

City Council Regular Meeting Minutes



November 18, 2025

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

1. CALL TO ORDER

Mayor Bublak called the meeting 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, and Mayor Amy Bublak
Absent: Vice Mayor Rebecka Monez

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
None	None	Absent	None	None

4. APPROVAL OF AGENDA AS POSTED OR AMENDED

Action: Motion: Approval of Agenda as Posted, motioned by Councilmember Abram, seconded by Councilmember Phillips and carried 4/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
None	None	Absent	None	None

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

A. Presentation: Roads Program - Geer Road

Item presented by Roads Program Manager Fred Pezeshk with Ed Noriego from Mark Thomas.

6. PUBLIC PARTICIPATION

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

Karen Valek
Milt Trieweiler
Bob Puffer

With no further comments, Mayor Bublak closed public comment.

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7. CITY MANAGER REPORTS/UPDATES

A. Monthly Department Reports

Interim City Manager Sue Borrego reported that artwork from the Senior Citizen Center is currently displayed on the walls at City Hall. She noted that there are openings on city commissions and committees, and encouraged community members to apply. She also announced that Discover Turlock is currently underway.

8. CONSENT CALENDAR

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

Deputy City Attorney Sarah Yonan-Alleta stated that the City Attorney's office has a conflict of interest with item 8C and did not review this item.

Action: Motion: by Councilmember Abram, seconded by Councilmember Bixel, to adopt the Consent Calendar and carried 4/0 by the following vote:

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

- A. Accepting the Weekly demands of October 17, 2025 through November 6, 2025 in the amount of \$5,732,520.04, the Payroll register for July and September 2025, and the Investment Report for October 2025 in the amount of \$315,966,175.47

Action: Approved Motion

- B. Accepting the Minutes of the October 28, 2025 Regular City Council Meeting and the October 30, 2025 Special City Council Meeting

Action: Approved Motion

- C. Awarding bid and approving an agreement with Machado and Sons Construction for City Utility Trench Repair 2025 in the amount of \$155,011.00 (Engineering)

Action: Approved **Resolution No. 2025-193:** Appropriating \$53,000 to Fund 410 "Water Quality Control" account number 410-51-531.43145 "Pave Trenches" from unallocated reserves for the construction of City Project No. 25-041"City Utility Trench Repair 2025"

Action: Approved **Motion:** Awarding bid and approving an Agreement with Machado and Sons Construction, Inc of Turlock, California in the amount of \$155,011.00 and authorizing a construction contingency amount of \$15,500.00 (10.0%) for the construction of City Project No. 25-041"City Utility Trench Repair 2025" to be funded by Fund 410 "Water Quality Control" and Fund 420 "Water"

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Action: Approved **Resolution No. 2025-194:** Determining the award of bid for construction of City Project No. 25-041 "City Utility Trench Repair 2025" is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA guidelines

- D. Approving Contract Change Order No. 2 with SoCal Pacific Construction, Corp. for City Project No. 23-027, "Secondary Clarifier No. 4 Recoating", bringing the revised contract total to \$290,510.00 (Engineering)

Action: Approved **Motion:** Approving Contract Change Order No. 2 between the City of Turlock and SoCal Pacific Construction, Corp. dba National Coating & Lining Company for City Project No. 23-027, "Secondary Clarifier No. 4 Relocating" in the amount of \$16,937.00 bringing the contract total to \$290,510.00

- E. Authorizing the Interim City Manager to execute a Memorandum of Understanding with the Stanislaus Regional Water Authority regarding the preparation of a Joint 2025 Urban Water Management Plan (Municipal Services)

Action: Approved **Motion:** Authorizing the Interim City Manager to execute a Memorandum of Understanding with the Stanislaus Regional Water Authority regarding the preparation of a Joint 2025 Urban Water Management Plan

- F. Adopting the updated Housing Rehabilitation Program and the First Time Homebuyer Secondary Financing Program Policies and Procedures Manuals for the Housing Program Services Division (Housing)

Action: Approved **Motion:** Adopting the updated Housing Rehabilitation Program and the First Time Homebuyer Secondary Financing Program Policies and Procedures Manuals for the Housing Program Services Division.

- G. Approving the purchase renewal of backup software and support with Savant Solutions for an amount not to exceed \$61,908.55 (Information Technology)

Action: Approved **Motion:** Approving the renewal of Rubrik Data Backup and Recovery Solution software support with Savant Solutions for an amount not to exceed \$61,908.55, which includes a base quote of \$56,280.50 and a ten percent (10%) contingency (\$5,628.05) to accommodate potential increases in cloud storage consumption.

9. **FINAL READINGS**

None

10. **PUBLIC HEARINGS**

- A. Adopting the Procurement Manual and the First Reading of an Ordinance Amending Turlock Municipal Code Title 2, Chapter 7, regarding purchasing system to standardize and update the procurement and contracting process (Finance)

Finance Director Isaac Moreno presented the item.

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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 Councilmember Bixel, to adopt the item and carried 4/0 by the following vote:

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

Action: Approved **Motion:** Adopt the Procurement Manual

Approved **First Reading of an Ordinance:** Amend Turlock Municipal Code Title 2, Chapter 7, regarding purchasing system to standardize and update the procurement and contracting process

11. ACTION ITEMS

- A. Appropriating \$299,399 in ARPA funds and approving an agreement, in a form approved by the City Attorney, with QWAKE Technologies for helmet camera equipment, software, and training (Fire)

Deputy Fire Chief Harcken presented the item in conjunction with Sam Cossman from QWAKE Technologies.

