

City Council Meeting Minutes



July 8, 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 6:00 PM.

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
7G	None	None	None	None

4. **APPROVAL OF AGENDA AS POSTED OR AMENDED**

Motion: Approval of Agenda with an amendment to move item #11 "City Manager Reports/Updates" to follow item #5 "Proclamations, Recognitions Appointments, Announcements, Presentations, and Briefings," motioned by Vice Mayor Monez, seconded by Councilmember Phillips, and carried 5/0 by the following vote:

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

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

- A. Presentation - Fire Administration Contract Extension and Additional Services (Moreno)
Finance Director, Isaac Moreno, gave a presentation on the Modesto Fire Administration Contract regarding contract extensions and proposed new services.

6. **PUBLIC PARTICIPATION**

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

Milt Triewailer
Ann Strahm
Daniel Miller
Donna
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

11. **CITY MANAGER REPORTS/UPDATES**

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A. Monthly Department Reports

Interim City Manager Sue Borrego announced that Fire Deputy Chief Shanon Evans will take on the role of Chief of Turlock, and are delighted to have him here.

In a conversation with David Sisser regarding the California Department of Housing and Community Development (HCD) letter, it was noted that the primary concern of the letter pertains to zoning efforts, which also encompass issues related to homelessness. The City will not face any fines and has submitted the necessary documentation to HUD. City Manager Borrego also mentioned that staff have been collaborating with HCD staff and can assure that our staff is diligently working on the responses.

She also expressed her appreciation to the staff members who are making certain that operations are conducted efficiently.

7. **CONSENT CALENDAR**

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

Milt Trieweler spoke on item 7F

Ron Bridegroom spoke on item 7F

Milt Trieweler spoke on item 7G

With no further comments, Mayor Bublak closed public comment.

Action: Motion: by Vice Mayor Monez, seconded by Councilmember Bixel, to adopt the Consent Calendar, excluding items 7F and 7G 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

- 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

Action: Approved Motion

- B. Motion: Accepting the Minutes of the June 24, 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: 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)

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Action: Approved Resolution No. 2025-129

- 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)
Action: Approved Resolution No. 2025-130

- 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)

This item was pulled for separate consideration.

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

Milt Triewailer
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

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

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

- G. Motion: Authorizing staff to proceed with the advertisement for construction bids for City Project No. 21-043 "John Lazar Park" (Morris)

This item was pulled for separate consideration.

Councilmember Abram recused herself from the dais at 6:32 due to her conflict of interest.

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

Milt Triewailer

With no further comments, Mayor Bublak closed public comment.

Action: Motion: by Vice Mayor Monez, seconded by Councilmember Bixel, to adopt as amended by pulling item 7G for separate consideration the Consent Calendar and carried 4/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
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Abstain	Yes	Yes	Yes	Yes
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- 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)

Action: Approved Resolution No. 2025-131

Councilmember Abram returned to the dais at 6:33 pm.

8. **FINAL READINGS**

None

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

Turlock City Engineer, Bill Morris, presented the item.

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

Milt Trieweller

With no further comments, Mayor Bublak closed public comment.

Action: Approved Resolution No. 2025-132
Approved Resolution No. 2025-133

Motioned by Vice Mayor Monez, seconded by Councilmember Abram and carried 5/0 by the following vote:

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Yes	Yes	Yes	Yes	Yes

- 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.

City Attorney George Petrulakis introduced the item.

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

Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

Action: Approved Ordinance 13XX-CS
Approved Resolution No. 2025-134

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

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

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

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Milt Triewilwer
Ron Bridgeroom

With no further comments, Mayor Bublak closed public comment.

Action: Approved Resolution No. 2025-135

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. 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.

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

Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

Action: Approved Resolution No. 2025-136

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

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Mayor Bublak commended the two firefighters who sustained injuries during the recent house fires in Turlock.

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)

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- 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

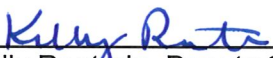
14. REPORTS FROM CLOSED SESSION

None

15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 7:48 PM.

Respectfully Submitted



Kelly Renteria, Deputy City Clerk