

City Council Meeting Minutes



May 27, 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. Recognition: Turlock FFA Fruit Tree Judging State Champions (Bublak)

Mayor Bublak presented Certificates of Achievement to Diego Peguero, Alyx Barragan, Isabella Andrade & Vivienne Gianotti-Delgado.

B. Proclamation: Retirement of Yosemite Community College District Chancellor Henry C. V. Yong (Bublak)

Mayor Bublak, Supervisor Chiesa of Stanislaus County Board of Supervisors, Justin Farkas representing Assemblyman Alanis and Joey Chavez representing Senator Alvarado-Gil presented Chancellor Yong with a proclamation in honor of his retirement.

C. Presentation: Engage in discussion and provide direction to staff regarding the proposed Fiscal Year 2025-2026 General Fund Budget (Moreno)

Finance Director Moreno presented the Fiscal Year 2025-2026 General Fund Budget.

D. Briefing: Extended Learning Opportunities Program (Packwood)

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Assistant Municipal Services Director Packwood provided an updated in regard to the Extended Learning Opportunities Program.

6. PUBLIC PARTICIPATION

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

Elain Tait
Joey Chavez
Justin Farkas
Melissa Akin
Milt Trieweller
Jess Lee Burris Sr.
Joel Villareal
Earnest Taylor
Glenn Elder
Julie Fox
Larry Richards
Nick Ludlow
Douglas Metcalf
Deacon James Russell
Mary Jackson reading for Keristopher Sarayini
John Gabelon
Daniel Moreno
Jess Lee Burris Jr.

With no further comments, Mayor Bublak closed public comment.

7. CONSENT CALENDAR

- A. Motion: Accepting the Weekly demands of May 2, 2025 through May 8, 2025 in the amount of \$1,351,268.17, May 9, 2025 through May 15, 2025 in the amount of \$663,110.02, Payroll EFT February 2025 in the amount of \$2,504,229.08, and the Investment and Cash Report for April 2025 in the amount of \$313,808,165.42
- B. Motion: Accepting the Minutes of the May 13, 2025 Regular City Council Meeting
- C. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda
- D. Resolution 2025-081: Adopting a list of projects and expenses for Fiscal Year 2025-26 funded by Senate Bill 1: The Road Repair and Accountability Act of 2017 (Fisher)
- E. Resolution 2025-082: Accepting an allocation of funds to administer the Federal Fiscal Year 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) from the United States Department of Justice, Office of Criminal Justice Programs, in the amount of \$27,977, and appropriating said funds to account number 266-20-255-341.35720_014 "Revenue JAG Grant 15PBJA-24-GG-04910-JAGX" and account number 266-20-255-341.51107_014 "JAG Expenses 15PBJA-24-GG-04910-JAGX" in Fund 266 "Police Services Grants" (Hedden)

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- F. Resolution 2025-083: Rescinding Resolution 2025-012 and adopting a new resolution designating the authorized signatures for the City of Turlock bank accounts with Westamerica Bank (Moreno)
- G. Resolution 2025-084: Approving Amendment No. 12 for Task Order No. 6 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 \$68,996.90 to be funded by Fund 115 "Measure A – Roads" for City Project No. 23-069 as "NV5 CM Task Order No. 6 for City Project No. 23-069" (Pezeshk)
- H. Resolution 2025-085: Approving Amendment No. 5 to an agreement with Jones Mayer (City Contract 2022-103) for special counsel legal services in the amount of \$100,000, bringing the revised contract amount to \$200,000, to be funded by various general ledger accounts to be determined relative to the service provided (Petrulakis)

Action: Motion by Vice Mayor Monez, seconded by Councilmember Abram, to adopt the Consent Calendar with the correction to the minutes (item 7B) of May 13, 2025 Regular City Council meeting 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. Adopting Local Street Closure permit fees; Authorizing the City Manager or designee to waive fees for Local Street Closure applications associated with the National Night Out event; Rescinding City of Turlock Resolution Nos. 2013-126 and 2019-138 and second and final reading of an ordinance amending Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 5-2 (Regulation of Parades and Special Events) (Fisher)

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

Action:

Resolution 2025-086: Adopting Local Street Closure permit fees related to initial, renewal, and late applications

