

City Council Meeting Minutes

January 28, 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, Erika Phillips, Vice Mayor Rebecka Monez, and Mayor Amy Bublak

Absent: None

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

4. APPROVAL OF AGENDA AS POSTED OR AMENDED

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

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

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

A. Presentation: Turlock Police Department Animal Services - Adoptable Pets

Animal Services Supervisor Walthrop introduced a dog available for adoption at the shelter.

B. Proclamation: Sarah Eddy Retirement (Wilson)

City Manager Reagan Wilson presented Sarah Eddy with a proclamation in honor of her retirement.

C. Presentation: Communications Plan - Slate Communications - Councilmember Q & A - (Sims)

Economic Development Director Sims introduced Kristen Knoll from Slate Communications who gave an update on the communication plan.

D. Presentation: Economic Development Strategic Plan Update - Kosmont - Councilmembers Q & A (Sims)

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Economic Development Director Sims introduced Ken Hira and Tom Jirovsky of Kosmont who gave an update on the Economic Development Strategic Plan.

6. PUBLIC PARTICIPATION

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

Karina Mendoza
Jolynn Digrazia
John Gebelein
Bob Puffer
Milt Trierweiler

With no further comments, Mayor Bublak closed public comment.

7. CONSENT CALENDAR

- A. Motion: Accepting the Weekly demands of January 3, 2025 through January 9, 2025 in the amount of \$2,370,255.86, January 10, 2025 through January 16, 2025 in the amount of \$4,885,512.03, Payroll EFT October 1, 2024 through October 31, 2024 in the amount of \$2,256,039.68, AP EFT November 2024 in the amount of \$432,413.51
- B. Motion: Accepting the Minutes of the January 14, 2025 Regular City Council meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Resolution 2025-011: Finding that select equipment for City Project No. 23-046 "Well 29 Chlorination" may be expressly designated by specific brand name with no equal in order to match other products in use on a completed project at other well sites within the City of Turlock pursuant to Public Contract Code Section 3400(c)(2) (Morris)
- E. Resolution 2025-012: Rescinding Resolution 2021-243 and adopting a new resolution designating the authorized signatures for the City of Turlock bank accounts with Westamerica Bank (Moreno)
- F. Resolution 2025-013: Approving Amendment No. 2 to the Memorandum of Understanding between the City of Turlock and the Stanislaus Council of Governments to accept an increase in the suballocation of Regional Early Action Plan (REAP) funds in the amount not to exceed \$55,000 and appropriating \$55,000 to Fund 271 Development Services Grants Account Number 271-40-400.452.34168 Regional Early Action Plan (REAP) funding and appropriating \$55,000 to account number 271-40-452.43055_000 Consultant General. (Werner)
- G. Resolution 2025-014: Approving Amendment No. 6 for Task Order No. 1B 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 \$54,356.58 to be funded by Fund 115 "Measure A – Roads" for Bid Package 2 for City Project No. 23-031 as "NV5 CM Task Order No. 1B for City Project No. 23-031, Bid Package 2" (Pezeshk)

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- H. Resolution 2025-015: Approving Amendment No. 7 for Task Order No. 2B 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 \$120,116.97 to be funded by Fund 115 "Measure A – Roads" under City Project No. 23-052 "Mark Thomas Task Order No. 2B for Roads Program - Geer Road (Federal)" (Pezeshk)
- I. Resolution 2025-016: Approving Amendment No. 7 for Task Order No. 2B 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 \$46,515.85 to be funded by Fund 115 "Measure A – Roads" for City Project No. 23-033 as "NV5 CM Task Order No. 2B for City Project No. 23-033" (Pezeshk)
- J. Resolution 2025-017: Authorizing an agreement, in a form approved by the City Attorney, between the City of Turlock and Flock Safety, with a contract amount of one million one hundred thirty-three thousand five hundred fifty dollars (\$1,133,550) over five (5) years for automated license plate recognition and appropriating a one-time transfer from expense account number 117-10-190.48001_351 "Transfers Out To F240 for LPR's" Fund 117 "Cannabis" unassigned reserve in an amount of five hundred sixty-six thousand seven hundred seventy-five dollars (\$566,775) and a one-time transfer from expense account number 118-20-210.48001_351 "Transfers Out To F240 for LPR's" Fund 118 "Measure A" unassigned reserve in an amount of five hundred sixty-six thousand seven hundred seventy-five dollars (\$566,775) and a one-time transfer to revenue account number 240-00-000-213.38001_351 "Transfers In From F117 & F118 for LPR's" and appropriate two hundred fifty-one thousand one hundred fifty dollars (\$251,150) to expense account number 240-00-000-213.51034 "Cameras for License Plate Reader Program" for the first year payment (Hedden)

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

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

8. FINAL READINGS

- A. Second and final 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 item for public comment, and with none, closed public comment.

Action: Ordinance 1325-CS: Approving a Development Agreement between the City of Turlock and Turlock Marketplace LLC, relating to a proposed new shopping center located at

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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 2025 as motioned by Vice Mayor Monez, seconded by Councilmember Abram, and carried 5/0 by the following vote:

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

9. PUBLIC HEARINGS

- A. Authorizing the submittal of the 2023-2031 Draft Housing Element to the California Department of Housing and Community Development (HCD) for the required 90-day review period (Werner)

Development Services Director Werner introduced Andrew Hill of Dyett & Bhatia who presented the 2023-031 Draft Housing Element.

