



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

**January 5, 2026, 5:00 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 regular meeting of the City Council of the City of Hollister to order at 5:00 p.m.

**2. ROLL CALL**

**3. CLOSED SESSION**

City Attorney Jennifer Thompson read the closed session item titles.

Mayor Stephens opened public comment at 5:02 p.m.

There were no speakers for the closed session agenda items.

Mayor Stephens closed public comment at 5:02 p.m.

Mayor Stephens convened the meeting into closed session at 5:02 p.m.

**3.1 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)

**3.2 PUBLIC EMPLOYEE APPOINTMENT/EMPLOYMENT PURSUANT TO  
GOVERNMENT CODE SECTION 54957**

Title: City Manager

**3.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT  
TO GOVERNMENT CODE SECTION 54956.8**

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

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

Name of Case: Cain, Robert et al vs. City of Hollister et al, San Benito  
County Superior Court Case CU-22-00087

The City Council reconvened into open session at 6:34 p.m.

**4. PLEDGE OF ALLEGIANCE**

Councilmember Morales led the Pledge of Allegiance.

**5. CLOSED SESSION REPORT**

City Attorney Jennifer Thompson stated no reportable action was taken in closed session.

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

Carol Lenoir expressed concern regarding City building permit procedures and timelines.

Chang So and Cassandra Kartashov with the Community Foundation of San Benito County spoke regarding its work and potential partnership opportunities.

Peter Hernandez spoke regarding the City's Planning Commission bylaws and proposed amendments.

**7. CONSENT ITEMS**

Councilmember Morales pulled Item 7.9 from the consent calendar.

Mayor Stephens opened public comment at 6:48 p.m.

There were no speakers for the consent agenda items.

Mayor Stephens closed public comment at 6:48 p.m.

**Moved by:** Council Member Resendiz

**Seconded by:** Council Member Picha

The consent calendar items are approved as presented, except Item 7.9.

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 DECEMBER 8, 2025 SPECIAL MEETING MINUTES**

**7.2 APPROVE DECEMBER 12, 2025 SPECIAL MEETING MINUTES**

- 7.3 APPROVE DECEMBER 13, 2025 SPECIAL MEETING MINUTES
- 7.4 APPROVE DECEMBER 15, 2025 REGULAR MEETING MINUTES
- 7.5 WARRANT REGISTER JANUARY 05, 2026

**Moved by:** Council Member Resendiz  
**Seconded by:** Council Member Picha

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

**Carried**

- 7.6 AN ORDINANCE REPEALING CHAPTER 16.64 GROWTH MANAGEMENT PROGRAM IN ITS ENTIRETY

**Moved by:** Council Member Resendiz  
**Seconded by:** Council Member Picha

Adopt an ordinance repealing Chapter 16.64 Growth Management Program from the Municipal Code.

**Carried**

- 7.7 RATIFICATION OF APPOINTMENT TO FILL VACANCIES ON THE BUSINESS ADVISORY COMMISSION AND PARKS, ARTS, RECREATION, AND CULTURE COMMISSION

**Moved by:** Council Member Resendiz  
**Seconded by:** Council Member Picha

Ratify the appointments of Peter Hernandez to fill a vacancy on the Business Advisory Commission and Francisco Rodriguez to fill a vacancy on the Parks, Arts, Recreation, and Culture Commission.

**Carried**

- 7.8 A RESOLUTION APPROVING THE REORGANIZATION OF THE HUMAN RESOURCES DIVISION, RECLASSIFYING THE HUMAN RESOURCES TECHNICIAN II TO HUMAN RESOURCES OFFICER, AND RECLASSIFYING THE PUBLIC WORKS ENVIRONMENTAL PROGRAMS MANAGER TO MANAGEMENT ANALYST

**Moved by:** Council Member Resendiz  
**Seconded by:** Council Member Picha

Adopt a resolution approving the reorganization of the Human Resources Division by transferring the Division from the Administrative Services Department to the City Manager's Office and establishing a new

classification titled Human Resources Officer and authorizing a Management Analyst position to the Public Works Department to replace an existing classification.

**Carried**

**7.10 A RESOLUTION RENEWING A REGULATORY PERMIT FOR EUPHORIC LIFE INC. TO OPERATE A CANNABIS MANUFACTURING FACILITY AT 807 INDUSTRIAL DRIVE (APN 056-270-012-000)**

**Moved by:** Council Member Resendiz

**Seconded by:** Council Member Picha

Adopt a resolution approving the renewal of a regulatory permit for Euphoric Life Inc. to operate a cannabis manufacturing facility located at 807 Industrial Drive for the 2026/2027 period.

**Carried**

**7.11 A RESOLUTION RENEWING A REGULATORY PERMIT FOR EUPHORIC LIFE INC. TO OPERATE A CANNABIS DISTRIBUTION FACILITY AT 807 INDUSTRIAL DRIVE (APN 056-270-012-000)**

**Moved by:** Council Member Resendiz

**Seconded by:** Council Member Picha

Adopt a resolution approving the renewal of a regulatory permit for Euphoric Life Inc. to operate a cannabis distribution facility located at 807 Industrial Drive for the 2026/2027 period.

