

City Council Meeting Agenda



August 26, 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
Tuesday, August 26, 2025**

Next City Council Resolution: 2025-164

Next Ordinance: 1333-CS

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

- A. Presentation: Roads Program Update (Pezeshk)

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. 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.

8. 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 August 1, 2025 through August 14, 2025 in the total amount of \$3,877,074.20, and the Investment and Cash Report for July 2025 in the amount of \$316,336,183.01
- B. Motion: Accepting the Minutes of the August 12, 2025 Regular City Council Meeting
- C. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda
- D. Resolution: Approving an agreement (City Contract No. 2026-023) with Safety Center, Incorporated in response to RFQ No. 25-007 for Safety Management Services for a period of three (3) years for a total not-to-exceed amount of \$450,000 to be expensed to various Funds (Huff)
- E. Resolution: Approving an Amendment to the Joint Powers Agreement of the Central San Joaquin Valley Risk Management Authority (Loehr)

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- F. Resolution: Declaring the Intention to Order Annexation No. 38 for the property located at 300 N. Soderquist Road (Stanislaus County Assessor's Parcel 061-003-040) to Existing Community Facilities District No. 2 (Services Mitigation) (Werner)
- G. Resolution: Accepting the Turlock Downtown Property Owners Association 2024-2025 Annual Report to be filed with the City Clerk in accordance with California Streets and Highways Code Section 36650 (Sims)

9. FINAL READINGS

- A. Ordinance: Second and Final of an Ordinance adding Turlock Municipal Code Title 3 (Finance), Chapter 3-9 (Construction Taxes), Article 9 (Community Facilities District Number 3) (Morris)

10. PUBLIC HEARINGS

- A. Resolution: Superseding and replacing Resolution No. 2023-054 and adopting updated cost recovery percentages, schedule of fees and charges for City services, pursuant to Turlock Municipal Code Section 3-3-301 et seq. (Moreno)
- B. Resolution: Approving the first substantial amendment to the Fiscal Year 2024-2025 City of Turlock/Stanislaus County HOME Consortium Annual Action Plan for the HOME Investment Partnerships (HOME) Program, authorizing the submission of the Annual Action Plan amendment to the U.S. Department of Housing and Urban Development (HUD), and authorizing the Interim City Manager to execute all related and necessary documents. (Figueroa)

11. ACTION ITEMS

- A. Authorizing the sale of 3 City-owned properties to an income-eligible first-time homebuyer through a Council-approved lottery system (Figueroa)

Resolution: Authorizing the sale of property located at 570 Jason Drive, Turlock, California, Stanislaus County APN 050-036-008, to an income-eligible first-time homebuyer through a lottery process, and authorizing the Interim City Manager to execute all necessary documents to complete the transaction.

Resolution: Authorizing the sale of property located at 1827 Shadow Park Drive, Turlock, California, Stanislaus County APN 088-015-057, to an income-eligible first-time homebuyer through a lottery process, and authorizing the Interim City Manager to execute all necessary documents to complete the transaction.

Resolution: Authorizing the sale of property located at 2065 Cody Court, Turlock, California, Stanislaus County APN 089-004-012, to an income-eligible first-time homebuyer through a lottery process, and authorizing the Interim City Manager to execute all necessary documents to complete the transaction.

- B. Resolution: Adopting the updated Housing Rehabilitation Program Policies and Procedures manual for the Housing Program Services Division (Figueroa)

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12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

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 Associated Police Officers

B. Public Employee Performance Evaluation, Cal. Gov't Code §54957(b)(1)

Title: City Attorney

14. REPORTS FROM CLOSED SESSION

15. ADJOURNMENT