

# City Council , Public Financing Authority and Successor Agency to the Turlock Redevelopment Agency Joint Meeting Minutes



**December 9, 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:** Approved **Motion:** Approval of Agenda as posted, 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

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

**A. Turlock Police Department Animal Services - Adoptable Pets**

Animal Services Supervisor Walthrop introduced Holly the dog and advised she is available for adoption soon.

**B. Recognition: Stanislaus State Men's Soccer Team 2025**

Mayor Bublak presented a certificate of recognition to the 2025 Stanislaus State Men's Soccer

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Team. Interim City Manager Borrego offered details of the team's various accomplishments throughout the season.

- C. Appointment: Measure L Citizens Oversight Committee, Parks, Art & Recreation Commission, Community Block Grant Selection Committee, and Planning Commission - Community Members

Mayor Bublak recommended Pam Franco to the Measure L Citizens Oversight Committee.

**Action:** Approved **Motion:** by Mayor Bublak, seconded by Councilmember Abram to approve the appointment of Pam Franco. Motion carried 4/0 by the following vote:

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

Mayor Bublak recommended Brent Bohlender, Michael Casale and Shehu Hassan to the Parks, Arts & Recreation Commission.

**Action:** Approved **Motion:** by Mayor Bublak, seconded by Councilmember Abram to approve the appointment of Brent Bohlender, Michael Casale and Shehu Hassan. Motion carried 4/0 by the following vote:

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

Mayor Bublak recommended Allison Jeffrey, Dejeune Shelton, Ron Bridegroom, Lupe Aguilera and Nathan Corey Higgins to the Community Block Grant Selection Committee.

**Action:** Approved **Motion:** by Mayor Bublak, seconded by Councilmember Abram to approve the appointment of Allison Jeffrey, Dejeune Shelton, Ron Bridegroom, Lupe Aguilera and Nathan Corey Higgins. Motion carried 4/0 by the following vote:

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

Mayor Bublak recommended Matthew Davis and Patrick Shields to the Planning Commission.

**Action:** Approved **Motion:** by Mayor Bublak, seconded by Councilmember Abram to approve the appointment of Matthew Davis and Patrick Shields. Motion carried 4/0 by the following vote:

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

**6. PUBLIC PARTICIPATION**

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

Milt Trieweiler  
 America Lucindo Lara  
 Julianne Phillips

With no further comments, Mayor Bublak closed public comment.

**7. CITY MANAGER REPORTS/UPDATES**

Interim City Manager Borrego invited Municipal Services Director Fisher to offer details in regard to the parking concern near Stanislaus State College. Borrego proceeded to provide updates on construction on Christmas Tree Lane in Turlock as well as various businesses within Turlock. She also mentioned the addition of Measure A content on the City of Turlock website as well as sharing gratitude to the Municipal Services department for the recent Christmas parade. Interim City Manager Borrego closed with wishing the community a great holiday season.

A. Monthly Department Reports

**8. CONSENT CALENDAR**

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

**Action:** Motion: by Councilmember Abram, seconded by Councilmember Phillips, 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 November 7, 2025 through November 27, 2025 in the amount of \$4,617,630.15

**Action:** Approved Motion: Accepting the weekly demands of November 7, 2025 through November 27, 2025 in the amount of \$4,617,630.15

B. Accepting the Minutes of the November 18, 2025 Regular City Council Meeting

**Action:** Approved Motion: Accepting the Minutes of the November 18, 2025 Regular City

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- C. Approving the City Council Meeting Calendar for 2026

**Action:** Approved **Resolution No. 2025-199:** Adopting the 2026 City Council meeting schedule in accordance with Turlock Municipal Code Section 2-1-02.

