

City Council Meeting Minutes

February 11, 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, and Mayor Amy Bublak

Absent: Vice Mayor Rebecka Monez

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

4. APPROVAL OF AGENDA AS POSTED OR AMENDED

Motion: Approval of Agenda as amended, motioned by Councilmember Abram, seconded Councilmember Bixel and carried 4/0 by the following vote:

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

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

A. Presentation: Active Military Banner Retirement Recognition (Packwood)

B. Presentation: Fresno State Parent University - Certificates (Councilmember Abrams)

6. PUBLIC PARTICIPATION

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

Mike Roy Baptista
Tom Clark
Milt Trieweller
Ron Bridegroom
Bob Puffer
Ryan Taylor

With no further comments, Mayor Bublak closed public comment.

CITY OF TURLOCK
CITY COUNCIL MEETING MINUTES
TUESDAY, February 11, 2025

7. CONSENT CALENDAR

- A. Motion: Accepting the Weekly demands of January 17, 2025 through January 23, 2025 in the amount of \$2,219,519.84, January 24, 2025 through January 30, 2025 in the amount of 1,626,905.52, Payroll EFT December 2024 in the amount of 2,597,014.12, and the Investment and Cash Report for December 2024 in the amount of 264,820,701.66
- B. Motion: Accepting the Minutes of the January 28, 2025 Regular City Council meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Resolution 2025-021: Approving Amendment No. 5 for Task Order No. 2A 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 \$596,557.66 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. 2A for City Project No. 23-067, Bid Package 1"
- Resolution 2025-022: Approving Amendment No. 8 for Task Order No. 3A 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 \$370,914.63 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. 3A for City Project No. 23-068, Bid Package 1"
- E. Resolution 2025-023: Adopting the updated "CDBG and CDBG-CV Policy and Procedure Manual" for the Housing Division (Figueroa)
- F. Resolution 2025-024: Rescinding Resolution 2013-061 and Adopting the Amended Powers, Duties, and Procedures for Conducting Turlock Planning Commission (Werner)
- G. Resolution 2025-025: Approving the establishment of a new job description for an Assistant Municipal Services Director to include the reclassification of vacant position of Municipal Services Deputy Director and reclassification of incumbent currently assigned as the Deputy Public Works Director effective February 11, 2025, salary range revision for Chief Building Official and amend the Management Salary Schedule effective February 11, 2025, and appropriate \$6,954 to salary and various benefit account numbers in 110-40-405 "Fund 110 General Fund 405 Building" from February 11, 2025 through June 30, 2025 (Dhami)
- H. Resolution 2025-026: Approving revisions to the job description and salary range for Police Records Supervisor from 25.7 to 30.4, Police Records Technician Senior from 19.3 to 23.6, and Police Records Technician from 17.3 to 21.0 and amending the Turlock City Employees Association Salary Schedule effective February 11, 2025, appropriating \$45,568 to salary and various benefit account numbers in 110-20-205 "Police Support Operations" from February 11, 2025 through June 30, 2025 and retitle of the supervisor position (Dhami)
- I. Resolution 2025-027: Approving the Tentative Agreement updating the Memorandum of Understanding ("MOU") between the City of Turlock ("City") and Turlock Management Association-Public Safety ("TMAPS"), covering the period of July 1, 2024 through June 30, 2025 and appropriating \$155,159 in Fiscal Year 2024-2025 as follows: \$35,858 to 110-20-200 "Police Special Operations" in various salary and benefit accounts; \$69,615 to 110-20-210 "Police Field Operations" in various salary and benefit accounts; \$16,702 to 118-20-

**CITY OF TURLOCK
CITY COUNCIL MEETING MINUTES
TUESDAY, February 11, 2025**

210 "Measure A-Police Field Operations" in various salary and benefit accounts; \$22,384 to 110-30-300 "Fire Operations" in various salary and benefit accounts; \$10,600 to 118-30-300 "Measure A-Fire Operations" in various salary and benefit accounts (Dhami)

Action: Motion by Councilmember Abram, seconded by Councilmember Bixel, to adopt the Consent Calendar as amended, and carried 4/0 by the following vote:

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

8. FINAL READINGS

9. PUBLIC HEARINGS

A. Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for General Plan Amendment 2024-01, Rezone 2024-02, VTSM 2024-02 (Bright Development); Adopting General Plan Amendment 2024-01 (Bright Development) to amend the land use diagram of the Turlock General Plan for the property located at 1601 W. Monte Vista Avenue, Stanislaus County APNs 087-012-053; Introduction and first reading of an ordinance amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2024-02] (Werner)

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

Laura Erickson, CEO for Bright Development
Wallene Biederman
Bob Puffer
Milt Trieweler
Alina Roner
Kelly
Ron Bridegroom
John Geline

With no further comments, Mayor Bublak closed public comment.

Joy Bhattacharya and Director Werner responded to public comments.

Action:

Resolution 2025-028: Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for General Plan Amendment 2024-01, Rezone 2024-02, VTSM 2024-02 (Bright Development)

Resolution 2025-029: Adopting General Plan Amendment 2024-01 (Bright Development) to amend the land use diagram of the Turlock General Plan for the property located at 1601 W. Monte Vista Avenue, Stanislaus County APNs 087-012-053 as motioned by Councilmember Bixel, seconded by Councilmember Abram, and carried 3/1 by the following vote:

**CITY OF TURLOCK
CITY COUNCIL MEETING MINUTES
TUESDAY, February 11, 2025**

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

Ordinance 13XX-CS: Introduction and first reading of an ordinance amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2024-02]

To be considered at the February 25, 2025 City Council Meeting

Resolution 2025-XXX: Determining the approval for Planned Development 284 (Bright Development)

10. ACTION ITEMS

- A. Determining the award of bid is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA guidelines, awarding bid, and approving an Agreement between the City of Turlock and United Pavement Maintenance, Inc., of Hughson, CA, in the amount of \$1,670,859.13 and a contingency amount of \$167,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 1 for City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects" (Pezeshk)

Fred Pezeshk provided an overview of the bid packages from the results of the task orders.

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

Action: Resolution 2025-030: Determining the award of bid is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA guidelines, awarding bid, and approving an Agreement between the City of Turlock and United Pavement Maintenance, Inc., of Hughson, CA, in the amount of \$1,670,859.13 and a contingency amount of \$167,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 1 for City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects" as motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 4/0 by the following vote:

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

11. CITY MANAGER REPORTS/UPDATES

City Manager Reagan Wilson addressed City Council's prior request regarding questions.

12. COUNCILMEMBER COMMENTS AND ANNOUCEMENTS

Councilmember Phillips shared her experience with the Point-In-Time Count and inquired about outreach services that are available.

Mayor Bublak noted that the Police Chief collaborates with the Probation Department in regards to the C.A.R.E. Team and suggested a ride-a-long with the Police Chief.

CITY OF TURLOCK
CITY COUNCIL MEETING MINUTES
TUESDAY, February 11, 2025

Mayor Bublak mentioned the softball program taking place this weekend, Friday through Sunday, at Pedretti Park. This program includes participants from Canada, Hawaii, and Oregon. Mayor Bublak also inquired about moving forward with Fire and developing an agenda item.

13. COUNCILMEMBER ITEMS FOR FUTURE CONSIDERATION

None

14. CLOSED SESSION

A. Threat to Public Services or Facilities, Cal. Gov't Code §54957(a)

"This chapter shall not be construed to prevent the legislative body of a local agency from holding closed sessions with the Governor, Attorney General, district attorney, agency counsel, sheriff, or chief of police, or their respective deputies, or a security consultant or a security operations manager, on matters posing a threat to the security of public buildings, a threat to the security of essential public services, including water, drinking water, wastewater treatment, natural gas service, and electric service, or a threat to the public's right of access to public services or public facilities."

Consultation with: Chief Hedden, Turlock Police Department

B. 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

C. 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)

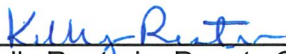
15. REPORTS FROM CLOSED SESSION

None

16. ADJOURNMENT

Mayor Bublak adjourned the meeting at 9:07 p.m.

Respectfully submitted



Kelly Renteria, Deputy City Clerk