

City Council Meeting Minutes

March 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 6:01 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 Councilmember Abram, seconded 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

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

A. Proclamation: Go Green Week Presentation 2025

Monica Hernandez, Lupe Madrigal, and Juan Tejeda and gave a presentation on Go Green Week and introduced Jesse Marchant from Turlock Scavenger Company.

Mayor Bublak presented the proclamation.

B. Presentation: Industrial Ratepayer Assistance Program

Municipal Services Director Fisher provided a PowerPoint presentation update on the overview and the key features of the program.

6. PUBLIC PARTICIPATION

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

Milt Triewailer
John Gabelon

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With no further comments, Mayor Bublak closed public comment.

7. CONSENT CALENDAR

Mayor Bublak announced that item 7D is pulled from the consent calendar for separate consideration by request from a member of the public.

- A. Motion: Accepting the Weekly demands of February 14, 2025 through February 20, 2025 in the amount of \$1,935,173.44, February 21, 2025 through February 28, 2025 in the amount of 3,609,625.44
- B. Motion: Accepting the Minutes of the February 25, 2025 Regular City Council Meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Item pulled for separate consideration
- E. Motion: Accepting improvements for City Project No. 24-038 "Crack Sealing at the Turlock Muni Airport FY 24-25" and authorizing the City Engineer to file a Notice of Completion (Morris)

Action: Motion by Vice Mayor Monez, seconded by Councilmember Bixel, to adopt the Consent Calendar, as amended by pulling item 7D for separate consideration, and carried 5/0 by the following vote:

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

- 7D. Awarding the bid and approving an Agreement with Howk Systems of Modesto, California, in the amount of \$565,114.00, and authorizing a contingency amount of \$56,511.40 (10.0%) for construction of City Project No. 23-046 "Well 29 Chlorination" to be funded in Fiscal Year 2024-25 by Fund 420 "Water" (Morris)

Municipal Services Director Fisher spoke on the item.

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

Milt Triewweiler

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-040: Awarding the bid and approving an Agreement with Howk Systems of Modesto, California, in the amount of \$565,114.00, and authorizing a contingency amount of \$56,511.40 (10.0%) for construction of City Project No. 23-046 "Well 29 Chlorination" to be funded in Fiscal Year 2024-25 by Fund 420 "Water", 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

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8. FINAL READINGS

None

9. PUBLIC HEARINGS

- A. *Continued from the 2/25/2025 Regular City Council Meeting* - 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)

Director Moreno reported on the item.

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

Milt Trieweiler

With no further comments, Mayor Bublak closed public comment.

Director Moreno and Ryan Hust from Covenant Living and Communities and Services responded to questions from a member of the public.

Action: Resolution 2025-041: 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, 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

10. ACTION ITEMS

- A. Finding and declaring that the real property owned by the City of Turlock located at 140 S. First Street, Turlock, California, Stanislaus County (APN 061-016-031) is no longer necessary for the City's use and is exempt surplus land as defined in California Government Code section 54221(f)(1)(B) based upon the true and correct written findings found in this Resolution, and authorizes the City Manager or designee to send the exemption determination to the California Department of Housing and Community Development and to take any other necessary actions to comply with the requirements of the Surplus Land Act (Spangler)

Communication Specialist Joseph Spangler reported on the item.

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

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Action: Resolution 2025-042: Finding and declaring that the real property owned by the City of Turlock located at 140 S. First Street, Turlock, California, Stanislaus County (APN 061-016-031) is no longer necessary for the City's use and is exempt surplus land as defined in California Government Code section 54221(f)(1)(B) based upon the true and correct written findings found in this Resolution, and authorizes the City Manager or designee to send the exemption determination to the California Department of Housing and Community Development and to take any other necessary actions to comply with the requirements of the Surplus Land Act, as motioned by Vice Mayor Monez, seconded by Councilmember Bixel, and carried 4/1 by the following vote:

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

B. Approving the Measure A Annual Accountability Report for the Fiscal Year 2023-2024 (Moreno)

Director Moreno presented a PowerPoint on the item and responded to questions from the City Council.

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.

Director Moreno and Patrick Shields, Chair of the Measure A Citizens Oversight Committee, responded to questions from the City Council.