- D. Accepting improvements for City Project No. 22-001 (Bid Package 1) for Roads Program CIP Projects and authorizing the City Engineer to file a Notice of Completion (Roads Program)

**Action:** Approved **Motion:** Accepting improvements for City Project No. 22-001 (Bid Package 1) for Roads Program CIP Projects and authorizing the City Engineer to file a Notice of Completion

- E. Approving Amendment No. 6 for Task Order No. 3 with CCME, Inc. for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$44,970.20 (Roads Program)

**Action:** Approved **Motion:** Approving Amendment No. 6 for Task Order No. 3 under the terms of the Master Agreement (City Contract No. 2024-112) with CCME, Inc. (Merced, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$44,970.20 to be funded by Fund 115 "Measure A – Roads" for Bid Package 3 for City Project No. 23-068 as "CCME CM Task Order No. 3 for City Project No. 23-068, Bid Package 3"

- F. Approving an agreement (City Contract 2026-084) with Firecode Safety Equipment, Inc in response to RFB No. 25-018, for Portable Fire Extinguisher Inspections and Services, for up to five years and a total compensation amount not to exceed \$100,000 (Fleet Services)

**Action:** Approved **Motion:** Approving an agreement (City Contract No. 2026-084) with Firecode Safety Equipment, Inc., in response to Request for Bid (RFB) No. 25-018, for Portable Fire Extinguisher Inspections and Services for all City facilities and vehicles, for a term of up to five years and a total compensation amount not to exceed \$100,000

- G. Approving City-wide pay ranges for part time employees effective January 1, 2026 (Human Relations)

**Action:** Approved **Resolution No. 2025-200:** Approving City-wide pay ranges for part-time employees in accordance with the California Department of Industrial Relations Minimum Wage Requirement, effective January 1, 2026

- H. Accepting an allocation of funds in the amount of \$75,000 to administer the Selective Traffic Enforcement Program Grant through the California Office of Traffic Safety

**Action:** Approved **Resolution No. 2025-201:** Accepting an allocation of funds in the amount of \$75,000 to administer the Selective Traffic Enforcement Program Grant through the California Office of Traffic Safety and appropriating said funds to Fund 266 "OTS Step Grant" account number 266-20-255-352.35720 and accounts 266-20-255-352.41100\_013 "Overtime OTS Step Grant" with associated benefit accounts for overtime in the amount of \$71,605, 266-

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20-255-352.47095\_019 "Training STEP Grant #PT26085" in the amount of \$2,017, and 266-20-255-352.44001\_045 "Supplies STEP Grant #PT26085" in the amount of \$1,378.

- I. Approving an agreement (City Contract No. 2026-089) with HSQ Tech Inc for maintenance service of the Telemetry software/hardware, for a term of up to five years and a total compensation amount not to exceed \$450,000 (Water Quality Control)

**Action:** Approved **Resolution No. 2025-202:** Approving an agreement (City Contract No. 2026-089) with HSQ Tech Inc. for maintenance service of the telemetry software/hardware, and further determining, pursuant to Turlock Municipal Code Section 2-7-08(b)(6), that the best interests of the City require that the purchase be made without compliance with the formal bid procedure

- J. Approving the Side Letter Agreement to the Schedule of Benefit Plans and Policies between the City of Turlock and the Confidential Employees Regarding Doctorate Degree Pay (Human Relations)

**Action:** Approved **Resolution No. 2025-203:** Approving the Side Letter Agreement to the Schedule of Benefit Plans and Policies between the City of Turlock and the Confidential Employees Regarding Doctorate Degree Pay

- K. Approving an agreement with Virtual Project Manager, LLC for web-based project management services for a one-year term and automatic one-year renewals unless terminated (Engineering)

**Action:** Approved **Motion:** Approving an agreement (City Contract 2026-076), effective January 1, 2026, with Virtual Project Manager, LLC for web-based project management services, for a term of one year with automatic one-year renewals unless terminated, to be expensed from Fund 110 (General Fund)

- L. Awarding bid and approving an agreement with Mid Cal Pipeline & Utilities, Inc. for City Project No. 25-051 "El Paseo Sanitary Sewer Main Replacement" in the amount of \$350,950 (Engineering)

