

City Council, Public Financing Authority, and Successor Agency to the Turlock Redevelopment Agency Meeting Minutes



December 10, 2024

6:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

1. 5:00 P.M. - 6:00 P.M. PUBLIC RECEPTION FOR INCOMING/OUTGOING COUNCIL MEMBER AND TREASURER

2. CALL TO ORDER

Mayor Bublak called the meeting to order at 6:00 p.m.

3. SALUTE TO THE FLAG

4. ROLL CALL AND DECLARATION OF CONFLICTS

Present: Councilmembers Cassandra Abram, Kevin Bixel, Rebecka Monez, Vice Mayor Pam Franco, and Mayor Amy Bublak.

Absent: None

Councilmember Abram	Councilmember Bixel	Vice Mayor Franco	Councilmember Monez	Mayor Bublak
None	None	None	None	None

5. APPROVAL OF AGENDA AS POSTED OR AMENDED

Motion: Approval of Agenda as posted, motioned by Councilmember Monez, seconded by Vice Mayor Franco and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

6. SPECIAL RECOGNITION OF OUTGOING CITY TREASURER DIANA LEWIS AND CITY COUNCIL MEMBER PAM FRANCO BY CITY MANAGER REAGAN M. WILSON

A. Recognition of outgoing City Treasurer Diana Lewis

City Manager Wilson presented Diana Lewis with a plaque of appreciation.

B. Recognition of outgoing Council Member Pam Franco

City Manager Wilson presented Pam Franco with a plaque of appreciation.

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7. ELECTION RESULTS

- A. Reciting the facts of the General Municipal Election held in said City of Turlock on the 5th day of November 2024, declaring the results thereof and such other matters as are provided by law (Fiez)

Resolution 2024-169: Reciting the facts of the General Municipal Election held in said City of Turlock on the 5th day of November 2024, declaring the results thereof and such other matters as are provided by law as motioned by Vice Mayor Franco, seconded by Councilmember Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- B. Oath of Office for Newly Elected Council Member and City Treasurer (Fiez)

City Clerk Fiez administered the Oath of Office to Councilmember Phillips, Councilmember Monez, and Treasurer Abram.

- C. Special Oath of Office administered by the Honorable Carrie Stephens

The Honorable Carrie Stephens administered a Special Oath to Councilmember Phillips, Councilmember Monez, and Treasurer Abram.

Mayor Bublak recessed the City Council meeting at 6:22 p.m.

Mayor Bublak reconvened the City Council meeting at 6:25 p.m.

- D. New Council seated

8. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS

- A. Appointment: CDBG Grant Selection Committee Community Members

Mayor Bublak recommended Abe Rojas, Allison Jeffrey, Derik Dami, and Dejeune Shelton to the CDBG Grant Selection Committee Community Members.

Action: Motion by Councilmember Monez, seconded by Councilmember Abram, to approve the appointment for Abe Rojas, Allison Jeffrey, Derik Dami, and Dejeune Shelton. Motion carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Phillips	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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B. Appointment: Planning Commission - Community Members

Mayor Bublak recommended Jim Reape, Constance Anderson, Sukhminder Deol, Bryan Saint, and Brayn Tribble to the Planning Commission.

Action: Motion by Councilmember Monez, seconded by Councilmember Abram, to approve the appointment for Jim Reape, Constance Anderson, Sukhminder Deol, Bryan Saint, and Brayn Tribble. Motion carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Phillips	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

C. Appointment: Measure A Citizen Oversight Committee

Mayor Bublak recommended Pam Franco to the Measure A Citizen Oversight Committee.

Action: Motion by Councilmember Abram, seconded by Councilmember Monez, to approve the appointment for Pam Franco. Motion carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Phillips	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

D. Appointment: Parks, Arts and Recreation Commission

Mayor Bublak recommended Lupe Aguilera, Barbara Jensen, Robert Holly, and Keristofer Seryani to the Park, Arts and Recreation Commission

Action: Motion by Councilmember Bixel, seconded by Councilmember Abram, to approve the appointment for Pam Franco. Motion carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Phillips	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

9. PUBLIC PARTICIPATION

Mayor Bublak opened public participation and the following members of the public spoke:

Thomas Hall
Manuel Dramoude
Madison Burretta
Milt Triewailer

With no further comments, Mayor Bublak closed public participation.

