

City Council Meeting Minutes

June 10, 2025

6:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California **Amended – 10A**



1. CALL TO ORDER

Mayor Bublak called the meeting to order at 6:02 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 posted Agenda, 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. Presentation: Engage in discussion and provide direction to staff regarding the proposed Fiscal Year 2025-2026 Non-General Fund Budget (Moreno)

Finance Director Moreno presented a power point presentation regarding the 2025-2026 non-general fund budget for the City of Turlock.

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

Jim Reape

With no further comments, Mayor Bublak closed public comment.

- B. Briefing: Revision to Agenda (Petrulakis)

City Attorney Petrulakis addressed modifications to the agenda, particularly concerning the sections labeled #6 Public Participation and #7 the Consent Calendar. Public Participation pertains to matters not included in the agenda. Henceforth, individuals will be allotted an extra minute at the start of the consent calendar to address their question or concerns

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regarding the items listed on it. Also, the Mayor and Council will determine whether any items should be removed from the calendar. This change can be adjusted if needed.

6. PUBLIC PARTICIPATION

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

Karina Mendoza, Turlock Librarian
Tom Clark
Saram Malch
Milt Triewailer
Kelley Coelho
James Johns
Antonio Borba
John Sarraille
Ann Strahm
Glenn Ellen
Koni Stone
Cathy Doo
Donna
Mary
Name Not Provided
Bob Puffer
Julie Fox

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 Triewailer spoke on item 7K
Bob Puffer spoke on item 7K

With no further comments, Mayor Bublak closed public comment.

- A. Motion: Accepting the Weekly demands of May 16, 2025 through May 22, 2025 in the amount of \$982,283.52, May 23, 2025 through May 29, 2025 in the amount of \$1,235,826.10, and Payroll EFT March 2025 in the amount of \$161,998.15
- B. Motion: Accepting the Minutes of the May 27, 2025 Regular City Council Meeting, and the Minutes of the June 3, 2025 Special City Council Meeting
- C. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda
- D. Resolution 2025-092: Approving Amendment No. 13 for Task Order No. 5A 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 \$1,191,199.84 to be funded by Fund 115 "Measure A – Roads" for

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Bid Package 3 for City Project No. 23-067 as "NV5 CM Task Order No. 5A for City Project No. 23-067, Bid Package 3" (Pezeshk)

- E. Resolution 2025-093: Adopting a Personally Identifiable Information (PII) Policy and Procedure for the Housing Program Services Division (Figueroa)

Resolution 2025-094: Adopting a Property Management and Tenant Selection Plan Policy and Procedure for the Housing Program Services Division

- F. Motion: Accepting improvements for City Project No. 18-67 "Water Main and Sewer Replacement 2023" and authorizing the City Engineer to file a Notice of Completion (Morris)
- G. Motion: Approving the Final Map and Subdivision Improvement Agreement with PIRO ENTERPRISES, INC, conditioned upon construction of improvements for the Monarch Estates subdivision (VTSM 2022-02, Development Project No. 25-006), developed by PIRO ENTERPRISES, INC (Morris)
- H. Resolution 2025-095: Approve an agreement between the City of Turlock and the Turlock Unified School District (TUSD) for Police Officer services at Turlock High School, Pitman High School and Turlock Junior High School for one (1) year, with an option to extend for two (2) additional one (1) year terms, in amounts based on actual salary of Officers assigned to TUSD, to be reimbursed into revenue account numbers 110-20-210.34024 "Turlock High School (SRO)," 110-20-210.34025 "Pitman High School (SRO)," and 110-20-210.34031 "Turlock Junior High School (SRO)" (Hedden)
- I. Resolution 2025-096: Amendment No. 3 (City Contract 2020-87) with Carollo Engineers, Inc. for Engineering and Construction Management Services for City Project No. 20-032 "Chemical System Upgrades Project at RWQCF" in the amount of \$659,468 for a revised total compensation not to exceed \$2,427,317 to be funded by Fund 410 "Water Quality Control (WQC)" (Huff)
- J. Resolution 2025-097: Approving an agreement with Julian Tree Care, Inc. of Richmond, California, for Tree Trimming and Maintenance Services for one year, with the option for two (2) additional one (1) year terms in an annual amount not to exceed \$150,000 and a total compensation not to exceed \$450,000 if all extensions are exercised, in response to Request for Bids 24-018, expensed to various General Ledger account(s) ending in 43077 "Tree Trimming" or 43314 "Contract Help - Services" (Murphy)
- K. Resolution 2025-098: 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 Mountain Cascade, Inc., of Livermore, CA, in the amount of \$8,025,215.00 and a contingency amount of \$800,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 3 for City Project No. 23-067 "Mark Thomas Task Order No. 3 for Roads Program CIP Projects" (Pezeshk)

Action: Motion by Vice Mayor Monez, seconded by Councilmember Bixel, to adopt 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

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8. FINAL READINGS: None

9. PUBLIC HEARINGS

A. Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Rezone 2025-01, Planned Development 285 (PD 285); Introduction and first 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; Directing staff to proceed with one of the three options below (Quintero/Morris)

Planning Manager Quintero presented the item.

Mayor Bublak invited the applicant to speak.

Tory Reiche spoke on the item.

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

Wendy Bonander
Scott Atherton

With no further comments, Mayor Bublak closed public comment.

