

City Council Meeting Minutes



July 22, 2025

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

1. **CALL TO ORDER**

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
8E & 8F	None	None	None	8E & 8F

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

Motion: Approval of Agenda as Posted, motioned by Councilmember Bixel, 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

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

- A. Presentation: Treasurer's Report (Abram)
Treasurer Abram presented the Treasurer's Report.
- B. Proclamation: National Night Out 2025 (Bublak)
Mayor Bublak presented the proclamation to Crime Prevention Specialist Suffecool.
- C. Briefing: Charter City (Petrulakis)
City Attorney Petrulakis provided a comprehensive overview of charter cities.

6. **PUBLIC PARTICIPATION**

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

Milt Trieweiler
Linda White
Scott Siegal
John Sarraille
Ann Strahm
Cathy Doo
Julie Fox
Rob Bridegroom

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, July 22, 2025**

Bob Puffer
Name not offered
Justin Farkas

With no further comments, Mayor Bublak closed public comment.

7. CITY MANAGER REPORTS/UPDATES

Interim City Manager Susan Borrego offered city-wide department updates with regard to work efforts underway. Director Fisher was called upon to offer an update on the After-School Education and Safety Program (ASES), Providing Leisure Activities for Youth Program (PLAY), as well as the Expanded Learning Opportunities Program (ELOP), which the City of Turlock works in conjunction with the Turlock Unified School District to facilitate.

8. CONSENT CALENDAR

Mayor Bublak opened the Consent Calendar to public comment, and with none, Mayor Bublak closed public comment.

Councilmember Abram stated she has a conflict for Consent items 8E & 8F as she owns property in Assessment District Legends Four and Legends North Three.

Mayor Bublak stated she has a conflict for Consent items 8E & 8F as she owns property in Assessment District Traditions Five.

Action: Motion by Vice Mayor Monez, seconded by Councilmember Bixel, to adopt the Consent Calendar as amended by pulling items 8E & 8F 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 27, 2025 through July 3, 2025 in the amount of \$1,983,425.86, July 4, 2025 through July 10, 2025 in the amount of \$2,080,514.66
- B. Motion: Accepting the Minutes of the July 8, 2025 Regular City Council Meeting and the amended minutes of the June 10, 2025 Regular City Council Meeting.
- C. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda
- D. Motion: Approving a Memorandum of Understanding (MOU) between the Stanislaus County Office of Education and the City of Turlock, authorizing the acceptance of an allocation of funds and execution of a grant MOU to implement the After School Education and Safety (ASES) Program for the 2025-2026 school year (Vargas)
- E. Resolution: Initiating proceedings for the annual levy of assessments for existing Landscaping and Lighting Assessment Districts (Exhibit A) and Street Maintenance Benefit Assessment Areas (Exhibit B) in the City of Turlock for Fiscal Year 2025-2026 (Morris)

Item pulled for separate consideration due to the stated conflicts for Councilmember Abram and Mayor Bublak.

Councilmember Abram and Mayor Bublak recused themselves from the dais.

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, July 22, 2025**

Vice Mayor Monez opened consent item 8E for public comment, and with none, closed public comment.

Motion: by Councilmember Bixel, seconded by Councilmember Phillips, to adopt Consent item 8E and carried 3/0 by the following vote:

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

Action: Approved Resolution 2025-146

- F. Resolution: Declaring the City Council's intention for the levy and collection of assessments, preliminarily approving the Engineer's Report, and appointing a time and place for a public hearing for the existing Landscaping and Lighting Assessment Districts and Street Maintenance Benefit Assessment Areas (Exhibit A) in the City of Turlock for Fiscal Year 2025-2026 (Morris)

Item pulled for separate consideration due to the stated conflicts for Councilmember Abram and Mayor Bublak.

Councilmember Abram and Mayor Bublak recused themselves from the dais.

Vice Mayor Monez opened consent item 8F for public comment, and with none, closed public comment.

Motion: by Councilmember Bixel, seconded by Councilmember Phillips, to adopt Consent item 8F and carried 3/0 by the following vote:

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

Action: Approved Resolution 2025-137

Following the vote, Councilmember Abram returned to the dais.

- G. Resolution: Affirming Community Events and Activities Grants awards totaling \$53,000 funded by Fund 120 "Tourism" in Fiscal Year 2025 - 2026 and directing the Parks, Arts, & Recreation Commission to evaluate eligible Community Events and Activities Grant applications that did not receive full funding, and further directing the City Manager or Interim City Manager to agendize the allocation of any remaining grant funds on a future City Council agenda (Crivelli)
Action: Approved Resolution 2025-138

- H. Resolution: Approving Amendment No. 5 for Task Order No. 5 under the terms of the Master

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, July 22, 2025**

Agreement (City Contract No. 2023-110) with Provost & Pritchard Engineering Group, Inc. dba Provost & Pritchard Consulting Group (Clovis, California office) for Engineering Design Services for the City of Turlock's Roads Initiative Program in the amount of \$151,155.00 to be funded by Fund 218 "Measure L" under City Project No. 25-040 "Provost & Pritchard Task Order No. 5 for Roads Program CIP Projects," and authorizing staff to proceed with advertising for construction of said City Project upon completion of bid documents (Pezeshk)
Action: Approved Resolution 2025-139

