

City Council Meeting Minutes



August 26, 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
None	None	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 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

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

- A. Presentation: Roads Program Update (Pezeshk)

Roads Program Manager Pezeshk presented the roads program update.

6. **PUBLIC PARTICIPATION**

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

Richard Fortado
Karina Mendoza
Milt Triewelier
Connie Stone
Justin Farkas
Julie Fox
Dave Colnick
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

7. **CITY MANAGER REPORTS/UPDATES**

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Interim City Manager Borrego offered an update on the Housing Element and the HCD (Housing and Community Development) submission from the City of Turlock Housing department. In addition, Ms. Borrego advised she attended the Animal Shelter Olympics in Lathrop recently, which concluded with a dog from the City of Turlock's Animal Shelter being adopted. Turlock Transit's 50th year of operation was mentioned as well as Save Mart's grand reopening, which hosted a friendly competition between City of Turlock's Police Chief Hedden and City of Turlock's Deputy Fire Chief Evans. Lastly, Interim City Manager Borrego advised of two upcoming events: the 7th Annual Warriors Explore Downtown Turlock and the Annual Melon Carnival, which will be held in September.

8. CONSENT CALENDAR

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

Milt Trieweiler

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 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 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

Action: Approved Motion

- B. Motion: Accepting the Minutes of the August 12, 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 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)

Action: Approved Resolution No. 2025-164

- E. Resolution: Approving an Amendment to the Joint Powers Agreement of the Central San Joaquin Valley Risk Management Authority (Loehr)

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Action: Approved Resolution No. 2025-165

- 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)

Action: Approved Resolution No. 2025-166

- 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)

Action: Approved Resolution No. 2025-167

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)

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

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 Ordinance 1333-CS

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)

Finance Director Moreno provided a summary of the updates to the User Fee Schedule.

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

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

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Yes	Yes	Yes	Yes	Yes
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Action: Approved Resolution No. 2025-168

- B. Resolution: Approving the first substantial amendment to the Fiscal Year 2024-2025 City of Turlock/Stanslaus 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)

Housing Program Manager Figueroa 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.

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. 2025-169

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

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lottery process, and authorizing the Interim City Manager to execute all necessary documents to complete the transaction.

Housing Program Manager Figueroa presented the item.

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

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. 2025-170
Approved Resolution No. 2025-171
Approved Resolution No. 2025-172

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

Housing Program Manager Figueroa presented the item.

Mayor Bublak opened the item for public comment. There were no comments from the public, and Mayor Bublak closed public comment.

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. 2025-173

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Vice Mayor Monez shared appreciation for the Housing Program Manager Figueroa and the Housing Department for all of their hard work, especially with regard to the various mobile home parks within the City of Turlock. She also mentioned that public comment is received in several ways, not just in person. Lastly, Vice Mayor Monez mentioned that City of Turlock's Deputy Fire Chief won over City of Turlock's Police Chief in a shopping competition at the recent Save Mart grand reopening.

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Mayor Bublak commended the Animal Shelter Olympics as an outstanding event and expressed her joy at seeing a dog from the City of Turlock successfully adopted. She also mentioned she participated in the Save Mart shopping competition. Mayor Bublak clarified that PG & E is responsible for the current road work on Geer Road. She has requested from PG & E an alternative work schedule and additional signage for the residents of Turlock in an effort to alleviate the congestion on the roads. In closing, she requested that Interim City Manager Borrego review and remedy the current water meter situation.

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

None

15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 8:32 PM.

Respectfully Submitted



Christina Cabada, City Clerk Trainee