

City Council Special Meeting Minutes



October 14, 2025

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

1. CALL TO ORDER

Mayor Bublak called the Regular and Special meetings 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
11A	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 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. Turlock Police Department Animal Services - Adoptable Pets

Animal Services Supervisor Katherine Walthrop presented Tango, a belgian malinois, who is available for adoption.

6. PUBLIC PARTICIPATION

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

Shanin Sommalan
Michael Barco
Karthik Prasad
Karina Mendoza
Landon Whitney
Milt Trieweiler

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John Gabelon

With no further comments, Mayor Bublak closed public comment.

7. CITY MANAGER REPORTS/UPDATES

A. Monthly Department Reports

Interim City Manager Susan Borrego delivered an update regarding the events for the City of Turlock, which can be viewed on the City's website. Additionally, there was an update concerning the City's First Time Home Buyer Program.

8. CONSENT CALENDAR

Mayor Bublak opened the Consent Calendar for public comment. There were no comments from the public, and 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. Accepting the Weekly demands of September 12, 2025 through October 2, 2025 in the amount of \$5,242,169.24

Action: Approved **Motion:** Accepting the Weekly demands of September 12, 2025 through October 2, 2025 in the amount of \$5,242,169.24

- B. Accepting the Minutes of the September 23, 2025 Regular City Council Meeting

Action: Approved **Motion:** Accepting the Minutes of the September 23, 2025 Regular City Council Meeting

- C. Waiving the Reading of Title and Text of All Ordinances Included in the Agenda

Action: Approved **Motion:** Waiving the reading of title and text of all ordinances included in the agenda

- D. Approving the purchase of three Ford Explorer Active model SUVs, to replace the existing vehicles for Turlock Police Department, from Downtown Ford for a total amount not to exceed \$149,291.01 (Fleet Services)

Action: Approved **Motion:** Approving the purchase of three (3) Ford Explorer Active model SUVs from Downtown Ford pursuant to the State of California Contract No. 1-22-23-23F, for a total amount not to exceed \$149,291.01 expensed to Fund 506 "Vehicle/Equipment Replacement" in accordance with Turlock Municipal Code Section 2-7-08(b)(5) allowing use of joint, cooperative, or leveraged purchasing plans and not requiring an additional City bid

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procedure

- E. Rejecting all bids submitted for the window renovations at Fire Station No. 32 (Engineering Division)

Action: Approved **Motion:** Rejecting all bids submitted for City Project No. 24-020 "Fire Station No. 32 Window Replacements"

- F. Approving the purchase of labor and materials to upfit a City-owned van as a Unmanned Aerial Systems vehicle from ADS, Inc for a total amount not to exceed \$135,214.46 (Fleet Services)

Action: Approved **Motion:** Approving the purchase of labor and materials to upfit a City-owned van as a Unmanned Aerial Systems vehicle from Atlantic Diving Supply Inc. dba ADS, Inc pursuant to the Sourcwell Contract 090122-ADS, for a total amount not to exceed \$135,214.46 expensed to Fund 506 "Vehicle/Equipment Replacement" in accordance with Turlock Municipal Code Section 2-7-08(b)(5) allowing use of joint, cooperative, or leveraged purchasing plans and not requiring an additional City bid procedure

- G. Adopting the Sewer System Management Plan (Utilities Maintenance)

Action: Approved **Resolution No. 2025-182:** Adopting the Sewer System Management Plan (SSMP) as prepared by Larry Walker & Associates and affirming that it is in compliance with the Statewide General Waste Discharge Requirements (GWDR) - Sanitary Sewer Systems General Order

- H. Approving an agreement with Talkington Inc. dba Lancaster Painting for refinishing the bus maintenance shop floor for a total amount not to exceed \$46,000.00 (Fleet Services)

Action: Approved **Motion:** Approving an agreement (City Contract 2026-062) with Talkington Inc. dba Lancaster Painting, in response to RFP No. 25-003, for refinishing the bus maintenance shop floor, for a term of one year and a total compensation amount not to exceed \$46,000, inclusive of the \$41,000 contract amount and a \$5,000 contingency, with staff authorized to administer the contingency consistent with the approval authority framework established in Resolution No. 2025-007

