

City Council Meeting Minutes

January 14, 2025

6:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California



1. CALL TO ORDER

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

2. SALUTE TO THE FLAG

3. ROLL CALL AND DECLARATION OF CONFLICTS

Present: Councilmembers Cassandra Abram, Kevin Bixel, Rebecka Monez via telephone, Ericka Phillips, and Mayor Amy Bublak.

Absent: None

Councilmember Abram	Councilmember Bixel	Councilmember Monez	Councilmember Phillips	Mayor Bublak
None	None	None	None	None

4. APPROVAL OF AGENDA AS POSTED OR AMENDED

Councilmember Monez requested to switch the order of 9B before 9A.

Motion: Approval of Agenda as amended, motioned by Councilmember Monez, seconded Councilmember Abram and carried 5/0 by the following vote:

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

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

A. Presentation: Carnegie Arts Center 2022-2023 Annual Report (McDermott).

McDermott presented a PowerPoint and noted the correction of the Agenda's title to read "2023-2024 Annual Report"

B. Appointment: Appointing members of the City Council to the Boards, Commissions, and Committees for 2025 as listed in the agenda item

Motion: Appointing members of the City Council to the Boards, Commissions, and Committees for 2025 as listed in the agenda item, motioned by Monez, seconded Councilmember Abram and carried 5/0 by the following vote:

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

C. Appointment: Appointing the Vice Mayor.

Mayor Bublak appointed Councilmember Monez as Vice Mayor.

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Action: Motion by Councilmember Philips, seconded by Councilmember Abram, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Monez	Councilmember Philips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- D. Presentation: Design-Build Institute of America (DBIA) National Award of Merit Recipient for the Regional Surface Water Supply Project

Director Fisher presented on the award that the Stanislaus Regional Water Authority received.

6. PUBLIC PARTICIPATION

Mayor Bublak opened the item to public comment and the following members of the public spoke:

Milt Triewailer
Bob Puffer
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

7. CONSENT CALENDAR

Mayor Bublak announced that items 7D, 7E, 7G would be pulled for separate consideration.

- A. Motion: Accepting the Weekly demands of November 27, 2024 through December 5, 2025 in the amount of \$1,702,879.51, December 6, 2024 through December 12, 2024 in the amount of \$1,516,687.15, December 13, 2024 through December 19, 2024 in the amount of \$8,196,986.78, December 20, 2024 through January 2, 2025 in the amount of \$63,022.10, Payroll EFT September 2024 in the amount of \$2,000,820.41, AP EFT October 2024 in the amount of \$476,513.88, and the Investment and Cash Report for November 2024 in the amount of \$275,816,035.00
- B. Motion: Accepting the Minutes of the December 10, 2024 Joint City Council, Public Financing Authority, and Successor Agency to the Turlock Redevelopment Agency meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Item Pulled for Separate Consideration
- E. Item Pulled for Separate Consideration
- F. Item Pulled for Separate Consideration
- G. Item Pulled for Separate Consideration

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- H. Motion: Terminating the emergency determination made by the City Manager in response to the inoperative computer room air conditioning units at the Public Safety Facility pursuant to Public Contract Code 22050(c)(3) (Fisher)
- I. Resolution 2025-001: Rescinding Resolution No. 2022-088 and adopting a new resolution authorizing the City Manager, Deputy City Manager, and Municipal Services Director to sign all documents, applications, assurances, and statements in regard to any and all Federal Highway Administration or any other federally-funded or state-funded projects, and authorizing the City Engineer to sign these documents for projects whose grant applications have previously been submitted by a duly authorized signatory (Fisher)
- J. Motion: Authorizing staff to proceed with the advertisement for construction bids for City Project No. 21-003 "Fulkerth Road Widening" (Morris)
- K. Resolution 2025-002: Amending the FY 2024-25 municipal budget within Fund 450 "SRWA" by reducing account number 450-53-550.43314 - Contract Help - Service by \$45,600 and increasing account number 450-53-550.51020 - Equipment Replacement by \$45,600 and approving the purchase of one (1) CAT Compact Track Loader from Holt of California pursuant to the Sourcewell Contract No. 020223-CAT, in an amount not to exceed \$130,523.67, in accordance with Turlock Municipal Code Section 2-7-08(b)(5) allowing use of joint, cooperative, or leveraged purchasing plans and not requiring an additional City bid procedure (Estrada)
- L. Motion: Accepting improvements for City Project No. 20-002 "Southwest Quadrant Road Rehabilitation" and authorizing the City Engineer to file a Notice of Completion (Morris)
- M. Resolution 2025-003: Authorizing the submittal of a grant application to the State Water Resources Control Board for the treatment of emerging contaminants in the City of Turlock's water distribution system and authorizing the Municipal Services Director or his/her designee to sign any and all necessary documents (Tejeda)
- N. Resolution 2025-004: Making certain findings and determinations in compliance with Section XIII.B of the California Constitution and Section 7910 of the California Government Code and setting the Fiscal Year 2024-2025 Appropriation Limit for the City of Turlock (Moreno)
- O. Resolution 2025-005: Approving Amendment No. 6 for Task Order 3A under the terms of the Master Agreement (City Contract No. 2023-109) with Mark Thomas & Company, Inc. (Sacramento, California office) for Engineering Design Services for the City of Turlock's Roads Initiative Program in the amount of \$178,940.00 to be funded by Fund 115 "Measure A – Roads" under City Project No. 23-067 "Mark Thomas Task Order No. 3A for Roads Program CIP Projects" (Pezeshk)