Resolution 2025-087: Directing the City Manager or designee to waive fees for Local Street Closure permit applications associated with the National Night Out event

Ordinance 1327-CS: Rescinding City of Turlock Resolution Nos. 2013-126 and 2019-138 and Second and final reading of an ordinance amending Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 5-2 (Regulation of Parades and Special Events)

As motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 5/0 by the following vote:

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

- B. Second and final reading of an Ordinance extending by Amendment, the Development Agreement between Fire House and the City of Turlock for the operation of a cannabis retail dispensary at 1601 W. Main Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 089-015-006 through June 30, 2026. (Werner)

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

Action: Ordinance 1328-CS: Second and final reading of an Ordinance extending by Amendment, the Development Agreement between Fire House and the City of Turlock for the operation of a cannabis retail dispensary at 1601 W. Main Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 089-015-006 through June 30, 2026.

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

- C. Second and final reading of an Ordinance extending by Amendment, the Development Agreement between JDI Farms, Inc. and the City of Turlock for the operation of an indoor cannabis cultivation, manufacturing, and distribution business at 600 D Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 043-018-016 through June 30, 2026 (Werner)

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

Action: Ordinance 1329-CS: Second and final reading of an Ordinance extending by Amendment, the Development Agreement between JDI Farms, Inc. and the City of Turlock for the operation of an indoor cannabis cultivation, manufacturing, and distribution business at 600 D Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 043-018-016 through June 30, 2026

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

- D. Second and final reading of an Ordinance extending by Amendment, the Development Agreement between Perfect Union and the City of Turlock for the operation of a cannabis retail dispensary at 2500 N. Golden State Boulevard, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 088-007-025 through June 30, 2026 (Werner)

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

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Action: Ordinance 1330-CS: Second and final reading of an Ordinance extending by Amendment, the Development Agreement between Perfect Union and the City of Turlock for the operation of a cannabis retail dispensary at 2500 N. Golden State Boulevard, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 088-007-025 through June 30, 2026

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

10. ACTION ITEMS

- A. Adopting the Water Master Plan prepared by Carollo Engineers, Inc., and determining that the action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15262 of the CEQA guidelines (Fisher)

Municipal Services Director Fisher and Utilities Manager Guerrero presented an overview of the Water Master Plan.

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

Milt Trieweller
John Gabelon

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-088: Adopting the Water Master Plan prepared by Carollo Engineers, Inc., and determining that the action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15262 of the CEQA guidelines 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. Approving an agreement with ClearSource Financial Services to complete a Citywide Comprehensive User Fee Study and Cost Allocation Plan to be funded by Fund 110 "General Fund" account number 110-10-106.43060_000 "Contract Services General" (Moreno)

Director Moreno and ClearSource Financial Services representative presented an overview of the Citywide Comprehensive User Fee Study and Cost Allocation Plan.

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

Action: Resolution 2025-089: Approving an agreement with ClearSource Financial Services to

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complete a Citywide Comprehensive User Fee Study and Cost Allocation Plan to be funded by Fund 110 "General Fund" account number 110-10-106.43060_000 "Contract Services General" 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

- C. Approving the three-year agreement with Stanislaus County to continue participating as a member of the Stanislaus HOME Consortium for the HOME Investment Partnership (HOME) Program and authorizing the City Manager or designee to execute all related and necessary documents. (Figueroa)

Housing Program Manager Figueroa provided an overview of the item.

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

Action: Resolution 2025-090: Approving the three-year agreement with Stanislaus County to continue participating as a member of the Stanislaus HOME Consortium for the HOME Investment Partnership (HOME) Program and authorizing the City Manager or designee to execute all related and necessary documents as motioned 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

- D. Authorizing the Interim City Manager to Execute All Documents Necessary in the form approved by the City Attorney to Complete the Sale of Surplus Property Located at 140 South First Street (APN 061-016-031) (Sims)

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 2025-091: Resolution Authorizing the Interim City Manager to Execute All Documents Necessary in the form approved by the City Attorney to Complete the Sale of Surplus Property Located at 140 South First Street (APN 061-016-031), 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

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11. CITY MANAGER REPORTS/UPDATES

Interim City Manager Sue Borrego advised that the Columbia Pool opening was a great event and is thankful for all of the hard work that went into making the event happen. In addition, she recognized the staff involved in the budget meetings as well as the staff working diligently with TUSD in regard to the Expanded Learning Opportunities Program to ensure all information is efficiently communicated to the public.

