

City Council Meeting Minutes



February 25, 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 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

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

- A. Appointment: Appointing a member to the Stanislaus Economic Development Action Committee for 2025 as listed in the agenda item

Mayor Bublak recommended Economic Development Director Sims to the Stanislaus Economic Development Action Committee for 2025 and Councilmember Phillips as an alternate.

Action: Motion by Vice Mayor Monez, seconded by Councilmember Abram, to approve appointment for Economic Director Sims and alternate Councilmember Phillips. Motion 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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- B. Presentation: Economic Development Department Projects Update (Sims)

Economic Development Director Sims provided an update on current Economic Development Department projects.

- C. Briefing: Enterprise Permitting and Licensing software from Tyler Technologies (Showalter)

Information Technology Director Showalter offered a briefing on Enterprise Permitting and Licensing software from Tyler Technologies and discussed with Council.

6. PUBLIC PARTICIPATION

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

Justin Farkas
Milt Trieweller

With no further comments, Mayor Bublak closed public comment.

7. CONSENT CALENDAR

- A. Motion: Accepting the Weekly demands of January 31, 2025 through February 6, 2025 in the amount of \$2,151,756.96, February 7, 2025 through February 13, 2025 in the amount of \$1,755,166.25, Payroll EFT November 11, 2024 through November 30, 2024 in the amount of \$2,696,532.66, and the Investment and Cash Report for January 2025 in the amount of \$297,391,010.49
- B. Motion: Accepting the Minutes of the February 11, 2025 Regular City Council meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Resolution 2025-031: Approving Amendment No. 1 to City Contract 2024-089 with Hach Company for Laboratory and Process Instrument Parts and Services increasing the annual compensation limit to \$350,000 and the total agreement compensation to \$850,000 over the term of the Agreement (Huff)
- E. Motion: Accepting improvements for City Project No. 24-035 "Server Room AC Unit Replacement at the Public Safety Facility" and authorizing the City Engineer to file a Notice of Completion (Morris)
- F. Resolution 2025-032: Approving Amendment No. 3 to the agreement (City Contract 2023-052) between the City of Turlock and B I C S E C Security, Inc. for security and fire alarm monitoring, to modify the scope of work and increase the compensation by \$13,704 for a revised total amount not-to-exceed \$142,257.78 expensed to various General Ledger account(s) ending in 43005_000 "Alarm Monitoring General" (Packwood)
- G. Resolution 2025-033: Approving the purchase of one (1) CAT Model 907 Compact Wheel Loader with Tink bucket from Holt of California pursuant to the Sourcwell Contract No. 020223-CAT, in an amount not to exceed \$170,968.05 expensed to Fund 506

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"Vehicle/Equipment Replacement" 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 (Barr)

- H. Resolution 2025-034: Approving Amendment No. 9 for Task Order No. 4 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 \$43,199.25 to be funded by Fund 115 "Measure A – Roads" for Bid Package 2 for City Project No. 23-067 as "NV5 CM Task Order No. 4 for City Project No. 23-067, Bid Package 2" (Pezeshk)

Resolution 2025-035: Approving Amendment No. 10 for Task Order No. 5 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 \$66,231.87 to be funded by Fund 115 "Measure A – Roads" for Bid Package 3 for City Project No. 23-067 as "NV5 CM Task Order No. 5 for City Project No. 23-067, Bid Package 3" (Pezeshk)

- I. Resolution 2025-036: Approving the establishment of a new job description for a Public Works Construction Inspector, Senior- Roads to include the reclassification of incumbent assigned to the Roads Program effective March 2, 2025, and amend the Turlock City Employees Association (TCEA) Salary Schedule effective February 25, 2025, and appropriate \$4,312 to salary and various benefit account numbers in 115-10-115 "Measure A Roads" from March 2, 2025 through June 30, 2025 (Dhami)

Action: Motion by Vice Mayor Monez, seconded by Councilmember Bixel, 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 amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2024-02]; Establishing the conditions of approval for Planned Development 284, Bright Development at 1601 W. Monte Vista Avenue and 3201 Four Seasons Drive, Stanislaus County APNs 087-012-053 and 087-008-085 (Werner)

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

Milt Trieweiler

With no further comments, Mayor Bublak closed public comment.

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Action:

Ordinance 1326-CS: Second and final 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]

Resolution 2025-037: Establishing the conditions of approval for Planned Development 284 (Bright Development)

As motioned by Vice Mayor Monez, 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

9. PUBLIC HEARINGS

- A. **The following Public Hearing item has been postponed and will be brought back to the City Council at a later date:** Authorizing the Issuance by the Colorado Health Facilities Authority of its Revenue Bonds, Series 2025 (Covenant Living Communities and Services) in one or more series in an aggregate principal amount not to exceed \$180,000,000 (the "Series 2025 Bonds"), of which a portion shall be for the benefit of Covenant Living West (d/b/a Covenant Living of Turlock) for projects located at 2125 N. Olive Ave. Turlock, California and Related Matters (Moreno)

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

Milt Triewailer

With no further comments, Mayor Bublak closed public comment.

No action taken as the item is postponed to a later date.

10. ACTION ITEMS

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

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

Milt Triewailer

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-038: Adopting amendments to the Fiscal Year 2024-2025 Budget

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as a result of the mid-year budget review 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

- B. 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 \$3,219,411.30 and a contingency amount of \$322,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 1 for City Project No. 23-067 "Mark Thomas Task Order No. 3 for Roads Program CIP Projects" (Pezeshk)

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

Action: Resolution 2025-039: 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 \$3,219,411.30 and a contingency amount of \$322,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 1 for City Project No. 23-067 "Mark Thomas Task Order No. 3 for Roads Program CIP Projects" as motioned by Vice Mayor Monez, 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

11. CITY MANAGER REPORTS/UPDATES

12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Bixel expressed interest in continuing discussion regarding the Turlock Fire Department.

Mayor Bublak advised City of Turlock was presented a Certificate of Appreciation from the Air Force as they recently utilized the Council Chambers for their event.

13. COUNCILMEMBER ITEMS FOR FUTURE CONSIDERATION

None

14. CLOSED SESSION

- A. Public Employee Performance Evaluation, Cal. Gov't Code §54957(b)(1)
Title: City Manager

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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 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: Mayor Amy Bublak

Unrepresented Employees: City Manager, Deputy City Manager, and Police Chief

15. REPORTS FROM CLOSED SESSION

None

16. ADJOURNMENT

Mayor Bublak adjourned the meeting at 7:42 p.m.

Respectfully submitted



Christina Cabada, City Clerk Trainee