

City Council Meeting Agenda



July 8, 2025

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

Mayor
Amy Bublak

Council Members

Kevin Bixel
Cassandra Abram

Erika Phillips
Rebecka Monez
(Vice Mayor)

Interim City Manager
Sue Borrego
City Clerk
Nichole Fiez
City Attorney
George A. Petrulakis

SPEAKER CARDS: To accommodate those wishing to address the Council and allow for staff follow-up, speaker cards are available for any agenda item or any other topic delivered under Public Comment. Please fill out and provide the Comment Card to the City Clerk or Police Officer.

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Turlock City Council meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

NOTICE: Pursuant to California Government Code Section 54954.3, any member of the public may directly address the City Council on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the City Council's consideration of the item. Members of the public will be allowed three (3) minutes for comments.

AGENDA PACKETS: Prior to the City Council meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Council after distribution of the Agenda Packet are also available for public inspection in the City Clerk's Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **ROLL CALL AND DECLARATION OF CONFLICTS**
4. **APPROVAL OF AGENDA AS POSTED OR AMENDED**

This is the time for the City Council to remove items from the agenda or to change the order of the agenda. Matters may be taken up out of order of the established agenda by a four-fifths vote of the City Council.

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
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Next City Council Resolution: 2025-129

Next Ordinance: 1332-CS

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

- A. Presentation - Fire Administration Contract Extension and Additional Services (Moreno)

6. PUBLIC PARTICIPATION

Pursuant to California Government Code Section 54954.3(a), this portion of the meeting is set aside for members of the public to address the City Council on matters that are not listed on tonight's agenda but are within the subject matter jurisdiction of the City Council. Speakers will be allowed up to three (3) minutes for their comments. Speakers who wish to address a matter listed later on the agenda may be asked to wait until that item is heard. Comments on matters outside the Council's subject matter jurisdiction may be ruled out of order by the presiding officer and not permitted to continue. Pursuant to Government Code Section 54954.2(a)(3), the City Council may not take action or engage in substantive discussion on items not listed on the posted agenda. However, the Council or staff may briefly respond to public comments, refer matters to staff, or request that a topic be placed on a future agenda.

7. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one motion with no separate discussion. Any item may be removed from the Consent Calendar and considered separately at the request of the Mayor or any Councilmember. Prior to Council action, members of the public may address the Council on the Consent Calendar. If during their Consent Calendar comments, a member of the public requests removal of an item for separate consideration, the Mayor or a Councilmember may do so. Public comment on the Consent Calendar is limited to one (1) minute per speaker, regardless of the number of items addressed by the speaker.

- A. Motion: Accepting the Weekly demands of June 13, 2025 through June 19, 2025 in the amount of \$2,019,243.47 and June 20, 2025 through June 26, 2025 in the amount of \$770,356.79
- B. Motion: Accepting the Minutes of the June 24, 2025 Regular City Council Meeting
- C. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda
- D. Resolution: Approving Amendment No. 14 for Task Order No. 7 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 \$98,219.92 to be funded by Fund 115 "Measure A – Roads" for City Project No. 23-052 as "NV5 CM Task Order No. 7 for City Project No. 23-052" (Pezeshk)
- E. Resolution: Approving an agreement (City Contract No. 2025-215) with Safety-Kleen Systems, Inc. in response to RFB No. 24-030, for the supply of Lubricating Oil and Miscellaneous Products for a period of three (3) years, in a total not-to-exceed amount of \$45,000, to be expensed from Fund 505 "Fleet" (Fisher)
- F. Motion: Authorizing staff to proceed with the advertisement for construction bids for City Project No. 23-042 "Montana Neighborhood Park Phase 2 Improvements" (Morris)

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- G. Motion: Authorizing staff to proceed with the advertisement for construction bids for City Project No. 21-043 "John Lazar Park" (Morris)
- H. Resolution: 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 with Creative Property Renewal, Inc of Stockton, California in the amount of \$141,205.00 and authorizing a construction contingency amount of \$14,120.50 (10.0%) for the construction of City Project No. 24-010 "Fire Station No. 31 SCBA Compressor Room" to be funded by Fund 240 "Small Equipment Replacement" and Fund 110 "General Fund" (Morris)