- I. Resolution: Approving the appropriation of funds from fund 119 "American Rescue Plan Act" (ARPA) to account 119-10-188.51015_001 Network Firewall/Cyber Solutions in an amount not to exceed \$350,000 for cybersecurity enhancements and upgrades (Showalter)
Action: Approved Resolution 2025-140

- J. Motion: Accepting the improvements and authorizing the City Engineer to file a Notice of Completion for "Balisha Ranch" Subdivision, Project No. 21-020 (Morris)

9. FINAL READINGS

- A. Ordinance: Second and Final Reading 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 (Petrulakis)

Vice Mayor Monez opened public comment and the following members of the public spoke:

Milt Trieweiler

With no further comments, Vice Mayor Monez closed public comment.

Mayor Bublak returned to the dais at 7:04 PM.

Motion: Approval of aforementioned item, motioned by Councilmember Abram, 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

Action: Approved Ordinance 1332-CS

10. PUBLIC HEARINGS

11. ACTION ITEMS

- A. Resolution: Approving the updated five-year Capital Improvement Program (CIP) for the City of Turlock for Fiscal Years 2025-26 through 2029-30 (Fremming)

Civil Engineer Fremming presented the item.

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, July 22, 2025**

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

Milt Triewailer
Zach Gottlieb
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

Motion: Approval of the aforementioned item, 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

Action: Approved Resolution No. 2025-141

- B. Resolution: Authorizing the Interim City Manager to enter into an agreement with California State University Fresno Foundation to offer Parent University virtual training classes at no-cost to Turlock residents, in the amount of not to exceed \$7,000 for one (1) year, with options to renew for one (1) additional year, at \$7,000 per year (Sims)

Economic Development Director Sims presented the item with Miguel Presciado from Fresno State Parent University.

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

Milt Triewailer
Bob Puffer

With no further comments, Mayor Bublak closed public comment.

Vice Mayor Monez initiated a motion to amend the resolution to remove the option to renew for one (1) additional year.

Motion: Approval of aforementioned item, 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

Action: Approved Resolution 2025-143

- C. Resolution: Approving an agreement between the City of Turlock and Matrix Design Group, Inc. of Colorado Springs, Colorado in the amount of \$206,526 and a contingency amount of \$20,653 (10%) to be funded by account number 301-50-523.43298 "Capital Improvements"

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, July 22, 2025**

for RFP 25-002 to update the City's Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan (Loehr)

Risk Management Director Loehr presented the item.

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

Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

Motion: Approval of aforementioned item, 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

Action: Approved Resolution No. 2025-142

- D. Motion: Authorize the Interim City Manager to execute the response to the Stanislaus County Civil Grand Jury Case No. 25-085C report findings and recommendations; and authorize the release of the Department of Housing and Urban Development monitoring report dated July 31, 2024, to the public (Borrego)

Interim City Manager Borrego presented the item.

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

Motion: Approval of the aforementioned item, motioned by Councilmember Bixel, 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

Action: Approved Motion

- E. Resolution: Approving agreement between the City of Turlock and the State of California Office of Emergency Services for the no-cost exchange transfer of an existing Type 1 Fire Engine to a new Type 1 Fire Engine, including associated equipment, to be temporarily housed and maintained by the City, and authorizing the City Manager or designee to execute the agreement (Harcksen)

Fire Division Chief Harcksen presented the item.

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, July 22, 2025**

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

Bob Puffer

With no further comments, Mayor Bublak closed public comment.

Motion: Approval of the aforementioned item, motioned by Councilmember Bixel, 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

Action: Approved Resolution 2025-144

- F. Resolution: Approving agreement between the City of Turlock and the State of California Office of Emergency Services for the no-cost transfer of a Type 6 Fire Engine, including associated equipment, to be temporarily housed and maintained by the City, and authorizing the City Manager or designee to execute the agreement (Harcksen)

Fire Division Chief Harcksen presented the item.

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

Bob Puffer

With no further comments, Mayor Bublak closed public comment.

Motion: Approval of the aforementioned item, 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

Action: Approved Resolution 2025-145

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Councilmember Abram requested a detailed conversation about the future of the armory building. In addition, Councilmember Abram presented a current pedestrian safety issue in her district on Christofferson Parkway and McKenna Drive. She expressed her appreciation to Director Fisher and City Engineer Morris for their efforts in identifying a solution. Councilmember Abram is interested in a temporary solution in the meantime as the area is a heavily frequented zone by the surrounding community.

Vice Mayor Monez requested to pull the previous environmental reports for the armory in support of the future conversation requested by Councilmember Abram.

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
Tuesday, July 22, 2025**

Mayor Bublak clarified the meaning of democracy. Mayor also advised that council meetings are for business purposes only. In addition, Mayor advised she attended the US Conference of Mayors and Google event with Deputy Fire Chief Evans where they were able learn about innovative A.I. technology that is designed for municipalities. In closing, Mayor requested an update in regard to the senior center building as well as the cameras in the parks.

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

14. REPORTS FROM CLOSED SESSION

None

15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 8:15 PM.

Respectfully Submitted



Christina Cabada, City Clerk Trainee