**Action:** Approved **Motion:** Awarding bid and approving an Agreement with Mid Cal Pipeline & Utilities, Inc., of Merced, California in the amount of \$350,950 and authorizing a construction contingency amount of \$36,000 (10.0%) for the construction of City Project No. 25-051 "El Paseo Sanitary Sewer Main Replacement" to be funded by Fund 410 "Water Quality Control"

**Action:** Approved **Resolution No. 2025-204:** Determining the award of bid for the construction of City Project No. 25-051 "El Paseo Sanitary Sewer Main Replacement" is exempt from the provisions of CEQA in accordance with Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines and appropriating project funds from Fund 410 unallocated reserves totaling \$551,950 to Fund 410 (Water Quality Control) account number 410-51-534.51300

- M. Declaring the Intention to Order Annexation No. 40 for the property located at 2831 N. Walnut Road, (Stanislaus County Assessor's Parcel 088-008-068), to Existing Community Facilities

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District No. 2 (Development Services)

**Action:** Approved **Resolution No. 2025-205:** Declaring the Intention to Order Annexation No. 40 for the property located at 2831 N. Walnut Road, (Stanislaus County Assessor's Parcel 088-008-068), to Existing Community Facilities District No. 2 (Services Mitigation)

- N. Approving an agreement with L.N. Curtis & Sons for turnout gear for three (3) years not to exceed annual amount of \$150,000 (Fire Department)

**Action:** Approved **Motion:** Approving a three (3) year agreement with L.N. Curtis & Sons for an annual amount not to exceed \$150,000 for the purchase of turnout gear and supplies.

- O. Accepting the AB1600 Annual Report for Development Impact Fees for Fiscal Year 2024-2025 as required by California Government Code Section 66006(b) (Engineering)

**Action:** Approved **Motion:** Accepting the AB1600 Annual Report for Development Impact Fees for Fiscal Year 2024-2025 as required by California Government Code Section 66006(b)

- P. Approving the purchase renewal of VMware software licensing and support with The [Re]Design Group for an annual amount not to exceed \$194,844.00. (Information Technology)

**Action:** Approved **Resolution No. 2025-206:** Approving the three (3) year purchase renewal of VMware Cloud Foundation software licensing and support with The [Re]Design Group for an annual amount not to exceed \$194,844.00, which includes a base quote of \$177,844.00 and a contingency of \$17,000.00 to accommodate potential growth in storage capacity.

- Q. Amending the Successor Agency to the Turlock Redevelopment Agency Regular Meeting Schedule from Monthly to Annually (City Clerk)

**Action:** Approved **Resolution No. 2025-207:** Rescind Resolution 2013-167, and Amend Resolution 2012-023 to Adopt An Amended Regular Meeting Schedule for the Successor Agency to the Turlock Redevelopment Agency

**9. FINAL READINGS**

- A. Second and Final 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)

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

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**Action:** Approved **Ordinance 1337-CS**: Second and Final Reading Amending Turlock Municipal Code Title 2, Chapter 7, regarding purchasing system to standardize and update the procurement and contracting process

**10. PUBLIC HEARINGS**

- A. Introduction and first reading of an Ordinance amending Turlock Municipal Code Title 8, Chapter 1, Article 1; Section 02, Chapter 2, Article 1, Section 02; Chapter 5, Article 1, Section 02 and Chapter 6 Article 1 Section 02 to adopt the 2025 California Building Standards Code. (Development Services)

Development Services Director Werner presented the item.

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

Motioned by Councilmember Bixel, 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**: Adopt the 2025 California Building Standards Code

Approved **First Reading of an Ordinance**: Amend Turlock Municipal Code Title 8, Chapter 1, Article 1; Section 02, Chapter 2, Article 1, Section 02; Chapter 5, Article 1, Section 02 and Chapter 6 Article 1, Section 02 to adopt the 2025 California Building Standards Code.

- B. Approval of proposed annexation of 1601 W. Monte Vista Avenue, 3201 Four Seasons Drive, and 3130 E Tuolumne Road into Community Facilities District No. 2 following a public hearing and mailed ballot election of affected property owners (Development Services)

Development Services Director Werner introduced the item.

