

City Council Meeting Minutes



June 24, 2025

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

1. **CALL TO ORDER**

Mayor Bublak called the meeting to order at 6:01 PM.

2. **SALUTE TO THE FLAG**

3. **ROLL CALL AND DECLARATION OF CONFLICTS**

Present: Councilmembers Cassandra Abram, Erika Phillips, Vice Mayor Rebecka Monez, and Mayor Amy Bublak

Absent: Councilmember Kevin Bixel

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

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 4/0 by the following vote:

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

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

A. Proclamation: Genesis Comfort Dog - 2025 Senate District 4 City of Turlock Non-Profit of the Year (Bublak)

Mayor Bublak presented a proclamation and certificate to Genesis the Comfort Dog and owners Ron and Pam Youngdale. Mayor was joined by Joey Chavez, a representative from Senator Alvarado-Gil's office, as well as Justin Farkas, a representative from Assemblyman Juan Alanis' office, who also presented proclamations and certificates.

B. Proclamation: Parks and Recreation Month (Packwood)

Municipal Services Director Fisher presented the proclamation for Parks and Recreation Month.

6. **PUBLIC PARTICIPATION**

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

Milt Trieweller
Lynn Sarraile
John Sarraile
Ron Bridegroom

CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, June 24, 2025

Ann Strahm
Justin Farkas
Joey Chavez
Cathy Doo
Bob Puffer
Donna Ensly
Mary Jackson
Brett Forray
Calvin Grisdoll
Sandy Singh
Julie Fox
John Gabelon

With no further comments, Mayor Bublak closed public comment.

7. CONSENT CALENDAR

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

Milt Triewweiler spoke on item 7I
Bob Puffer spoke on item 7G

With no further comments, Mayor Bublak closed public comment.

Action: Motion by Vice Mayor Monez, seconded by Councilmember Abram, to adopt the Consent Calendar and carried 4/0 by the following vote:

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

- A. Motion: Accepting the Weekly demands of May 30, 2025 through June 5, 2025 in the amount of \$1,386,676.74, June 6, 2025 through June 12, 2025 in the amount of \$3,817,320.60, AP EFT April 2025 in the amount of \$189,907.68, and the Investment and Cash Report for May 2025 in the amount of \$327,099,697.28
Action: Approved Motion
- B. Motion: Accepting the Minutes of the June 10, 2025 Regular City Council Meeting
Action: Approved Motion
- C. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda
Action: Approved Motion
- D. Resolution: Authorize the Interim City Manager to approve payment to the Central San Joaquin Valley Risk Management Authority (CSJVRMA) for the Fiscal Year 2025-2026 annual renewal of the Pooled Liability Program in the amount of \$2,847,097; Low Value Vehicle Coverage in the amount of \$980; Employee Assistance Program in the amount of \$10,320 and General Administration costs of \$24,430 for a total amount of \$2,882,828 (Loehr)
Action: Approved Resolution No. 2025-102

CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, June 24, 2025

- E. Resolution: Authorize the Interim City Manager to approve payment to Winton-Ireland Strom & Green Insurance Agency, Inc., to procure insurance coverage and execute insurance agreements on behalf of the City for the Fiscal Year 2025-2026 annual renewal of Airport Liability Insurance in the amount of \$5,600; Cyber Liability Insurance in the amount of \$43,382.03; Employment Practices Liability Insurance in the amount of \$57,094; Excess Workers' Compensation Insurance in the amount of \$156,681; Property Insurance, High Value Vehicle and Equipment Insurance, Crime Insurance and Bonds in the amount of \$320,224; and Sexual Misconduct and Molestation Liability Insurance in the amount of \$20,636. (Loehr)
Action: Approved Resolution No. 2025-103
- F. Resolution: Approving the purchase of one (1) Ford F-350 Flatbed with Liftgate from Rush Truck Centers of California, Inc pursuant to the Sourcwell Contract No. 032824-RTG, in an amount not to exceed \$87,222 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 (Barr)
Action: Approved Resolution No. 2025-104
- G. Resolution: Authorizing the City Manager to approve Amendment No. 1 between Opt Health, Inc. and the City of Turlock, in an amount not to exceed \$56,000 for a health optimization plan for public safety employees (Hedden)
Action: Approved Resolution No. 2025-105
- H. Resolution: Declaring the Intention to Order Annexation No. 37 for the properties located at 905 Flower Street (Stanislaus County Assessor's Parcel 061-004-006) and 300 N. Soderquist Road (Stanislaus County Assessor's Parcel 061-003-040) to Existing Community Facilities District No. 2 (Services Mitigation) (Werner)
Action: Approved Resolution No. 2025-106
- I. Resolution: Approving a ten-year Memorandum of Understanding (MOU) with Stanislaus County for continued delivery of solid waste to the Fink Road Landfill and authorizing the Interim City Manager to execute the MOU (Tejeda)
Action: Approved Resolution No. 2025-107
- J. Motion: Accepting improvements for City Project No. 20-032 "Chemical Systems Upgrades Project at RWQCF" and authorizing the City Engineer to file a Notice of Completion (Morris)
Action: Approved Motion
- K. Resolution: Approving an agreement (City Contract No. 2026-011) with Univar Solutions USA LLC, pursuant to the Bay Area Chemical Consortium (BACC) cooperative agreement Bid No. 11-2025, for the supply and delivery of Sodium Bisulfite, commencing July 1, 2025, for a period of one (1) year, in a total not-to-exceed amount of \$235,000, for the Municipal Services Department, to be expensed from Fund 410 "Water Quality Control," in accordance with Turlock Municipal Code Section 2-7-08(b)(5), allowing use of joint, cooperative, or leveraged purchasing plans without requiring an additional City bid procedure (Huff)
Action: Approved Resolution No. 2025-108

CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, June 24, 2025

- L. Resolution: Approving an agreement (City Contract No. 2026-009) with Polydyne, Inc., in response to RFB No. 24-026, for the supply and delivery of Anionic Emulsion Polymer for a period of one (1) year, with two (2) additional one-year options to extend, in a total not-to-exceed amount of \$150,000, to be expensed from Fund 410 "Water Quality Control" (Huff)
Action: Approved Resolution No. 2025-109
- M. Resolution: Approving an agreement (City Contract No. 2026-013) with Pencco, Inc., pursuant to the Bay Area Chemical Consortium (BACC) cooperative agreement Bid No. 06-2025, for the supply and delivery of Ferric Chloride, commencing on July 1, 2025, for a period of one (1) year, in a total not-to-exceed amount of \$175,000, for the Municipal Services Department, to be expensed from Fund 410 "Water Quality Control" and Fund 420 "Water," in accordance with Turlock Municipal Code Section 2-7-08(b)(5), allowing use of joint, cooperative, or leveraged purchasing plans without requiring an additional City bid procedure (Huff)
Action: Approved Resolution No. 2025-110
- N. Resolution: Approving an agreement (City Contract No. 2026-008) with Polydyne, Inc., in response to RFB No. 24-025, for the supply and delivery of Cationic Emulsion Polymer for a period of one (1) year, with two (2) additional one-year options to extend, in a total not-to-exceed amount of \$350,000, to be expensed from Fund 410 "Water Quality Control" (Huff)
Action: Approved Resolution No. 2025-111
- O. Resolution: Approving an agreement (City Contract No. 2026-010) with Univar Solutions USA LLC, pursuant to the Bay Area Chemical Consortium (BACC) cooperative agreement Bid No. 13-2025, for the supply and delivery of Sodium Hypochlorite, commencing on July 1, 2025, for a period of one (1) year, in a total not-to-exceed amount of \$4,000,000, for the Municipal Services Department, to be expensed from Fund 410 "Water Quality Control," and Fund 420 "Water," and Fund 450 "SRWA Operations," in accordance with Turlock Municipal Code Section 2-7-08(b)(5), allowing use of joint, cooperative, or leveraged purchasing plans without requiring an additional City bid procedure (Huff)
Action: Approved Resolution No. 2025-112
- P. Resolution: Approving an agreement (City Contract No. 2026-014) with Chemtrade Chemicals Corporation US LLC, pursuant to the Bay Area Chemical Consortium (BACC) cooperative agreement Bid No. 01-2025 for the supply and delivery of Aluminum Sulfate, commencing July 1, 2025, for a period of one (1) year, in a total not-to-exceed amount of \$196,624, for the Stanislaus Regional Water Authority (SRWA), to be expensed to Fund 450 "SRWA Operations," in accordance with Turlock Municipal Code Section 2-7-08(b)(5) allowing use of joint, cooperative, or leveraged purchasing plans without requiring an additional City bid procedure (Estrada)
Action: Approved Resolution No. 2025-113
- Q. Resolution: Approving Amendment No. 1 (City Contract 2025-014) with Pacific Star Chemical, LLC dba Northstar Chemical for the supply of Ferric Chloride, Sodium Hydroxide, and Sulfuric Acid chemicals in the amount of \$200,000 for a revised total compensation not to exceed \$300,000 and to extend the term to be funded by Fund 420 "Water" (Guerrero)
Action: Approved Resolution No. 2025-114
- R. Resolution: Authorizing the Interim City Manager to execute a Measure L Master Funding

CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, June 24, 2025

Agreement, in a form approved by the City Attorney, with Stanislaus Council of Governments for Fiscal Years 2025 - 2030 (Fisher)