**Carried**

**7.12 FORMALLY RECEIVE AND ACCEPT THE FINAL DRAFT OF THE FISCAL YEAR (FY) 2021-22 ANNUAL AUDIT**

**Moved by:** Council Member Resendiz

**Seconded by:** Council Member Picha

Formally receive and accept the final draft of the FY 2021-22 annual audit, including the Annual Comprehensive Financial Report (ACFR) and Single Audit.

**Carried**

**7.13 A RESOLUTION AUTHORIZING THE POLICE DEPARTMENT TO DISPOSE OF EXPIRED AND OBSOLETE BALLISTIC VESTS**

**Moved by:** Council Member Resendiz

**Seconded by:** Council Member Picha

Adopt a resolution authoring the police department to dispose of the obsolete ballistic vests.

**Carried**

**7.9 A RESOLUTION APPROVING A RESIDENTIAL TAX SHARING AGREEMENT WITH THE COUNTY OF SAN BENITO FOR LAFCo ANNEXATION REQUEST 2024-549**

Councilmember Morales expressed concern regarding the terms included in Section 3.c.i of the proposed agreement based on the master tax sharing agreement, which are also contained in various areas of the agreement.

The City Council continued the item to a future Council meeting and requested additional review of and information regarding the agreement.

**8. COUNCIL BUSINESS**

**8.1 A RESOLUTION APPROVING A CITY MANAGER EMPLOYMENT AGREEMENT WITH ANA CORTEZ**

City Attorney Jennifer Thompson provided the staff report and described the material terms of the contract and one addition to include the City's Livescan fingerprinting process.

Mayor Stephens opened public comment at 7:03 p.m.

Mia Casey expressed concern regarding the proposed Council action and requested the City Council pause the action.

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

Mayor Stephens introduced Ana Cortez, and Ms. Cortez expressed her excitement for the opportunity to join and serve the Hollister community.

The City Council welcomed Ms. Cortez to the City and community.

**Moved by:** Council Member Resendiz

**Seconded by:** Council Member Picha

Adopt a resolution approving the City Manager Employment Agreement with Ana Cortez.

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

**Carried (5 to 0)**

**8.2 UPDATE ON GENERAL PLAN AND HOUSING ELEMENT**

Planning Manager Eva Kelly provided the staff report.

Mayor Stephens opened public comment at 7:29 p.m.

Fallon Greig expressed concern regarding the delays to adoption of the City's Housing Element and General Plan Update.

Daniel Alvarez supported protections for agricultural workers.

Maureen Nelson stated the voters passed San Benito County Measure A, and the City Council should respect the vote of the people.

Annette Perez encouraged the City to complete the Housing Element and General Plan Update.

Joe Giacalone expressed delays to the Hollister Research Campus project and requested it be allowed to move forward separate from the Housing Element and General Plan Update processes.

Mary Hsia-Coron encouraged the City to complete the Housing Element and General Plan Update.

Mayor Stephens closed public comment at 7:43 p.m.

**8.3 A RESOLUTION DIRECTING CITY STAFF TO BRING BACK OPTIONS, INCLUDING POLICIES AND A POSSIBLE ORDINANCE THAT CAN ADDRESS COMMERCIAL BUILDINGS THAT ARE VACANT**

Interim City Manager Jim Pia provided the staff report.

Mayor Stephens opened public comment at 8:01 p.m.

There were no speakers for this item.

Mayor Stephens closed public comment at 8:01 p.m.

**Moved by:** Council Member Morales

**Seconded by:** Council Member Picha

Direct staff to bring this item to the Business Advisory Commission for discussion once it meets. Additionally, Councilmember Morales will work with the City Manager to research and explore how other jurisdictions handle closed commercial buildings. Staff is directed to return with options to address the effects of closed commercial buildings, including policies and a possible ordinance that can address commercial buildings that have been closed.

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 SPECIAL EVENT AND BANNER PERMIT FEES**

City Clerk Jennifer Woodworth provided the staff report.

Mayor Stephens opened public comment at 8:41 p.m.

There were no speakers for this item.

Mayor Stephens closed public comment at 8:41 p.m.

By consensus, the City Council directed staff to provide additional information regarding proposed increases to costs of various events in the City including the proposed phased increase of cost recovery.

**9. INFORMATIONAL REPORTS**

**9.1 COMMITTEE ASSIGNMENTS**

No reports.

**9.2 COUNCIL REPORTS**

Councilmember Picha reported he and Councilmember Morales have been working to address weeds on the Union Pacific Railroad property.

1. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Councilmember Morales - City Council Meeting Date Change

By consensus, the City Council directed staff to return with an agenda item to discuss moving the City Council's regular meetings to the second and fourth Mondays of the month.

**9.3 CITY MANAGER REPORT**

1. UPDATED CITY COUNCIL PROJECTS

**10. ADJOURNMENT**

Mayor Stephens adjourned the meeting at 8:48 p.m. in honor of former City Manager Roger Grimsley.

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Jennifer Woodworth, City Clerk