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10. CONSENT CALENDAR

- A. Motion: Accepting the Weekly demands of November 1, 2024 through November 7, 2024 in the amount of \$1,706,608.79, November 8, 2024 through November 14, 2024 in the amount of \$2,336,146.06, November 15, 2024 through November 21, 2024 in the amount of \$1,300,651.82, November 22 through November 28 in the amount of \$4,053,69.96, and Payroll EFT August 2024 in the amount of \$2,270,078.61, and the Investment and Cash Report for October 2024 in the amount of \$280,900,439.22.
- B. Motion: Accepting the Minutes of the November 12, 2024 Regular City Council meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Resolution 2024-170: Approving the City Council Meeting Calendar for 2025 (Wilson)
- E. Motion: Accepting the City of Turlock Local Appointment (Maddy Act) List for 2025 (Fiez)
- F. Resolution 2024-171: Approving City-wide pay ranges for part-time employees in accordance with the California Department of Industrial Relations Minimum Wage Requirement, effective January 1, 2025, and adjusting the Part-time Pay Range Schedule to coincide with the competitive job market, which was included in the adoption of the Fiscal Year 2024-2025 budget (Dhami)
- G. Resolution 2024-172: Approving agreements with Montrose Environmental Solutions of Oakland, California (City Contract 2025-077) and Provost and Pritchard Consulting Group of Clovis, California (City Contract 2025-076), in forms approved by the City Attorney, for On-Call Environmental Study Services for RFQ No. 24-009, "RFQ for Environmental Study Services", for three-year terms in amounts not to exceed \$150,000 per agreement to be funded by various G/L accounts to be determined relative to the various capital projects requiring these services (Morris)
- H. Resolution 2024-173: Approving Agreements with Associated Right of Way Services, Inc. of Walnut Creek, California (City Contract 2025-080) and Bender Rosenthal, Inc. of Sacramento, CA (City Contract 2025-79), in forms approved by the City Attorney, for On-Call Right-of-Way and Property Appraisal Services for RFQ No. 24-010, "RFQ for Right-of-Way and Property Appraisal Services", for three-year terms in amounts not to exceed \$150,000 per agreement to be funded by various G/L accounts to be determined relative to the various capital projects requiring these services (Morris)
- I. Resolution 2024-174: Determining the award of bid is exempt from the provisions of CEQA in accordance with Section 15301 of the CEQA Guidelines, awarding the bid and approving an Agreement with United Pavement Maintenance of Hughson, California, in the amount of \$1,802,595.60, and authorizing a contingency amount of \$180,259 (10.0%) for construction of City Project No. 14-44 "Intersection Improvements at W. Main Street and S. Tegner Road" to be funded in Fiscal Year 2024-25 by Fund 215 "Streets - Grant Funded Projects" (Morris)

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- J. Resolution 2024-175: Determining the Amendment No. 4 for Task Order 2 is exempt from provisions of CEQA in accordance with Section 15378 and approving Amendment No. 4 for Task Order No. 2 under the terms of the Master Agreement (City Contract No. 2024-112) with CCME, Inc. (Merced, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$41,776.00 to be funded by Fund 115 "Measure A – Roads" for Bid Package 1 for City Project No. 23-067 as "CCME CM Task Order No. 2 for City Project No. 23-067, Bid Package 1" (Pezeshk)
- Resolution 2024-176: Determining the Amendment No. 5 for Task Order 3 is exempt from provisions of CEQA in accordance with Section 15378 and approving Amendment No. 5 for Task Order No. 3 under the terms of the Master Agreement (City Contract No. 2024-111) with NV5, Inc. (Fresno, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$54,151.24 to be funded by Fund 115 "Measure A – Roads" for Bid Package 1 for City Project No. 23-068 as "NV5 CM Task Order No. 3 for City Project No. 23-068, Bid Package 1" (Pezeshk)
- K. Resolution 2024-177: Approving the purchase of three (3) replacement marked police BMW Motorcycles from Long Beach BMW Motorcycles, for a total amount not to exceed \$109,000 from account number 506-00-000-213.51020 "Police Equipment" through BMW Long Beach utilizing cooperative Contract No. B22153311006 (Hedden)
- L. Resolution 2024-178: Adopting a revision to the Public Transportation Agency Safety Plan (PTASP) for the City of Turlock for Fiscal Year 2024-25 and certifying compliance with federal PTASP regulations (York)
- M. Resolution 2024-179: Approving Contract Change Order No. 1 with SoCal Pacific Construction, Copr. dba National Coating & Lining Company for City Project No. 23-027, "Secondary Clarifier No. 4 Recoating" in the amount of \$55,936.00 bringing the contract total to \$273,573.00 and appropriating \$34,000.00 from Fund 410 "Sewer" unallocated reserves to Fund 410 account number 410-51-534.43363 "Coating Contract" (Fisher)
- N. Resolution 2024-180: Approving the purchase of a utility body and an onboard compressor system to be supplied and installed by Stiles Truck Body & Equipment, Inc. of Turlock, CA for \$39,354.57 to be funded by Fund 426 "Transit" and finding that the best interests of the City require that the purchase be made without compliance with the formal bid procedure pursuant to Turlock Municipal Code 2-7-08(b)(6) which requires at least four (4) affirmative votes (Barr)
- O. Motion: Accepting the Development Fee Annual Report for Fiscal Year 2019-2020, Fiscal Year 2020-2021, Fiscal Year 2021-2022, Fiscal Year 2022-2023 and a combined Development Fee Annual and Five-Year Report for Fiscal Year 2023-2024 as required by State of California Government Code Sections 66006(b) and 66001(d) (Morris)
- P. Resolution 2024-181: Approving an evergreen Agreement (City Contract No. 2025-053) with Charter Communications Operating, LLC for an upgraded Spectrum Enterprise fiber internet connection that currently serves multiple City locations to be expensed from Fund "City Wide