Development Services Director Werner asked the 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 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. 2025-208:** Calling a Special, Mailed-Ballot Election respecting Proposed Annexation Number 39 to existing Community Facilities District Number 2 (Services Mitigation)

**Action:** Approved: **Resolution No. 2025-209:** Declaring the results of the Mailed-Ballot Election respecting Proposed Annexation Number 39 to Community Facilities District Number 2 (Services Mitigation) and ordering annexation.

- C. Confirming making no change in the cap on the number of beds that may be permitted under the nondiscretionary permit process within the SB 2 emergency shelter overlay district (Development Services)

Development Services Director Werner presented the item.

Mayor Bublak opened the item for public comment, and with none, 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 **Motion:** Confirm making no change in the cap on the number of beds that may be permitted under the nondiscretionary permit process within the SB 2 Emergency Shelter Overlay District

- D. Accepting the 2025 Public Health Goal Report (Regulatory Affairs)

Regulatory Affairs Manager Tejeda and Staff Services Analyst Madrigal presented the item.

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

Milt Triewieler

With no further comments, Mayor Bublak closed public comment.

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Motioned by Councilmember Abram, seconded by Councilmember Bixeland 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:** Accepting the 2025 Public Health Goal Report

- E. Revising the City of Turlock's Sidewalk Policy By:  
Introduction and first reading of an ordinance amending Turlock Municipal Code Title 7 (Public Works), Chapter 7-2 (Street Improvements), Article 6 (Miscellaneous Provisions), and amending Chapter 7-6 (Sidewalk Maintenance and Repair Obligations); Adopting resolutions related to a sidewalk repair assistance program, offsetting encroachment permit fees, rescinding Resolution 1992-081 and related budget amendments (Municipal Services)

Municipal Services Director Fisher in conjunction with Megan Burke of Jarvis Fay, LLP, presented the item.

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

Motioned by Councilmember Bixel, 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:** Amend Chapter 7-6 (Sidewalk Maintenance and Repair Obligations)

**Action:** Approved **First Reading of an Ordinance:** Amend Turlock Municipal Code Title 7 (Public Works), Chapter 7-2 (Street Improvements), Article 6 (Miscellaneous Provisions), and amending Chapter 7-6 (Sidewalk Maintenance and Repair Obligations)

**Action:** Approved **Resolution No. 2025-210:** Adopting a sidewalk repair assistance program and authorizing the City Manager or Interim City Manager to administer the sidewalk repair assistance program and Amend the Fiscal Year 2025–26 budget to reflect \$100,000 in revenue (account 218-40-463.35350 – Sidewalk Repair Program) and \$400,000 in expenses (account 218-40-463.47320\_001 – Repair Program Sidewalk) from Fund 218 (Measure L) unallocated reserves

**Action:** Approved **Resolution No. 2025-211:** Increasing the commitment established in Resolution 2025-072 from \$25,000 to \$50,000 and appropriate \$25,000 to Fund 217 “Streets – Gas Tax” account number 217-50-510.47320\_001 “Repair Program Sidewalk” from unallocated reserves for offsetting encroachment permit fees for qualifying frontage improvement projects

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**Action:** Approved **Resolution No. 2025-212:** Rescinding Resolution 1992-081

- F. Annual Review of the Development Agreement for Plan4 Dream (Development Services)  
 Development Services Director Werner presented the item.

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

Rob Bridegroom  
 Zachary Drivon

With no further comments, Mayor Bublak closed public comment.

Motioned by Councilmember Abram, seconded by Councilmember Bixel and carried 3/1 by the following vote:

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

**Action:** Approved **Resolution No. 2025-213:** Finding that Plan4Dream has complied in good faith with the terms and conditions of the Development Agreement (DA) between Plan4Dream, formerly JDI Farms, and the City of Turlock for the operation of an indoor cannabis cultivation, manufacturing and distribution business at 600 D Street, Stanislaus Assessor's Parcel Number 043-018-016.