12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Abram suggested future discussions in regard to the budget and the Armory.

Councilmember Bixel expressed regrets in missing the Columbia Pool opening however, very pleased the event was well received within the community.

Vice Mayor Monez expressed gratitude toward all City employees that assisted with the opening of Columbia Pool as it was a great event.

Mayor Bublak recognized West Yost in collaboration with SRWA for receiving a National Recognition Award for their Regional Surface Water Supply Project. In addition, Mayor Bublak would like to discuss the City of Turlock's purpose of the Armory.

13. 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: Interim City Manager, Sue Borrego
Employee Organization: Turlock Management Association-Public Safety
Employee Organization: Turlock Associated Police Officers

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): One (1)

C. Conference with Real Property Negotiators, Cal. Gov't Code §54956.8

"Notwithstanding any other provisions of this chapter, a legislative body of a local agency may hold a closed session with its negotiator prior to the purchase, sale, exchange, or lease of real property by or for the local agency to grant authority to its negotiator regarding the price and terms of payment for the purchase, sale, exchange, or lease."

Property: 132 S. Broadway, Turlock, CA (APN No. 043-045-018-000)
Agency Negotiator: Interim City Manager Susan Borrego
Negotiating Parties: Pierce Timothy L (Te) & Donna Pierce Family 2021 Trust
Under Negotiation: Price and terms of payment for the purchase of the property

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

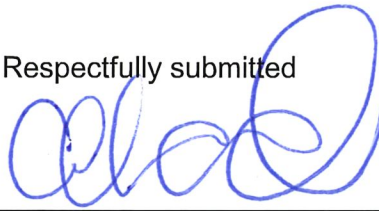
14. REPORTS FROM CLOSED SESSION

None

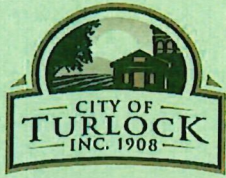
15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 9:44 p.m.

Respectfully submitted



Christina Cabada, City Clerk Trainee



8F and 8G

NICHOLE FIEZ
CITY CLERK

OFFICE OF THE CITY CLERK
NFIEZ@TURLOCK.CA.US

156 S. BROADWAY, SUITE 230 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5540 | FAX 209-668-5668 | TDD 1-800-735-2929

MEMORANDUM

TO: Honorable Mayor and Councilmembers

FROM: Kelly Renteria, Deputy City Clerk

DATE: May 27, 2025

RE: Approve the Minutes as corrected 5.13.25 City Council Meeting

Corrected Minutes: Attached is a "green sheet" of the corrected minutes for Agenda Item 7B. There was an error on the recording of the votes for items 8F and 8G. The items passed with a unanimous vote.

City Council Meeting Minutes



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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 AND EX PARTE COMMUNICATIONS

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
8D	None	None	None	8D

A. Disclosure of Ex Parte Communications

Mayor Bublak disclosed that she had ex parte communication with Mayor Lazar in person regarding item 8D.

4. APPROVAL OF AGENDA AS POSTED OR AMENDED

Motion: Approval of Agenda as posted, 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

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

A. Proclamation: National Volunteer Week, April 20-26, 2025

Human Relations Director Dhami presented the proclamation.

B. Proclamation: National Police Week May 11-17, 2025

Police Chief Hedden presented the proclamation.

C. Proclamation: Frontline Worker Appreciation Month, May 2025

Mayor Bublak presented the proclamation.

D. Proclamation: Public Works Week May 18-24, 2025

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Municipal Services Director Fisher presented the proclamation.

E. Appointment: Planning Commission – Community Member

By motion, to appointed Bryan Saint to the Planning Commission for the remainder of a term expiring on 12/31/2026.

Action: Motion by Vice Mayor Monez, seconded by Councilmember Abram, appointing Bryan Saint to the Planning Commission. Motion carried 5/0 by the following vote:

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

F. Presentation: Fire Department Presentation

Assistant Chief Hunter presented an overview of the administrative contract for the period of 1/22-6/30/26 and current accomplishments.