8. FINAL READINGS

9. PUBLIC HEARINGS

- A. In the matter of ordering the dissolution of the Victoria Estates Landscaping, Lighting, and Street Maintenance Benefit Assessment District, Subdivision Project No. 7042; Approving the appropriation of funds from Fund 246 "Landscape Assessment" reserves to expense account 246-60-600.47326 "Reimburse Property Owners" in an amount not to exceed \$23,300 to reimburse property owner(s) of any overpayment to date as a result of the dissolution of the Victoria Estates Landscaping, Lighting, and Street Maintenance Benefit Assessment District, Subdivision Project No. 7042 (Morris)

Recommended Action:

Resolution: Ordering the dissolution of the Victoria Estates Landscaping, Lighting, and Street Maintenance Benefit Assessment District, Subdivision Project No. 7042

Resolution: Approving the appropriation of funds from Fund 246 "Landscape Assessment" reserves to expense account 246-60-600.47326 "Reimburse Property Owners" in an amount not to exceed \$23,300 to reimburse property owner(s) of any overpayment to date as a result of the dissolution of the Victoria Estates Landscaping, Lighting, and Street Maintenance Benefit Assessment District, Subdivision Project No. 7042

- B. Introduction and first reading of an ordinance repealing and replacing Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 5-17 (Vendors) with a new Chapter 5-17 (Itinerant Vendors) to remove outdated street and sidewalk vending regulations and adopt a regulatory framework for itinerant (door-to-door) vendors only; Resolution Adopting Rules and Regulations Regarding Sidewalk Vendors within the City of Turlock, pursuant to Government Code Chapter 6.2 (commencing with Section 51036) of Part 1 of Division 1 of Title 5 (Petrulakis)

Recommended Action:

Ordinance: Repealing and Replacing Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 5-17 (Vendors) with a new Chapter 5-17 (Itinerant Vendors) to remove outdated street and sidewalk vending regulations and adopt a regulatory framework for itinerant (door-to-door) vendors only.

Resolution: Adopting Rules and Regulations Regarding Sidewalk Vendors within the City of Turlock, pursuant to Government Code Chapter 6.2 (commencing with Section 51036) of Part 1 of Division 1 of Title 5.

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10. ACTION ITEMS

- A. Adopting the updated “First Time Homebuyer Secondary Financing Program” Policy and Procedure for the Housing Program Services Division (Figueroa)

Recommended Action: Resolution: Adopting the updated “First Time Homebuyer Secondary Financing Program” Policy and Procedure for the Housing Program Services Division

- B. Authorizing the Interim City Manager to sign up to \$100,000 for first-time homebuyer loans and housing rehabilitation loans (Figueroa)

Recommended Action: Resolution: Authorizing the Interim City Manager to sign up to \$100,000 for first-time homebuyer loans and housing rehabilitation loans.

11. CITY MANAGER REPORTS/UPDATES

City Manager reports/updates are provided for informational purposes only and no action or discussion may be undertaken. The City Manager may direct department heads to provide reports/updates at the City Manager’s request.

- A. Monthly Department Reports

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

13. CLOSED SESSION

- A. 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)
- B. Threat to Public Services, Public Facilities, Critical Infrastructure Controls, Critical Infrastructure Information Relating to Cybersecurity, Cal. Gov’t Code §54957(a)(1)
“This chapter does not 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 other law enforcement or security personnel, 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, a threat to the public’s right of access to public services or public facilities, or a threat to critical infrastructure controls or critical infrastructure information relating to cybersecurity.”
Consultation with: City Attorney George Petrulakis, IT Director Nicklaus Showalter, and Security Consultants

14. REPORTS FROM CLOSED SESSION

15. ADJOURNMENT