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

Milt Trierweiler
Bob Puffer
John Gebelein
Name not provided

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2024-018: Authorizing the submittal of the 2023-2031 Draft Housing Element to the California Department of Housing and Community Development (HCD) for the mandatory 90-day review period as motioned by Vice Mayor Monez, seconded by Councilmember Abram, and carried 3/2 by the following vote:

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

10. ACTION ITEMS

- A. Awarding Request for Proposal (RFP) 24-011 and approving an agreement (City Contract 2025-097) in a form approved by the City Attorney with NBS Government Finance Group (Temecula, California office) for a Water Rate Study and related services for a one (1) year term with the option to extend for two (2) additional one-year terms in an amount not-to-exceed \$132,915 to be funded by Fund 420 (Water), account number 420-52-550.43314 "Contract Help – Service" (Guerrero)

Municipal Services Director Fisher provided an overview of the Water Rate Study.

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

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Milt Trierweiler
John Gebelein

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-019: Awarding Request for Proposal (RFP) 24-011 and approving an agreement (City Contract 2025-097) in a form approved by the City Attorney with NBS Government Finance Group (Temecula, California office) for a Water Rate Study and related services for a one (1) year term with the option to extend for two (2) additional one-year terms in an amount not-to-exceed \$132,915 to be funded by Fund 420 (Water), account number 420-52-550.43314 "Contract Help – Service" as motioned by Councilmember Abram, seconded by Councilmember Bixel and carried 5/0 by the following vote:

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

- B. Accepting an allocation of funds to administer the Selective Traffic Enforcement Program Grant through the California Office of Traffic Safety in an amount not to exceed \$80,000, and appropriating said funds into account number 266-20-255-352.35720 "OTS Step Grant" and accounts 266-20-255-352.41100_013 "Overtime OTS Step Grant" with associated benefit accounts for overtime in the amount of \$64,328, 266-20-255-352.47095_018 "Training Step Grant #PT25083" in the amount of \$1,967, and 266-20-255-352.44001_044 "Supplies STEP Grant #PT25083" in the amount of \$13,705, in Fund 266 "Police Grants" Program 352 "OTS Step Grant" (Hedden)

Lieutenant Hall presented the item regarding the OTS Step Grant.

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

Milt Trierweiler
Bob Puffer

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-020: Accepting an allocation of funds to administer the Selective Traffic Enforcement Program Grant through the California Office of Traffic Safety in an amount not to exceed \$80,000, and appropriating said funds into account number 266-20-255-352.35720 "OTS Step Grant" and accounts 266-20-255-352.41100_013 "Overtime OTS Step Grant" with associated benefit accounts for overtime in the amount of \$64,328, 266-20-255-352.47095_018 "Training Step Grant #PT25083" in the amount of \$1,967, and 266-20-255-352.44001_044 "Supplies STEP Grant #PT25083" in the amount of \$13,705, in Fund 266 "Police Grants" Program 352 "OTS Step Grant" as motioned by Councilmember Abram, seconded by Vice Mayor Monez, and carried 5/0 by the following vote:

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

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11. CITY MANAGER REPORTS/UPDATES

City Manager Wilson advised he is in communication with Stanislaus County's Workforce Development Department in regard to Foster Farm's employees. City of Turlock is going to collaborate with Stanislaus County and local businesses to initiate a job fair.

12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Abram thanked the City of Turlock Municipal department for assisting with areas of concern in District 3.

Vice Mayor Monez advised she was very pleased with the Turlock Police Department Award Ceremony and very proud of the Turlock Police Explorers. She also commended Public Maintenance Supervisor Art Padilla and team in addressing and expeditiously resolving a street/curb concern from a constituent in District 4. In closing, Vice Mayor acknowledged the 519 employees of Foster Farms that she will assist with job placement as she is communication with local businesses and manufacturers.

Councilmember Phillips advised the Point in Time homeless census is to commence on Thursday, January 30, 2025. She will provide an update at the next council meeting.

Mayor Bublak requested staff research adding food to Thursday's at the Senior Center. She addressed a comment in regard to SRWA. Mayor also advised of the Disaster plan through Stanislaus County which holds quarterly meetings as well as stating City of Turlock's Disaster plan is confidential for protection purposes.

13. COUNCILMEMBER ITEMS FOR FUTURE CONSIDERATION

None

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

15. REPORTS FROM CLOSED SESSION

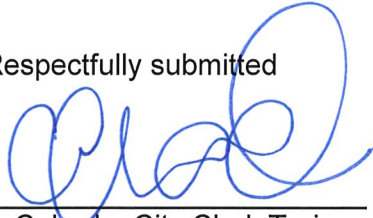
None

16. ADJOURNMENT

Mayor Bublak adjourned the meeting at 8:45 p.m.

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Respectfully submitted

A handwritten signature in blue ink, appearing to read 'Cabada', is written over a horizontal line.

Christina Cabada, City Clerk Trainee