- G. Annual Review of the Development Agreement for NHC (Development Services)

Development Services Director Werner presented the item.

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

Motioned by Councilmember Abram, seconded by Councilmember Bixel and carried 3/1 by the following vote:

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

**Action:** Approved **Resolution No. 2025-214:** Finding that NHC has complied in good faith with the terms and conditions of the Development Agreement (DA) between NHC and the City of Turlock for the operation of a cannabis retail dispensary at 3401 W. Monte Vista Avenue, Stanislaus Assessor's Parcel Number 087-003-039.

- H. Annual Review of the Development Agreement for Perfect Union (Development Services)

Development Services Director Werner presented the item.

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

Motioned by Councilmember Abram, seconded by Councilmember Bixel and carried 3/1 by the following vote:

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

**Action:** Approved **Resolution No. 2025-215:** Finding that Perfect Union has complied in good faith with the terms and conditions of the Development Agreement (DA) between Perfect Union and the City of Turlock for the operation of a cannabis retail dispensary at 2500 N. Golden State Boulevard, Stanislaus Assessor's Parcel Number 088-007-025.

I. Annual Review of the Development Agreement for Firehouse (Development Services)

Development Services Director Werner presented the item.

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

Zachary Drivon

With no further comments, Mayor Bublak closed public comment.

Motioned by Councilmember Abram, seconded by Councilmember Bixel and carried 3/1 by the following vote:

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

**Action:** Approved **Resolution No. 2025-216:** Finding that Firehouse has complied in good faith with the terms and conditions of the Development Agreement (DA) between Firehouse and the City of Turlock for the operation of a cannabis retail dispensary at 1601 W. Main Street, Stanislaus Assessor's Parcel Number 089-015-006.

J. Annual Review of the Development Agreement for The Evergreen Market dba FF Farms (Development Services)

Development Services Director Werner presented the item.

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

Motioned by Councilmember Abram, seconded by Councilmember Bixel and carried 3/1 by the following vote:

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

**Action:** Approved **Resolution No. 2025-217:** Finding that The Evergreen Market dba FF Farms has complied in good faith with the terms and conditions of the Development Agreement (DA) between The Evergreen Market dba FF Farms and the City of Turlock for the operation of a cannabis retail dispensary at 101 E. Glenwood Avenue, Stanislaus Assessor's Parcel Number 044-022-013.

K. Annual Review of the Development Agreement for Flavor Farms (Development Services)

Development Services Director Werner presented the item.

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

Motioned by Councilmember Abram, seconded by Councilmember Bixel and carried 3/1 by the following vote:

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

**Action:** Approved **Resolution No. 2025-218:** Finding that 680 D St., LLC dba Flavor Farms has complied in good faith with the terms and conditions of the Development Agreement (DA) between 680 D St., LLC and the City of Turlock for the operation of a cannabis retail dispensary at 680 D Street, Stanislaus Assessor's Parcel Number 089-015-006.

Mayor Bublak paused the City Council meeting at 7:09 PM and opened the Public Financing Authority.

**11. ACTION ITEMS OF THE PUBLIC FINANCING AUTHORITY**

A. Amending the Public Financing Authority's Regular Meeting Schedule from Monthly to Annually (City Clerk)

City Clerk Fiez and Finance Director Moreno presented the item.

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

Milt Trieweiler

With no further comments, Chairperson Bublak closed public comment.

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

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Authority Member Abram	Authority Member Bixel	Authority Member Monez	Authority Member Phillips	Chairperson Bublak
Yes	Yes	Absent	Yes	Yes

**Action:** Approved **Resolution No. PFA 2025-001:** Rescind and Replace PFA-2013-002 and Adopt an Amended Regular Meeting Schedule for the Public Financing Authority

Mayor Bublak closed the Public Financing Authority at 7:12 PM and opened the Successor Agency to the Turlock Redevelopment Agency.