6. CONSENT CALENDAR

Mayor Bublak announced that item 6D is pulled from the consent calendar by request of Councilmember Abram for separate consideration.

- A. Motion: Accepting the Weekly demands of March 28, 2025 through April 3, 2025 in the amount of \$985,880.40, April 4, 2025 through April 10, 2025 in the amount of \$881,352.27, April 11, 2025 through April 17, 2025 in the amount of \$1,875,060.27, April 18, 2025 through April 24, 2025 in the amount of \$2,765,846.49, Payroll EFT January 2025 in the amount of \$2,411,810.22, and the Investment and Cash Report for March 2025 in the amount of \$311,397,925.12.
- B. Motion: Accepting the Minutes of the April 8, 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. Resolution 2025-064: Approving Amendment No. 11 for Task Order No. 4A 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 \$638,080.20 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. 4A for City Project No. 23-067, Bid Package 2"
- F. Resolution 2025-065: Approving the purchase of one (1) Mark Rite Lines (MRL) Mini Mac 400 left hand drive Thermoplastic machine from Mark Rite Lines Equipment Company, Inc pursuant to the Buy Board Contract No. 685-22, in an amount not to exceed \$108,000 expensed to Fund 219 "SB1 Road Maint & Rehab Account" 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

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- G. Motion: Accepting improvements for City Project No. 23-020 "Transit Center Canopy Repair" and authorizing the City Engineer to file a Notice of Completion
- H. Motion: Accepting Improvements for City Project No. 19-48 "Sewer Replacement in Alley Behind 147 S Broadway Street" and authorizing the City Engineer to file a Notice of Completion
- I. Resolution 2025-066: Approving an Agreement with Vertosoft, LLC of Leesburg, Virginia for procurement software for a term of two (2) years for an amount not-to-exceed \$113,000, utilizing the cooperative Agreement through Sourcewell #060624-VTO per TMC 2-7-08 (b)(5), to be funded by Fund 110 "General Fund", Fund 410 "Water Quality Control (WQC)", and Fund 420 "Water"
- J. Resolution 2025-067: Rescinding Resolution No. 2023-119 and approving a revised Transportation Development Act (TDA) transit claim for Local Transportation Funds (LTF) and State Transit Assistance (STA) funding with the Stanislaus Council of Governments (StanCOG) associated with the Roger K. Fall Transit Center, the Turlock-Denair Amtrak Station and Turlock Transit services for Fiscal Year 2023-24, and authorizing the Interim City Manager to sign and submit the subject claim
- K. Resolution 2025-068: Approving a Transportation Development Act (TDA) transit claim for Local Transportation Funds (LTF) and State Transit Assistance (STA) funding with the Stanislaus Council of Governments (StanCOG) associated with the Roger K. Fall Transit Center, the Turlock-Denair Amtrak Station and Turlock Transit services for Fiscal Year 2025-26, and authorizing the Interim City Manager to sign and submit the subject claim
- L. Resolution 2025-069: Approving the submission of a Low Carbon Transit Operations Program (LCTOP) grant application to the State of California for a Free Fares Project for FY 2025-26 (\$155,690), developed in coordination with regional peers, and authorizing the City Manager or Interim City Manager to execute the Certifications & Assurances form, Authorized Agent form and any other document necessary to secure the funding and implement the project
- M. Resolution 2025-070: 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 \$2,728,590.66 and a contingency amount of \$273,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 2 for City Project No. 23-067 "Mark Thomas Task Order No. 3 for Roads Program CIP Projects"
- N. Resolution 2025-071: Approving Amendment No. 1 with LeaderGov LLC (City Contract 2025-113) to include planning and development of the City's Executive Team in the amount of \$11,000, bringing the revised contract total to \$35,900, to be funded by the existing Human Relations Department general fund

Action: Motion by Vice Mayor Monez, seconded by Councilmember Bixel, to adopt the Consent Calendar, as amended by pulling item 6D for separate consideration, and carried 5/0 by the following vote:

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

6D. Rescinding Resolution No. 2018-172 and adopting a new resolution authorizing the allocation of \$25,000 from Fund 217 "Streets – Gas Tax," subject to availability, to fully offset current encroachment permit fees for qualifying frontage improvement projects involving curbs, gutters, sidewalks, driveway approaches, and ramps, thereby reducing the financial burden on property owners and promoting timely hazard mitigation (Fisher)

Municipal Services Director Fisher spoke on the item.