Action: Approved Resolution No. 2025-115

- S. Resolution: Declaring the intention to order the dissolution of the Victoria Estates Landscaping, Lighting, and Street Maintenance Benefit Assessment District, Subdivision Project No. 7042 (Morris)
Action: Approved Resolution No. 2025-116
- T. Resolution: Authorizing the Interim City Manager to execute the renewal of the City's email protection software, Proofpoint, for an additional three years, in an amount not to exceed \$114,698.54, contingent on the availability of budgeted funds in 501 "Information Technology" expense account "Computer Maintenance." (Showalter)
Action: Approved Resolution No. 2025-117
- U. Resolution: Approving an Agreement with GovernmentJobs.com, Inc. (DBA "NEOGOV"), in a form approved by the City Attorney to provide online employment application and tracking services utilizing Candidate Text Messaging, Insight, Custom Employee Integration and Onboard, covering a three (3) year period effective July 1, 2025 through June 30, 2028, in a total maximum not to exceed contract amount of \$116,044.74 to be paid from fund 110-10-109.43060_038 "Contract Services NeoGov-GovernmentJobs.Com" (Dhami)
Action: Approved Resolution No. 2025-118
- V. Resolution: Approving an agreement with the law firm of Atkinson, Andelson, Loya, Ruud & Romo to provide labor negotiation, labor/employment law to the City of Turlock pursuant to an updated attorney representation agreement effective July 1, 2025 for a one (1) year term, in a total maximum not to exceed contract amount of \$300,000 to be paid from "General Fund" account number 110-10-109.43010 "Contract Attorney" (Dhami)
Action: Approved Resolution No. 2025-119
- W. Resolution: Approving a Self-Insured Claims Administration Agreement with Keenan & Associates to Administer Workers' Compensation Claims and Provide Risk Management Services related to the Workers' Compensation Program, covering a three (3) year period effective July 1, 2025 through June 30, 2028, in a total maximum not to exceed contract amount of \$403,466 to be paid from Workers Compensation Fund 510, expense account number 510-10-150.43192 "Premiums" (Dhami)
Action: Approved Resolution No. 2025-120
- X. Resolution: Approving revisions to the job description and salary range for Police Support Operations Manager from range 35.1 to 38.1 and amend the Management Salary Schedule effective June 24, 2025 and appropriate \$20,767 to 118-20-205 "Measure A, Police Support Operations" to full-time salary and various benefit expense accounts for Fiscal Year 2025-2026 (Dhami)
Action: Approved Resolution No. 2025-121
- Y. Resolution: Approving Amendment No. 2 with LeaderGov LLC (City Contract 2025-113) to include monthly consulting services to the Executive team and City Manager to assist with

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, June 24, 2025**

developing detailed City operational goals and an 8-month Leadership Development training in the amount of \$46,500, bringing the revised contract total to \$82,400, to be funded by the existing Human Relations Department general fund (Dhami)

Action: Approved Resolution No. 2025-122

8. FINAL READINGS

- A. 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 2025-01 (Planned Development 2850] at 3130 E. Tuolumne Road, Stanislaus County APN 073-016-007; Establishing Conditions of Approval for Planned Development 285 at 3130 E. Tuolumne Road, Stanislaus County APN 073-016-007 (Quintero)

Recommended Action:

Ordinance: 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 2025-01 (Planned Development 285)] at 3130 E. Tuolumne Road, Stanislaus County APN 073-016-007

Resolution: Establishing Conditions of Approval for Planned Development 285 at 3130 E. Tuolumne Road, Stanislaus County APN 073-016-007

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

Action: Approved Ordinance 1331-CS
Approved Resolution No. 2025-123

Approval of the aforementioned item, motioned by Vice Monez, seconded by Councilmember Abram, and carried 4/0 by the following vote:

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

9. PUBLIC HEARINGS

10. ACTION ITEMS

- A. Approving the amendments to the Public Service Grant agreements in a form approved by the City Attorney funded through the Community Development Block Grant (CDBG) for Fiscal Year 2025-2026 with United Samaritans Foundation, City of Turlock Public Works Division, Center for Human Services, Healthy Alternatives to Violent Environments (HAVEN), and Project Sentinel in the amount of \$20,000 divided equally, for an individual amount of \$4,000 each, and authorizing the Interim City Manager or designee to execute all related and necessary documents. (Figueroa)

CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, June 24, 2025

Recommended Action: Resolution: Approving the amendments to the Public Service Grant agreements in a form approved by the City Attorney funded through the Community Development Block Grant (CDBG) for Fiscal Year 2025-2026 with United Samaritans Foundation, City of Turlock Public Works Division, Center for Human Services, Healthy Alternatives to Violent Environments (HAVEN), and Project Sentinel in the amount of \$20,000 divided equally, for an individual amount of \$4,000 each, and authorizing the Interim City Manager or designee to execute all related and necessary documents.
Housing Program Manager Figueroa presented the item.