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

Milt Trieweilwer
Name not provided

With no further comments, Mayor Bublak closed public comment.

Motioned by Mayor Bublak, seconded by Councilmember Phillips and carried 3/1 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
No	Yes	Absent	Yes	Yes

Action: Approved **Motion:** Approving an agreement with QWAKE Technologies for the purchase of sixteen (16) C-THRU Navigator units, four (4) Command tablets, accessories, shipping, three (3) year term for software subscription and initial training and start up in a form approved by the City Attorney

Approved **Resolution No. 2025-195:** Appropriating \$299,399 to Fund 119 "American Rescue Plan Act" account # 119-30- 300.51035 "Helmet Cameras" for the agreement with Qwake Technologies Inc. for the purchase of C-Thru technology equipment, software, training and support

- B. Approving an agreement, in form approved by the City Attorney, with StanCOG to receive \$454,769 in REAP 2.0 funds and authorizing the Interim City Manager to contract with Dyett & Bhatia and Professional Planners to prepare a Master plan and zoning updates for the seven

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unincorporated county islands (Development Services)

Development Services Department Director Werner 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 Councilmember Abram, seconded by Councilmember Bixel and failed 2/2 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Absent	No	No

Motioned to reconsider and adopt original item, by Mayor Bublak, seconded by Councilmember Abram and carried 4/0 by the following vote:

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

Action: Approved **Resolution No. 2025-196** Appropriating \$454,769 to Revenue Account Number 271-40-400-452.34168 "REAP Grant" to be funded from a sub-allocation from the 2021 Regional Early Action Planning (REAP 2.0) grant and to appropriate \$454,769 to Expense Account Number 271-40-400-452.43055_000 "Consultant General" for the preparation of a comprehensive master plan for seven County Islands and the necessary zoning amendments

Action: Approved **Resolution No. 2025-197** Approving a Memorandum of Understanding (MOU), in a form approved by the City Attorney, between the City of Turlock and Stanislaus Council of Governments (StanCOG) accepting the sub-allocation of 2021 Regional Early Action Planning (REAP 2.0) grant funds in the amount of \$454,769 and authorizing the Interim City Manager to enter into, execute and deliver the MOU and any and all other documents necessary to secure the grant

Action: Motion: Authorizing the Interim City Manager to enter into a professional services agreement, in a form approved by the City Attorney, with Dyett and Bhatia Urban and Professional Planners for the preparation of a comprehensive master plan for the seven unincorporated county islands within the City's Sphere of Influence and prepare the appropriate and necessary documents and rezone amendments

- C. Accepting the City of Turlock's audited Financial Statements and related reports for the Fiscal Year Ended June 30, 2024 (Finance)

Finance Director Isaac Moreno presented the item in conjunction with Certified Public Accountant, Naeeraj Datta.

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

Name not provided
Bob Puffer

With no further comments, Mayor Bublak closed public comment.

Motioned by Councilmember Abram, seconded by Councilmember Bixel and carried 4/0 by the following vote:

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

Action: Approved **Resolution No. 2025-198:** Accepting the City of Turlock's audited Financial Statements and related reports for the Fiscal Year ended June 30, 2024

- D. Approving an agreement with Solid Networks Inc. for the purchase of co-managed project support and professional services for Microsoft 365 for an initial three-year term of \$186,000 (Information Technology)

Information Technology Director Nick Showalter 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 Councilmember Phillips and carried 4/0 by the following vote:

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

Action: Approved **Motion:** Approving an Agreement with Solid Networks Inc. for the purchase of co-managed project support and professional services for Microsoft 365, including the configuration development, migration of email, and lifecycle management, for an initial three (3) year term of \$186,000 (including a ten percent contingency) to continue on a month-to-month renewal thereafter, expensed from Fund 501 "Information Technology."

- E. Increase Turlock Partnership Incentive Program grant from \$1,000 to \$3,500 to better support new businesses. (Economic Development)

Communications Specialist Joseph Spangler presented the item.

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

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Motioned by Mayor Bublak, seconded by Councilmember Abram and carried 4/0 by the following vote:

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

Action: Approved **Motion:** Increase Turlock Partnership Incentive Program grant from \$1,000 to \$3,500 to better support new businesses

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Councilmember Abram thanked staff for their work on the Veteran's Day event and highlighted upcoming festivities, including the Christmas Parade and the Firetruck Santa, which will have a published route map.

Councilmember Bixel extended warm wishes for a Happy Thanksgiving.

Councilmember Phillips expressed gratitude to City staff as well as the Fire and Police Chiefs.

Mayor Bublak shared that Derik Dami, a member of Measure L and the CDBG Committee, had recently passed away, offering prayers for his family. She also noted upcoming CSU Stanislaus men's soccer and volleyball games, and reminded everyone that the annual tree lighting will take place the day after Thanksgiving.

13. CLOSED SESSION

City Clerk Nichole Fiez read aloud the closed session items.

- 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): One (1)
- B. 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
Employee Organization: Turlock Associated Police Officers

14. REPORTS FROM CLOSED SESSION

None

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15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 8:46 PM.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Kelly Renteria". The signature is written in a cursive, flowing style.

Kelly Renteria, Deputy City Clerk