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Internet” with automatic one (1) year renewals unless terminated in writing by either party, and authorizing the City Manager to contract directly with Charter Communications Operating, LLC for internet-based services in the future to meet the needs of the City, contingent on the availability of budgeted funds for the IT Department. (Showalter)

- Q. Motion: Extending Downtown Turlock Security Enhancement Pilot Program for one (1) additional year (Sims)
- R. Resolution 2024-182: Approving the Tentative Agreement updating the Memorandum of Understanding (“MOU”) between the City of Turlock (“City”) and the Turlock City Employees Association (“TCEA”), covering the period of July 1, 2024, through June 30, 2027, and appropriating \$660,944 in Fiscal Year 2024-2025 to various Funds and Accounts for salary and benefit (Dhami)
- S. Motion: Reaffirming the determination made by the City Manager in response to the emergency created by the inoperative computer room air conditioning units at the Public Safety Facility and finding that the emergency will not permit a delay resulting from a competitive solicitation for bids pursuant to Public Contract Code 22050(c)(2) (Fisher)

Action: Motion by Councilmember Monez, seconded by Councilmember Abram, to adopt the Consent Calendar as posted, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Phillips	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

11. FINAL READINGS

- A. Second and final reading of an ordinance amending Turlock Municipal Code Title 6 (Sanitation and Health), Chapter 6-4 (Sewage Disposal), Article 4 (Fees and Charges) to add Section 6-4-409 "Sewer Service User Rate Updates" (Fisher)

Mayor Bublak opened the item for public comment, and with none, closed public comment.

Action: Ordinance 1324-CS: Amending Turlock Municipal Code Title 6 (Sanitation and Health), Chapter 6-4 (Sewage Disposal), Article 4 (Fees and Charges) to add Section 6-4-409 "Sewer Service User Rate Updates" as motioned by Councilmember Monez, seconded by Councilmember Abram, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Phillips	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

12. PUBLIC HEARINGS

None

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Mayor Bublak paused the City Council meeting and opened the Public Financing Authority.

13. ACTION ITEMS OF THE PUBLIC FINANCING AUTHORITY

- A. City Council and the Turlock Public Financing Authority Board of Directors each adopting their respective resolutions, approving an Official Statement and related documents and official actions, related to the issuance and sale of \$29.5 million in lease revenue bonds for streets improvements (Moreno)

Chairperson Bublak opened the item for public comment, and following members of the public spoke:

Milt Trieweler
John Gabelon
Bob Puffer

Chairperson Bublak closed public comment.

Recommended Action: City Council Resolution No. 2024-183: In the matter of the issuance and sale of \$29.5 million in lease revenue bonds by the Turlock Public Financing Authority, approving an Official Statement and related documents and official actions as motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Phillips	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Recommended Action: Turlock Public Financing Authority Resolution No. 2024-001: In the matter of the issuance and sale of \$29.5 million in lease revenue bonds, approving an Official Statement and related documents and official actions, as motioned by Authority Member Abram, seconded by Authority Member Bixel, and carried 5/0 by the following vote:

Authority Member Abram	Authority Member Bixel	Authority Member Phillips	Authority Member Monez	Chairperson Bublak
Yes	Yes	Yes	Yes	Yes

Mayor Bublak closed the Public Financing Authority and opened the Successor Agency to the Turlock Redevelopment Agency.

14. ACTION ITEMS OF THE SUCCESSOR AGENCY FOR THE TURLOCK REDEVELOPMENT AGENCY

- A. Approving a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2025 through June 30, 2026 (ROPS 25-26) pursuant to Health and Safety Code Section 34177 and taking related actions (Moreno)

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Chairperson Bublak opened the item for public comment, and with none, closed public comment.

Recommended Action: Successor Agency to the Turlock Redevelopment Agency Resolution 2024-003: Approving a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2025 through June 30, 2026 (ROPS 25-26) pursuant to Health and Safety Code Section 34177 and taking related actions as motioned by Agency Member Monez, seconded by Agency Member Abram, and carried 5/0 by the following vote:

Agency Member Abram	Agency Member Bixel	Agency Member Phillips	Agency Member Monez	Chairperson Bublak
Yes	Yes	Yes	Yes	Yes

Agenda Item 15A was presented following item 14A out of order. Mayor Bublak paused the Successor Agency for the Turlock Redevelopment Agency, and reconvened the City of Turlock Council Meeting.