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

Milt Triewailer
Bob Puffer

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-072: Rescinding Resolution No. 2018-172 and adopting a new resolution authorizing the allocation of \$25,000 from Fund 217 "Streets – Gas Tax," subject to availability, to fully offset current encroachment permit fees for qualifying frontage improvement projects involving curbs, gutters, sidewalks, driveway approaches, and ramps, thereby reducing the financial burden on property owners and promoting timely hazard mitigation, 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

7. FINAL READINGS

None

8. PUBLIC HEARINGS

- A. Directing the City Manager to agendize a draft resolution establishing fees for processing Local Street Closure permit applications and inspections, and a separate draft resolution addressing whether to waive those fees for the National Night Out event; Rescinding City of Turlock Resolution Nos. 2013-126 and 2019-138 and introducing, by first reading, an ordinance amending Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 5-2 (Regulation of Parades and Special Events) (Fisher)

Director Fisher reported on the item.

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

Bob Puffer

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With no further comments, Mayor Bublak closed public comment.

Action:

Motion: Directing the City Manager to agendize a draft resolution establishing fees for processing Local Street Closure permit applications and inspections, and a separate draft resolution addressing whether to waive those fees for the National Night Out event, as motioned by Councilmember Abram and 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

Ordinance 13XX-CS: Rescinding City of Turlock Resolution Nos. 2013-126 and 2019-138 and introducing, by first reading, an ordinance amending Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 5-2 (Regulation of Parades and Special Events), as motioned by Councilmember Abram and 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

- B. In the matter of rescinding Resolution No. 2023-177 and adopting a revised transit passenger fare structure effective July 1, 2025, and delegating authority to the City Manager, or his or her designee, to temporarily reduce or eliminate fares on any transit mode for promotional, regional coordination or emergency purposes (York)

Transit Manager Wayne York presented the item.

Vice Mayor Monez left the dais at 6:53pm and returned at 6:55pm.

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

Action: Resolution No. 2025-073: In the matter of rescinding Resolution No. 2023-177 and adopting a revised transit passenger fare structure effective July 1, 2025, and delegating authority to the City Manager, or his or her designee, to temporarily reduce or eliminate fares on any transit mode for promotional, regional coordination or emergency purposes, as motioned by Councilmember Abram and 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

- C. Receive informational report regarding City of Turlock Vacancies and Recruitment and Retention Efforts pursuant to Assembly Bill 2561/Government Code Section 3502.3 (Dhami)

Director Dhami presented an explanation of Assembly Bill 2651 and shared data of the 2024 vacancies and recruitment efforts.

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Chad Hackett, representative from the Turlock Firefighters Local #2434, presented a power point presentation regarding the Firefighters retention and recruitment issues and the compensation gap.

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

Milt Trieweller
Bob Puffer
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

Action: Motion: Receive informational report regarding City of Turlock Vacancies and Recruitment and Retention Efforts pursuant to Assembly Bill 2561/Government Code Section 3502.3, 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

D. Approving the appeal and granting Conditional Use Permit 2024-09 (Quintero)

Disclosure of Ex Parte Communications:

Councilmember Abram disclosed that she had ex parte communication with David Paul via phone where he expressed his support of the project.

Councilmember Bixel disclosed that he had ex parte communication with Mr. Lazar via phone.

Vice Mayor Monez disclosed that she had ex parte communication with various constituents who lived around the Countryside and Tully Rd. corridor. She received multiple emails opposing and supporting the appeal, and a voicemail from John Lazar.

Councilmember Phillips disclosed that she had ex parte communication with business owners across the street of the potential project site and most of them were opposed to the project.

Mayor Bublak disclosed that she had ex parte communication with Mayor Lazar in person and multiple business owners on Countryside.

Director Werner introduced the item and answered questions from the City Council.

Councilmember Phillips left the dias at 7:45.