- I. Approving Amendment No. 16 for Task Order No. 8 with NV5, Inc. for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$62,502.92 (Roads Program)

Action: Approved **Motion:** Approving Amendment No. 16 for Task Order No. 8 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 \$62,502.92 to be funded by Fund 115 "Measure A – Roads" for Bid Package 2 for City Project No. 23-068 as "NV5 CM Task Order No. 8 for City Project No. 23-068, Bid Package 2"

- J. Approving the Amendment No. 2 to the Agreement with Turlock City Tow for City Vehicle Tow

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Services for a not to exceed amount of \$40,000 (Finance Department)

Action: Approved **Motion:** Approving Amendment No. 2 to an Agreement between the City of Turlock and Turlock City Tow for vehicle tow services on an as needed basis, to increase the total amount not to exceed \$40,000, if all renewal periods are exercised

- K. Approving the Interim City Manager to enter into an agreement with Scott's PPE for annual advanced cleaning, testing and repairs to firefighting ensembles Personal Protective Equipment not to exceed \$33,000 (Fire Department)

Action: Approved **Motion:** Approving an agreement (City Contract No. 2026-049) with Scott's PPE Recon, Inc for the maintenance, testing, and repairs of protective ensembles, commencing on October 14, 2025, for a period of one (1) year, with two (2) additional one-year options to extend, in a total not-to-exceed amount of \$99,000 to be expensed from Fund 110 "General Fund" account 110-30-300.43244 "Safety Clothing Repairs"

- L. Affirming Community Events and Activities Grants awards totaling \$7,000 through Tourism Fund (Recreation)

Action: Approved **Resolution No. 2025-183:** Affirming Community Events and Activities Grants awards totaling \$7,000 funded by Fund 120 "Tourism" in Fiscal Year 2025 - 2026

- M. Awarding bid and approving agreement with CAS Construction in the total amount of \$34,730 for the maintenance and repair of 591 Birchwood Way, Turlock, California (Housing Division)

Action: Approved **Motion:** Awarding the bid and approving an agreement with CAS Construction, in the amount of \$30,200.00, authorizing a contingency amount of \$4,530.00 (15%), for a total project cost of \$34,730.00. \$34,730.00 to be paid from Fund 625 "Successor Agency-LMI" account 625-10-199.47310 "Property Maintenance" for the maintenance and repair of a single-family residential property located at 591 Birchwood Way in Turlock and authorizing the Interim City Manager to sign all necessary documents

9. FINAL READINGS

- A. Update to the Turlock Municipal Code regarding Massage and Massage Establishments (Police Department)

Mayor Bublack read the full title of the ordinance.

Mayor Bublack opened the item for public comment. There were no comments from the public, and Mayor Bublack 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 Bublack
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Yes	Yes	Yes	Yes	Yes
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Action: Approved **Ordinance 1344-CS**: Repealing and replacing Turlock Municipal Code title 6 (sanitation and health), chapter 6-9 (massage establishments and schools of massage) with a new chapter 6-9 (massage and massage establishments) to remove outdated massage establishment regulations and adopt updated regulations according to California state law

10. PUBLIC HEARINGS

- A. Amending the Turlock Municipal Code to Update Construction Bid Thresholds and Procedures Under California's Uniform Public Construction Cost Accounting Act (Municipal Services)

Mayor Bublack read the full title of the ordinance.

Municipal Services Director Chris Fisher 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 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

Action: Approved First Reading of **Ordinance 13XX-CS**: Amending Turlock Municipal Code Title 2 (Administration), Chapter 2-9 (Public Works Contracts)

- B. Approval of proposed annexation of 300 N. Soderquist Road into Community Facilities District No. 2 following a public hearing and mailed ballot election of affected property owners (Development Services)

Assistant Planner Joanne Foster introduced the item.

Mayor Bublak asked City Clerk to confirm receipt of the following documents: a) Proof of Publication of Notice of Public Hearing; b) Signed Waiver and Consent; c) Completed and Signed Ballot and d) Signed Certificate of Clerk Regarding Receipt of Property Owner Waiver and Consent Form and Ballot Declaring Election Results.