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

Milt Trieweiler

With no further comments, Mayor Bublak closed public comment.

Councilmember Abram initiated a motion to amend the resolution to reflect an allocation of \$12,000.00 for We Care, remove the City of Turlock Public Works Division as a recipient of funds, and allocate an individual amount of \$4000.00 to United Samaritans Foundation, Center for Human Services, Healthy Alternatives to Violent Environments (HAVEN), and Project Sentinel, which was seconded by Vice Mayor Monez.

Approval of the aforementioned item, motioned by Councilmember Abram, seconded by Vice Mayor Monez, and failed 1/3 by the following vote:

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

Vice Mayor Monez initiated a motion to amend the resolution to reflect the removal of the City of Turlock Public Works Division as a recipient of funds and allocate an individual amount of \$5000.00 to United Samaritans Foundation, Center for Human Services, Healthy Alternatives to Violent Environments (HAVEN), and Project Sentinel, which was seconded by Councilmember Phillips.

Action: Approved Resolution No. 2025-124

Approval of the aforementioned item, motioned by Vice Mayor Monez, seconded by Councilmember Phillips, and carried 3/1 by the following vote:

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

- B. Adopting local goals and policies concerning districts formed pursuant to the Mello-Roos Community Facilities Act of 1982; Adopting a Resolution of Intention with respect to the formation of proposed City of Turlock Community Facilities District No. 3 (Maintenance Services) (Fisher)

CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, June 24, 2025

Recommended Action:

Resolution: Adopting local goals and policies concerning districts formed pursuant to the Mello-Roos Community Facilities Act of 1982

Resolution: Adopting a Resolution of Intention with respect to the formation of proposed City of Turlock Community Facilities District No. 3 (Maintenance Services)

City Engineer Morris presented the item in collaboration with Wildan Financial Services consultant Mike Medve.

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

Milt Triewailer
John Gabelon

With no further comments, Mayor Bublak closed public comment.

Action: Approved Resolution No. 2025-125
Approved Resolution No. 2025-126

Approval of the aforementioned item, motioned by Vice Mayor Monez, seconded by Councilmember Abram, and carried 4/0 by the following vote:

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

C. Adopting the City of Turlock Fiscal Year 2025-2026 General and Non-General Fund Budgets (Moreno)

Recommended Action: Resolution: Adopting the City of Turlock Fiscal Year 2025-2026 General and Non-General Fund Budgets
Finance Director Moreno presented the item.

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

Milt Triewailer

With no further comments, Mayor Bublak closed public comment.

Action: Approved Resolution No. 2025-127

Approval of the aforementioned item, motioned by Councilmember Abram, seconded by Vice Mayor Monez, and carried 4/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak

CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, June 24, 2025

Yes	Absent	Yes	Yes	Yes
-----	--------	-----	-----	-----

- D. Making certain findings and determinations in compliance with Section XIII.B of the California Constitution and Section 7910 of the California Government Code and setting the Fiscal Year 2025-2026 Appropriation Limit for the City of Turlock (Moreno)

Recommended Action: Resolution: Making certain findings and determinations in compliance with Section XIII.B of the California Constitution and Section 7910 of the California Government Code and setting the Fiscal Year 2025-2026 Appropriation Limit for the City of Turlock

Finance Director Moreno presented the item.

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

Action: Approved Resolution No. 2025-128

Approval of the aforementioned item, motioned by Vice Mayor Monez, seconded by Councilmember Abram, and carried 4/0 by the following vote:

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

11. CITY MANAGER REPORTS/UPDATES

Interim City Manager Borrego reminded the public of the Fourth of July parade on Friday, June 27, 2025 and invites all to attend.

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Councilmember Abram hopes everyone is able to attend and will enjoy the Fourth of July parade. In addition, she praised the Public Safety unit for educating the community with their social media posts about safe fireworks and provided the non-emergency phone number, (209) 668-1200, as a precaution.

Councilmember Phillips advised she and Mayor Bublak recently visited the neighborhood of Donnelly Park to view the renovated roads and connect with the neighbors. She advised they received a great deal of positive feedback and she would like to thank the City of Turlock for completing that project.

Mayor Bublak advised additional roads are to be renovated in the near future. Mayor also mentioned she will be in attendance at the Fourth of July parade and hopes to see everyone there.

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

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, June 24, 2025**

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. 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

14. **REPORTS FROM CLOSED SESSION**

None

15. **ADJOURNMENT**

Mayor Bublak adjourned the meeting at 7.58 PM.

Respectfully Submitted



Christina Cabada, City Clerk Trainee