Mayor Bublak called a recess at 7:47.

Mayor Bublak called the meeting back at 7:49.

Mayor Bublak asked for comment on behalf of the applicant. Jim Shaw, an architect for the applicant spoke on the project.

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

Name not provided
Milt Trieweller
Joe Vieria
Bob Puffer
Ron Bridegroom
Denise
Amilia Giomo
Freddy Backblack
Stokes
Brett Jolly, representative of the property owner
Name not provided

With no further comments, Mayor Bublak closed public comment.

Mayor Bublak reopened public comment for the developer to speak, he withdrew his appeal application.

Action: Motion to table 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

- E. Approving the Fiscal Year 2025-2029 Consolidated Plan for the Stanislaus HOME Consortium, which is comprised of the City of Turlock and the Stanislaus Urban County, for Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds, authorizing the submission of the Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD), and authorizing the City Manager or designee to execute all related and necessary documents; Approving the Fiscal Year 2025-2026 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME), authorizing the submission of the Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), and authorizing the City Manager or designee to execute all related and necessary documents

Housing Manager Jennifer Figueroa introduced the item and the consultant, Danny Sorano, who presented a power point on the Consolidated Plan and Action Plan.

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

Julie
Name not given
John Carlo
Ron Bridegroom
Bob Puffer
Bob Patterson
Name not provided

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With no further comments, Mayor Bublak closed public comment.

Action:

Resolution 2025-074: Approving the Fiscal Year 2025-2029 Consolidated Plan for the Stanislaus HOME Consortium, which is comprised of the City of Turlock and the Stanislaus Urban County, for Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds, authorizing the submission of the Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD), and authorizing the City Manager or designee to execute all related and necessary documents.

Resolution 2025-075: Approving the Fiscal Year 2025-2026 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME), authorizing the submission of the Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), and authorizing the City Manager or designee to execute all related and necessary documents, as motioned by Vice Mayor Monez, seconded by Councilmember Phillips and carried 4/1 by the following vote:

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

- F. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Fire House and the City of Turlock for the operation of a cannabis retail dispensary at 1601 W. Main Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 089-015-006 through June 30, 2026.

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

Milt Treiweiler
Ron Bridegroom
Zach Drivon, representative for Fire House

With no further comments, Mayor Bublak closed public comment.

Action: Ordinance 13XX-CS: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Fire House and the City of Turlock for the operation of a cannabis retail dispensary at 1601 W. Main Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 089-015-006 through June 30, 2026, as motioned by Councilmember Abram and 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

- G. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between JDI Farms, Inc. and the City of Turlock for the operation of an indoor cannabis cultivation, manufacturing, and distribution business at 600 D Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 043-018-016 through June 30, 2026

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

Milt Treiweiler
Ron Bridegroom
Zach Drivon, representative for JDI Farms, Inc.

With no further comments, Mayor Bublak closed public comment.

Action: Ordinance 13XX-CS: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between JDI Farms, Inc. and the City of Turlock for the operation of an indoor cannabis cultivation, manufacturing, and distribution business at 600 D Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 043-018-016 through June 30, 2026, as motioned by Councilmember Abram and 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

- H. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Perfect Union and the City of Turlock for the operation of a cannabis retail dispensary at 2500 N. Golden State Boulevard, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 088-007-025 through June 30, 2026

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

Milt Treiweiler
Ron Bridegroom
Angelica Sanchez, representative for Perfect Union

With no further comments, Mayor Bublak closed public comment.

Action: Ordinance 13XX-CS: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Perfect Union and the City of Turlock for the operation of a cannabis retail dispensary at 2500 N. Golden State Boulevard, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 088-007-025 through June 30, 2026, as motioned by Councilmember Abram and 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

9. ACTION ITEMS

- A. Adopting a resolution declaring certain real property owned by the City of Turlock located at 570 Jason Drive, Turlock California, Stanislaus County APN 050-036-008, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act; Adopting a resolution declaring certain real property owned by the City of

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Turlock located at 1827 Shadow Park Drive, Turlock, California, Stanislaus County APN 088-015-057, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act; Adopting a resolution declaring certain real property owned by the City of Turlock located at 2065 Cody Court, Turlock, California, Stanislaus County APN 089-004-012, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act; Adopting a resolution declaring certain real property owned by the City of Turlock located at 573 Birchwood Way, Turlock, California, Stanislaus County APN 043-055-049, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act; Adopting a resolution declaring certain real property owned by the City of Turlock located at 591 Birchwood Way, Turlock, California, Stanislaus County APN 043-055-048, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act (Figueroa)

Housing Manager Figueroa reported on the item.