City Clerk Nichole Fiez so confirmed.

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

Milt Trieweiler

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With no further comments, Mayor Bublak closed public comment.

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
Yes	Yes	Yes	Yes	Yes

Action: Approved

Resolution No. 2025-184: Calling a Special, Mailed-Ballot Election respecting Proposed Annexation Number 38 to existing Community Facilities District Number 2 (Services Mitigation)

Resolution No. 2025-185: Declaring the results of the Mailed-Ballot Election respecting Proposed Annexation Number 38 to Community Facilities District Number 2 (Services Mitigation) and ordering annexation.

- C. Amending the Turlock Municipal Code Title 4, Chapter 3, Article 1, Article 2 and Article 3 to adopt the 2025 California Fire Code with specific modifications based upon local conditions (Fire Department)

Mayor Bublack read the full title of the ordinance.

Deputy Fire Chief David Bickel presented the first reading of the ordinance.

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

Motioned by Vice Mayor Monez, seconded by Councilmember Philips 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 First Reading of **Ordinance 13XX-CS:** Amending the Turlock Municipal Code Title 4, Chapter 3, Article 1, Article 2 and Article 3 to adopt the 2025 California Fire Code with specific modifications based upon local conditions

11. ACTION ITEMS

- A. Awarding bid and approving an agreement with Taylor Backhoe Service, Inc DBA TBS Contractors of Merced, California for construction of City Project No. 21-043 "John Lazar Park" in the amount of \$1,471,840.18 (Engineering Division)

Councilmember Abram recused herself from the dias at 6:31pm.

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City Engineer Bill Morris presented the item.

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

Milt Trieweiler

With no further comments, Mayor Bublak closed public comment.

Motioned by Vice Mayor Monez, seconded by Councilmember Bixel and carried 4/0 by the following vote:

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

Action: Approved

Motion: Awarding bid and approving an Agreement with Taylor Backhoe Service, Inc DBA TBS Contractors of Merced, California in the amount of \$1,471,840.18 and authorizing a construction contingency amount of \$147,184 (10%) for the construction of City Project No. 21-043 "John Lazar Park" to be funded by Fund 228 "Park Development Tax"

Resolution No. 2025-186: Appropriating \$1,912,000 to Fund 228 "Park Development Tax" account number 228-60-606.51270 "Construction Project" from unallocated reserves for the construction of City Project No. 21-043 "John Lazar Park"

Resolution No. 2025-187: Determining the award of bid for construction of City Project No. 21-043 "John Lazar Park" is exempt from the provisions of CEQA in accordance with Section 15332 of the CEQA Guidelines

Following the vote, Councilmember Abram returned to the dias.

B. Adopt Reserve Policies for Enterprise and Internal Service Funds (Finance Department)

The item was introduced by Finance Director Isaac Moreno.

Mayor Bublak opened the item for public comment. There were no comments from the public, and 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. 2025-188:** Adopt Reserve Policy for Enterprise and Internal Service

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Funds

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Councilmember Abram inquired about the City's general fund reserve policy and whether current allocations are meeting community needs. She expressed interest in seeing the final version of the community strategic plan and its implementation. Councilmember Abram also highlighted the value of programs like "Plan Ops 101," which allow participants to experience a day in the life of a firefighter. She concluded by thanking attendees and acknowledging their contributions.

Councilmember Bixel joined Sergeant Furtado on a ride-along and stated that it was an enjoyable experience. Councilmember Bixel also stated it was a pleasure to observe their professional interactions with community members.

Vice Mayor Monez stated the 26th Annual Turlock Police Association's Widows and Orphans Policeman's Ball is on Saturday at the Our Lady of Assumption Hall.

Mayor Bublak inquired about whether the water meters were arriving soon, and followed up with the discussion about the cameras in the City parks.

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)

- B. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)
Title: City Attorney (Discussion Only)

Mayor Bublak left the dias at 6:47 pm.

14. REPORTS FROM CLOSED SESSION

None

15. ADJOURNMENT

Vice Mayor Monez adjourned the meeting at 7:35 PM.

Respectfully Submitted,



Nichole Fiez, City Clerk