Action: Motion: Approving the Measure A Annual Accountability Report for the Fiscal Year 2023-2024, 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

C. Awarding Request for Proposal (RFP) 24-013 and approving an agreement in a form approved by the City Attorney with Revize Software Systems for Hosted Website Services for a one (1) year project term of \$82,900 which includes one (1) year of Annual Hosting and Maintenance with an additional three (3) years of Annual Hosting & Maintenance for \$12,700 a year with a 10% contingency of \$12,100 not to exceed \$133,100 for a four (4) year term of services funded by 240-00-000-203.51005_001 - Communications Equipment Funded By PEG Fees (Showalter)

Director Showalter reported on the item.

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.

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Action: Resolution 2025-043: Awarding Request for Proposal (RFP) 24-013 and approving an agreement in a form approved by the City Attorney with Revize Software Systems for Hosted Website Services for a one (1) year project term of \$82,900 which includes one (1) year of Annual Hosting and Maintenance with an additional three (3) years of Annual Hosting & Maintenance for \$12,700 a year with a 10% contingency of \$12,100 not to exceed \$133,100 for a four (4) year term of services funded by 240-00-000-203.51005_001 - Communications Equipment Funded By PEG Fees, 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

- D. Discussion and potential direction to staff regarding specific voting privileges for an Ex-officio member of the SRWA Board (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.

Director Fisher provided an update and sought input from the City Council regarding the Ex-officio member of the Stanislaus Regional Water Authority.

The Council did not take any action.

- E. Approving the salary range for Police Chief from 42.1 to 43.6 and amending the Management Salary Schedule effective February 25, 2025 through June 30, 2025 (Dhami)

Human Relations Director, Jessie Dhami, reported on the item.

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 2025-044: Approving the salary range for Police Chief from 42.1 to 43.6 and amending the Management Salary Schedule effective February 25, 2025 through June 30, 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

- F. Approving the salary range for Deputy City Manager from 41.1 to 42.5 and amending the Management Salary Schedule effective February 25, 2025, and appropriate \$6,276 to salary and various benefit account numbers in 110-10-102 "General Fund, Administration, City Manager"

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and 501-10-130 "Information Technology, Administration, Information Tech-Operations" from February 25, 2025, through June 30, 2025 (Dhami)

Human Relations Director Dhami reported on the item.

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

Milt Triewailer

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-045: Approving the salary range for Deputy City Manager from 41.1 to 42.5 and amending the Management Salary Schedule effective February 25, 2025, and appropriate \$6,276 to salary and various benefit account numbers in 110-10-102 "General Fund, Administration, City Manager" and 501-10-130 "Information Technology, Administration, Information Tech-Operations" from February 25, 2025, through June 30, 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

- G. Approving the salary range for City Manager from 44.3 to 45.7 and amending the Management Salary Schedule effective February 25, 2025, and appropriate \$6,960 to salary and various benefit account numbers in 110-10-102 "General Fund, Administration, City Manager" from February 25, 2025, through June 30, 2025 (Dhami)

Human Relations Director Dhami reported on the item.

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

Action: Resolution 2025-046: Approving the salary range for City Manager from 44.3 to 45.7 and amending the Management Salary Schedule effective February 25, 2025, and appropriate \$6,960 to salary and various benefit account numbers in 110-10-102 "General Fund, Administration, City Manager" from February 25, 2025, through June 30, 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

- H. Approving the First Amended and Restated Chief of Police Employment Agreement Between the City of Turlock and Jason Hedden (Dhami)

Human Relations Director Dhami reported on the item.

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

Milt Triewailer
Ryan Taylor

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With no further comments, Mayor Bublak closed public comment.

City Attorney Petrulakis spoke on the termination clause of the agreement in response to a member of the public.

Action: Resolution 2025-047: Approving the First Amended and Chief of Police Employment Agreement Between the City of Turlock and Jason Hedden, 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

A. Monthly Department Reports

12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Abram inquired about existing properties that are potentially no longer essential for their operations and might have a better use.

Vice Mayor Monez seconded Councilmember Abram's request and added it would be beneficial.

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 Management Association - Public Safety
- 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,

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there is a significant exposure to litigation against the local agency.”
Potential Case(s): Three (3)

- D. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)
“Subject to paragraph (2), this chapter shall not be construed to prevent the legislative body of a local agency from holding closed sessions during a regular or special meeting to consider the appointment, employment, evaluation of performance, discipline, or dismissal of a public employee or to hear complaints or charges brought against the employee by another person or employee unless the employee requests a public session.”
Title: Interim City Manager (Discussion only)

15. REPORTS FROM CLOSED SESSION

None

16. ADJOURNMENT

Mayor Bublak adjourned the meeting at 8:47 p.m.

Respectfully submitted



Kelly Renteria, Deputy City Clerk