- 15A. Adopting amendments to the Fiscal Year 2024-2025 Budget as a result of the first quarter budget review (Moreno)

Mayor Bublak opened the item for public comment, and with none, closed public comment.

Recommended Action: Resolution 2024-184: Adopting amendments to the Fiscal Year 2024-2025 Budget as a result of the first quarter budget review as motioned by Councilmember Monez, seconded by Councilmember Abram, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Phillips	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Mayor Bublak paused the City of Turlock Council Meeting and reconvened the Successor Agency for the Turlock Redevelopment Agency.

- B. Approving proposed administrative budgets for the six-month fiscal periods from July 1, 2025 through December 31, 2025 and from January 1, 2026 through June 30, 2026 and taking related actions (Moreno)

Chairperson Bublak opened the item for public comment, and with none, closed public comment.

Recommended Action: Successor Agency to the Turlock Redevelopment Agency Resolution 2024-004: Approving proposed administrative budgets for the six-month fiscal periods from July 1, 2025 through December 31, 2025 and from January 1, 2026 through June 30, 2026 and taking related actions as motioned by Agency Member Monez, seconded by Agency Member Bixel, and carried 5/0 by the following vote:

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Agency Member Abram	Agency Member Bixel	Agency Member Phillips	Agency Member Monez	Chairperson Bublak
Yes	Yes	Yes	Yes	Yes

Mayor Bublak closed the Successor Agency for the Turlock Redevelopment Agency, and reconvened the City of Turlock Council Meeting.

15. ACTION ITEMS

- B. Authorize the City Manager to execute a Memorandum of Understanding between the City of Turlock and City of Turlock Departments to obligate State and Local Recovery Funds (SLFRF) (Moreno)

Mayor Bublak opened the item for public comment, and with none, closed public comment.

Recommended Action: Resolution 2024-185: Authorizing the City Manager to execute a Memorandum of Understanding between the City of Turlock and the City of Turlock Departments to obligate State and Local Fiscal Recovery Funds (SLFRF) as motioned by Councilmember Abram, seconded by Councilmember Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Phillips	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- C. Authorizing Turlock Fire Department to apply for FEMA's Assistance to Firefighter Grant (AFG Grant). The application will request the funding of (5) five mechanical CPR Devices for a current projected cost of \$194,685.18. FEMA requires a 10% cost share; Turlock's share is currently estimated to be \$19,486.00 (Hunter)

Mayor Bublak opened public comment and the following member of the public spoke:

Madison Burretta

Mayor Bublak closed public comment.

Recommended Action: Motion: Authorizing Turlock Fire Department to apply for FEMA's Assistance to Firefighter Grant (AFG Grant). The application will request the funding of (5) five mechanical CPR Devices for a current projected cost of \$194,685.18. FEMA requires a 10% cost share; Turlock's share is currently estimated to be \$19,486.00 as motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Phillips	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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16. CITY MANAGER REPORTS/UPDATES

A. Monthly Department Reports

17. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Abram wished staff and the public a Merry Christmas and Happy Holidays. She added that the Parent University has had over one hundred people sign up for the first session, and they are opening up another free six-week program.

Councilmember Bixel wished the public and the staff a Merry Christmas and welcomed new Councilmember Phillips to the Council.

Councilmember Monez welcomed new Treasurer Abram and Councilmember Phillips. She thanked the Park and Recreation division for their work on the Christmas parade, thanked all of the public that came out to participate.

Councilmember Phillips thanked the residents for their vote for her, and wished everyone a Merry Christmas and Happy New Year.

Mayor Bublak thanked the Downtown Association for the festival of lights event and the Christmas parade, and extended that appreciation to the Park and Recreation Division for all of their work. Mayor Bublak thanked the staff and community for the overall support of the Turlock community.

18. COUNCIL ITEMS FOR FUTURE CONSIDERATION

Councilmember Abram stated that she would like to see the business development program come back to Council to review the program.

19. CLOSED SESSION

A. Conference with Labor Negotiators, Cal. Gov't Code §54957.6(a)

"Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation."

Agency Designated Representative: Deputy City Manager Sarah Eddy

Employee Organization: Turlock Firefighters Association-Local 2434

Employee Organization: Turlock Management Association-Public Safety

20. REPORTS FROM CLOSED SESSION

None

21. ADJOURNMENT

Mayor Bublak adjourned the meeting at 7:59 p.m.

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Respectfully submitted



Nichole Fiez, City Clerk