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

Mr. Freitas
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

Action:

Resolution 2025-076: Adopting a resolution declaring certain real property owned by the City of Turlock located at 570 Jason Drive, Turlock, California, Stanislaus County APN 050-036-008, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act.

Resolution 2025-077: Adopting a resolution declaring certain real property owned by the City of Turlock located at 1827 Shadow Park Drive, Turlock, California, Stanislaus County APN 088-015-057, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act.

Resolution 2025-078: Adopting a resolution declaring certain real property owned by the City of Turlock located at 2065 Cody Court, Turlock, California, Stanislaus County APN 089-004-012, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act.

Resolution 2025-079: Adopting a resolution declaring certain real property owned by the City of Turlock located at 573 Birchwood Way, Turlock, California, Stanislaus County APN 043-055-049, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act.

Resolution 2025-080: Adopting a resolution declaring certain real property owned by the City of Turlock located at 591 Birchwood Way, Turlock, California, Stanislaus County APN 043-055-048, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act, as motioned by Vice Mayor Monez, and seconded by Councilmember Abram, and carried 5/0 by the following vote:

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

10. PUBLIC PARTICIPATION

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

Jason Freitas
Megan Pattersen
Ann Yonan
Anne Marie Salgado
Alex Garcia
Gian Carlo
Leslie Stokes
Cathy Doo
Luis Oiorio
Barbara
Mrs. Ansley
Milt Treiweiler
Glennis Zolkie
Betty
Robert Puffer
Ron Bridegroom
Mary Jacksen
Name not provided
Cindy
Ryan Taylor
Pastor Jetsen Bruno

With no further comments, Mayor Bublak closed public comment.

11. CITY MANAGER REPORTS/UPDATES

Interim City Manager Sue Borrego shared that she was delighted to be here and she will begin highlighting the City Manager reports and she looks forward to working with the City Council, citizens, and staff to identify the solutions and service the City of Turlock.

12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Abram expressed her desire to gain clarity on the policies supported by the city.

Councilmember Bixel criticized the lack of solutions, emphasizing that inaction is not an option. He urged for a consensus on actionable steps to unite the community and demonstrate a collective commitment to progress.

Vice Mayor Monez stated that Columbia Pool will open this Saturday and congratulated the City Clerk on her certification from the International Institute of Municipal Clerks.

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Councilmember Phillips addressed concerns raised on social media, sharing that she has provided food and water to individuals who approached her business for assistance. She also expressed her excitement about the opening of Columbia Pool.

Mayor Bublak acknowledged the strong response on social media, highlighting the community's demand for accountability. She stressed the importance of ensuring that funds are used effectively to create a greater impact. Although the governor has reached out to her, she affirmed the city's commitment to its current initiatives and called for increased accountability from the community.

13. 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: Interim City Manager, Sue Borrego

Employee Organization: Turlock Management Association-Public Safety

Employee Organization: Turlock Associated Police Officers

B. Conference with Real Property Negotiators, Cal. Gov't Code §54956.8

"Notwithstanding any other provisions of this chapter, a legislative body of a local agency may hold a closed session with its negotiator prior to the purchase, sale, exchange, or lease of real property by or for the local agency to grant authority to its negotiator regarding the price and terms of payment for the purchase, sale, exchange, or lease."

Property: 132 S. Broadway, Turlock, CA (APN No. 043-045-018-000)

Agency Negotiator: Interim City Manager Susan Borrego

Negotiating Parties: Pierce Timothy L (Te) & Donna Pierce Family 2021 Trust

Under Negotiation: Price and terms of payment for the purchase of the property

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): One (1)

14. REPORTS FROM CLOSED SESSION

None

15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 11:17 p.m.

Respectfully submitted

Kelly Renteria, Deputy City Clerk