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

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

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- 7D Approving Amendment No. 2 to an agreement with Jarvis Fay LLP (City Contract 2024-119) for special counsel services in the amount of \$250,000, bringing the revised contract total to \$350,000, to be funded by various general ledger accounts to be determined relative to the services provided (Fisher)

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

Ron Bridegroom.

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-006: Approving Amendment No. 2 to an agreement with Jarvis Fay LLP (City Contract 2024-119) for special counsel services in the amount of \$250,000, bringing the revised contract total to \$350,000, to be funded by various general ledger accounts to be determined relative to the services provided as motioned by Councilmember Abram, seconded by Bixel, and carried 5/0 by the following vote:

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

- 7E Rejecting all bids submitted for City Project No. 23-057 "Monte Vista Bike Lane Improvements Near CSUS" (Morris)

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

Bob Puffer

With no further comments, Mayor Bublak closed public comment.

Action: Motion: Rejecting all bids submitted for City Project No. 23-057 "Monte Vista Bike Lane Improvements Near CSUS" as motioned by Councilmember Abram, seconded by Bixel, and carried 5/0 by the following vote:

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

- 7F Rescinding Resolution No. 2023-070 and adopting an updated approval policy consistent with the City's department reorganization to be applied to Contract Change Orders for the construction of public projects (Fisher)

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

Milt Trieweiler

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-007: Rescinding Resolution No. 2023-070 and adopting an updated approval policy consistent with the City's department reorganization to be applied to Contract Change Orders for the construction of public projects as motioned by Councilmember Abram, seconded by Bixel, and carried 5/0 by the following vote:

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Yes	Yes	Yes	Yes	Yes

- 7G Approving ten (10) agreements in a form approved by the City Attorney for On-Call Engineering and Surveying Services for RFQ No. 24-015, "RFQ for On-Call Agreements for Engineering and Surveying Services" for three-year terms in amounts not to exceed \$300,000 per agreement to be funded by various general ledger accounts to be determined relative to the various capital projects requiring these services (Morris)

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

Milt Trieweller

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-008: Approving ten (10) agreements in a form approved by the City Attorney for On-Call Engineering and Surveying Services for RFQ No. 24-015, "RFQ for On-Call Agreements for Engineering and Surveying Services" for three-year terms in amounts not to exceed \$300,000 per agreement to be funded by various general ledger accounts to be determined relative to the various capital projects requiring these services as motioned by Councilmember Abram, seconded by Bixel, and carried 5/0 by the following vote:

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

8. FINAL READINGS

None

9. PUBLIC HEARINGS

- B. Approve an amended and restated promissory note, first amendment to a loan agreement with forgivable terms, a modification to the deed of trust and first amendment to the regulatory agreement in a form approved by the city attorney, between the City of Turlock and Turlock Gospel Mission, a 501(c)(3) non-profit organization, for the rehabilitation of the real property located at 432 S. Broadway, Turlock, (APN #043-049-032-000) in the total amount of \$491,053, to be funded in the amount of \$91,053 from fund 257 "state home fund" account 257-41-491.47212 "homeless assistance projects" and \$400,000 from fund 255 "cdbg" account 255-41-485.47210_006 "housing program services programs public improvements" subject to the terms and conditions as outlined in Attachment A, and authorizing the city manager to execute all related and necessary documents (Werner)

Mayor Bublak opened the items for public comment and the following members of the public spoke:

Christian Curby
Chris Kirlakov
Milt Trieweller
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

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Action: Resolution 2025-XXX: Approve an amended and restated promissory note, first amendment to a loan agreement with forgivable terms, a modification to the deed of trust and first amendment to the regulatory agreement in a form approved by the city attorney, between the City of Turlock and Turlock Gospel Mission, a 501(c)(3) non-profit organization, for the rehabilitation of the real property located at 432 S. Broadway, Turlock, (APN #043-049-032-000) in the total amount of \$491,053, to be funded in the amount of \$91,053 from fund 257 "state home fund" account 257-41-491.47212 "homeless assistance projects" and \$400,000 from fund 255 "cdbg" account 255-41-485.47210_006 "housing program services programs public improvements" subject to the terms and conditions as outlined in Attachment A, and authorizing the city manager to execute all related and necessary documents as motioned by Councilmember Bixel, seconded by Councilmember Abram, and failed 3/2 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Philips	Mayor Bublak
Yes	Yes	No	No	No

Following the vote, Vice Mayor Monez left the meeting at 6:58 p.m.

