using the rate presented in Alternative 2.

Ayes (3): Mayor Stephens, Council Member Picha, and Council Member de Anda

Noes (1): Council Member Morales

Absent (1): Council Member Resendiz

Carried (3 to 1)

10.2 A RESOLUTION APPROVING THE SAN BENITO URBAN AREA WATER SUPPLY AND TREATMENT AGREEMENT WITH THE SAN BENITO COUNTY WATER DISTRICT

Agenda Item 10.2 was heard following Agenda Item 4.

Interim City Manager Jim Pia provided the staff report.

Mayor Stephens opened public comment at 6:52 p.m.

Dana Jacobson, General Manager for San Benito County Water District, provided additional information regarding terms included in the proposed agreement.

Mayor Stephens closed public comment at 6:55 p.m.

Moved by: Council Member Resendiz

Deny a resolution approving an amendment to the San Benito Urban Area Water Supply and Treatment Agreement with the San Benito County Water District.

Motion fails for lack of a second

Moved by: Council Member Morales

Seconded by: Mayor Stephens

Adopt a resolution approving an amendment to the San Benito Urban Area Water Supply and Treatment Agreement with the San Benito County Water District.

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

Noes (1): Council Member Resendiz

Carried (4 to 1)

10.3 A RESOLUTION APPROVING AN AGREEMENT WITH ITERIS INC. FOR THE DEVELOPMENT OF A SAFETY ACTION PLAN AND GRANT ADMINISTRATION FOR THE SAFE STREETS FOR ALL (SS4A) GRANT

City Attorney Mary Lerner announced Agenda Item 10.3 was pulled from the agenda by staff.

11. INFORMATIONAL REPORTS

11.1 COMMITTEE ASSIGNMENTS

Councilmember Morales reported her attendance at the California League of Cities Annual Conference in Long Beach.

Councilmember de Anda reported the Water Resources Association Committee is meeting on Thursday.

Mayor Stephens reported she is attending the CalLAFCO conference in San Diego.

11.2 COUNCIL REPORTS

1. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

1. Higher Aspiration Presentation - Mayor Stephens

By consensus, the City Council directed staff to agendize a future presentation on the Higher Aspiration program.

11.3 CITY MANAGER REPORT

No reports.

1. UPDATED CITY COUNCIL PROJECTS

12. ADJOURNMENT

Mayor Stephens adjourned the meeting at 8:47 p.m.

Jennifer Woodworth, City Clerk