Action:

Resolution 2025-099: Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Rezone 2025-01, Planned Development 285 (PD 285)

Ordinance 13XX-CS: Introduction and first 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

Motion: Directing staff to proceed with one of the three options below, to be considered at the June 24, 2025 City Council Meeting:

1. Agendize the Planned Development 285 resolution;
2. Agendize an alternative version of the revised Planned Development 285 and Vesting Tentative Subdivision Map resolution;
3. Forward the matter to the Planning Commission for their decision.

Vice Mayor Monez initiated a motion to adopt the resolution and the ordinance, as well as to select option #3 of the motion, which was seconded by Councilmember Bixel. Additionally, Councilmember Abram put forth an alternative motion to accept the resolution, the ordinance, and to choose option #2 of the motion, which was also seconded by Councilmember Bixel. Mayor Bublak inquired whether Vice Mayor Monez would be willing to amend her motion. Vice Mayor Monez consented, leading to the following motion: Councilmember Abram moved to accept the resolution, the ordinance, and to select option #2 of the motion, which was seconded by Councilmember Bixel, and the motion was approved with a vote of 5/0.

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

10. ACTION ITEMS

- A. Approving the agreements between the City of Turlock and each of the public service agencies funded through the Community Development Block Grant (CDBG) for fiscal year 2025-2026 in a total amount not to exceed \$70,000 from Fund 255 "CDBG-Housing", and authorizing the City Manager or designee to execute all related and necessary documents (Figueroa)

Housing Manger Figueroa presented the item.

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

Milt Triewweiler

With no further comments, Mayor Bublak closed public comment.

Action:

Resolution 2025-100: Approving the agreements between the City of Turlock and each of the public service agencies funded through the Community Development Block Grant (CDBG) for fiscal year 2025-2026 in a total amount not to exceed ~~\$70,000~~ \$50,000 from Fund 255 "CDBG-Housing", and authorizing the City Manager or designee to execute all related and necessary documents. Vice Mayor Monez made an amended motion to approve the item without the \$10,000 allocation to United Samaritan Foundation for the ~~Emergency Food Box~~ ~~Public Service Program~~ Senior Congregate Lunch and the \$10,000 for We Care, seconded by Councilmember Phillips 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 the appropriation of funds from American Rescue Plan Act (ARPA) restricted reserves Fund 119 "American Rescue Plan Act" account 119-10-188.51270 "Construction Project" in an amount not to exceed \$1,235,000 to address a multitude of projects related to public safety infrastructures, including Animal Control, the Public Safety Facility and the Police Shooting Range (Rodrigues)

Police Captain Rodrigues presented the item.

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

Name not provided
Bob Puffer

With no further comments, Mayor Bublak closed public comment.

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Action:

Resolution 2025-101: Approving the appropriation of funds from American Rescue Plan Act (ARPA) restricted reserves Fund 119 "American Rescue Plan Act" account 119-10-188.51270 "Construction Project" in an amount not to exceed \$1,235,000 to address a multitude of projects related to public safety infrastructures, including Animal Control, the Public Safety Facility and the Police Shooting Range 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

11. CITY MANAGER REPORTS/UPDATES

Interim City Manager Borrego noted that she recently participated in budget meetings and expressed pride in sharing that experience, as well as in witnessing the dedication and effort invested in those meetings.

Additionally, she mentioned that the housing element has been submitted to the state and was returned to the City on April 30th with the state's feedback. The City is currently collaborating with staff on the plan, and the ongoing communication with the state is a standard procedure.

Regarding the housing element and the provision of services, the City has transferred three distinct properties to We Care to facilitate housing for individuals. All of these properties are fully occupied and are subject to long-term forgivable loans, now owned by We Care.

12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Abram responded to the remarks made by constituents regarding homelessness. It is acknowledged that enhancements must be implemented and discussed, and the Council should engage in an open dialogue concerning what it will endorse and the relevant policies. She proposed the concept of a workshop or special meeting to tackle these issues for the public.

Councilmember Bixel followed up on Councilmember Abram's comment and stated that doing nothing is unacceptable. He thanked Councilmember Abram and Mayor Bublak for the time they spent reviewing the budget and attending the budget meetings.

Vice Mayor Monez congratulated Councilmember Phillips on her Gold Metal in the US World Body Building Championship. The Vice Mayor stated she received comments concerning three employees from the finance department: Eric, Sherice, and Vanessa about how helpful they were with a customer and thanked them for their excellent customer service they are providing. She also addressed Mr. Reape for his hard work he has been doing on the Planning Commission and dedication to the City.

Councilmember Phillips thanked everyone for their support.

Mayor Bublak showcased a handcrafted gavel and a pen, both created during a wood shop class instructed by Dan Nef at Turlock High. Additionally, she remarked that the Planning Commission should begin considering modifications to the plans for plants and shrubbery throughout the City, particularly focusing on plants that will not cause roots to surface and lead to damage. She emphasized the importance of being mindful of all aspects during the review of the general plan,

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especially regarding the maintenance needs of the parks. Mayor Bublak also addressed comments made and noted that there have been numerous meetings concerning homelessness, which frequently revolve around the issue of toilets.

13. COUNCILMEMBER ITEMS FOR FUTURE CONSIDERATION

None

14. CLOSED SESSION

A. Conference with Labor Negotiators, Cal. Gov't Code §54957.6(a)

"Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation."

Agency Designated Representative: Interim City Manager, Sue Borrego

Employee Organization: Turlock Management Association-Public Safety

15. REPORTS FROM CLOSED SESSION

None

16. ADJOURNMENT

Mayor Bublak adjourned the meeting at 8:07 p.m.

Respectfully submitted



Kelly Renteria, Deputy City Clerk