- A. Authorizing the submittal of the application to the Department of Housing and Community Development (HCD) amending the 5-year plan for the Permanent Local Housing Allocation (PLHA) Program for the allocation years 2020-2023 and authorizing the City Manager or designee to execute all related necessary documents; Approving the increase of budget appropriations in account 260-41-494_47220-PLHA - Administration in the amount of \$24,080, increase appropriations in account 260-41-494_47224-PLHA Acquisition and Rehab of Affordable Rental Housing in the amount of \$193,000, increase appropriations in account 260-41-494_47210_005-PLHA Housing Program Services-Housing Rehabilitation Loan in the amount of \$71,530, and increase appropriations in account 460-41-494_47210_003-Housing Program Services-First Time Home Buyers loan in the amount of \$193,000 for a total of \$481,610 for PLHA allocation year 2020 (Figueroa)

Mayor Bublak opened the items for public comment and the following members of the public spoke:

Ron Bridegroom
Milt Trieweller

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-009: Authorizing the submittal of the application to the Department of Housing and Community Development (HCD) amending the 5-year plan for the Permanent Local Housing Allocation (PLHA) Program for the allocation years 2020-2023 and authorizing the City Manager or designee to execute all related necessary documents.

Action: Resolution 2025-010: Approving the increase of budget appropriations in account 260-41-494_47220-PLHA - Administration in the amount of \$24,080, increase appropriations in account 260-41-494_47224-PLHA Acquisition and Rehab of Affordable Rental Housing in the amount of \$193,000, increase appropriations in account 260-41-494_47210_005-PLHA Housing Program Services-Housing Rehabilitation Loan in the amount of \$71,530, and increase appropriations in account 460-41-494_47210_003-Housing Program Services-First Time Home Buyers loan in the amount of \$193,000 for a total of \$481,610 for PLHA allocation year 2020. Motioned by Councilmember Bixel, seconded by Abram, and carried 4/0 by the following vote:

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Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Philips	Mayor Bublak
Yes	Yes	Absent	Yes	Yes

- C. Introduction and first reading of an Ordinance approving a Development Agreement between the City of Turlock and Turlock Marketplace LLC, relating to a proposed new shopping center located at 1885 Countryside Drive, 2712 W. Tuolumne Road, and 2630 W. Tuolumne Road, Turlock, California, Stanislaus County Assessor's Parcel Numbers 088-016-001, 088-010-02, and 088-018-052. (Werner)

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

Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

Action: Ordinance 13XX-CS: Approving a Development Agreement between the City of Turlock and Turlock Marketplace LLC, relating to a proposed new shopping center located at 1885 Countryside Drive, 2712 W. Tuolumne Road, and 2630 W. Tuolumne Road, Turlock, California, Stanislaus County Assessor's Parcel Numbers 088-016- 001, 088-010-02, and 088-018-052 as motioned by Councilmember Abram, seconded by Bixel, and carried 4/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Philips	Mayor Bublak
Yes	Yes	Absent	Yes	Yes

10. ACTION ITEMS

None

11. CITY MANAGER REPORTS/UPDATES

City Manager reports/updates are provided for informational purposes only and no action or discussion may be undertaken. The City Manager may direct department heads to provide reports/updates at the City Manager's request.

Finance Director Moreno gave a report regarding the City's credit rating scores and the proceeds the City with receive for programs.

12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Abram thanked the Fire Fighters that are aiding in the disaster down south for their service and send them well wishes for their safety.

Councilmember Bixel extended thoughts and prayers for the Fire Fighters as well and mentioned a constituent reached out regarding the service animal, Genesis, will be deployed with members of the Lutheran Church to southern California and ask for thoughts and well-being for their journey.

Councilmember Philips thanked the Fire Fighters down south for their service and wished them a safe return home.

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13. COUNCILMEMBER ITEMS FOR FUTURE CONSIDERATION

Mayor Bublak asked about an update with the mobile home rehabs and having website responses and expressed appreciation if completed in 2025.

14. 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: City Manager Reagan Wilson
Employee Organization: Turlock Firefighters Association-Local 2434
Employee Organization: Turlock Management Association-Public Safety
- B. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)
"For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist... A point has been reached where, in the opinion of the legislative body of the local agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency." Potential Case(s): Two (2)

15. REPORTS FROM CLOSED SESSION

None

16. ADJOURNMENT

Mayor Bublak adjourned the meeting at 8:31 p.m.

Respectfully submitted



Kelly Renteria, Deputy City Clerk