**12. ACTION ITEMS OF THE SUCCESSOR AGENCY FOR THE TURLOCK REDEVELOPMENT AGENCY**

- A. Approving a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2026 through June 30, 2027 (ROPS 26-27) pursuant to Health and Safety Code Section 34177 and taking related actions (Finance)

Finance Director Moreno presented the item.

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

Milt Trieweiler

With no further comments, Chairperson Bublak closed public comment.

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

Agency Member Abram	Agency Member Bixel	Agency Member Monez	Agency Member Phillips	Chairperson Bublak
Yes	Yes	Absent	Yes	Yes

**Action:** Approved **Resolution No. SA RDA 2025-001:** Recognizing Obligation Payment Schedule for the fiscal period from July 1, 2026, through June 30, 2027 (ROPS 26-27) pursuant to Health and Safety Code Section 34177 and taking related actions

- B. Approving proposed administrative budgets for the six-month fiscal periods from July 1, 2026 through December 31, 2026 and from January 1, 2027 through June 30, 2027 and taking related actions (Finance)

Finance Director Moreno presented the item.

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

Milt Trieweiler

With no further comments, Chairperson Bublak closed public comment.

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

Agency Member Abram	Agency Member Bixel	Agency Member Monez	Agency Member Phillips	Agency Member Bublak
Yes	Yes	Absent	Yes	Yes

**Action:** Approved **Resolution No. SA RDA 2025-002:** Approve proposed administrative budgets for the six-month fiscal periods from July 1, 2026, through December 31, 2026, and from January 1, 2027, through June 30, 2027, and taking related actions

Mayor Bublak closed the Successor Agency for the Turlock Redevelopment Agency and reconvened the City of Turlock Council meeting at 7:21 PM.

**13. ACTION ITEMS**

- A. Approving payment of annual investor invoice of \$50,000 for year five (5) of a five-year Memorandum of Understanding (MOU) with Stanislaus Business Alliance (Opportunity Stanislaus) Economic Development and Workforce Strategies and authorizing the City Manager approve annual payment (Economic Development)

Economic Development Director Sims presented the item in conjunction with Dave White of Opportunity Stanislaus.

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

Rob Bridegroom

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 **Motion:** Approving payment of annual investor invoice of \$50,000 for year five (5) of a five-year Memorandum of Understanding (MOU) with Stanislaus Business Alliance (Opportunity Stanislaus) Economic Development and Workforce Strategies and authorizing the City Manager to approve annual payment.

- B. Approving the Classification Study Final Report, Revised/Reformatted and New Job Descriptions, and Amending the Associated Salary Schedules Effective December 9, 2025 (Human Relations)

**CITY OF TURLOCK**  
**CITY COUNCIL, PUBLIC FINANCING AUTHORITY, AND SUCCESSOR AGENCY TO THE TURLOCK**  
**REDEVELOPMENT**  
**JOINT REGULAR MEETING AGENDA**  
**Tuesday, December 9, 2025**

Human Relations Director Dhami presented the item in conjunction with Geoff Rothman of Sloan Sakai Yeung & Wong LLP.

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 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. 2025-219:** Approving the Classification Study Final Report, revised/reformatted and new job descriptions, and amend the Management Salary Schedule, Confidential Salary Schedule, Turlock City Employees Association (TCEA) Salary Schedule, Turlock Associated Police Officers (TAPO) Salary Schedule, Turlock Management Association-Public Safety (TMAPS) (Police) Salary Schedule and approve an Unrepresented Salary Schedule effective December 9, 2025.

- C. Adopting Amendments to the Fiscal Year 2025-2026 Budget as a Result of the First Quarter Budget Review (Finance)

Finance Director Moreno 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 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. 2025-220:** Adopting Amendments to the Fiscal Year 2025-2026 Budget as a Result of the First Quarter Budget Review

**CITY OF TURLOCK  
CITY COUNCIL, PUBLIC FINANCING AUTHORITY, AND SUCCESSOR AGENCY TO THE TURLOCK  
REDEVELOPMENT  
JOINT REGULAR MEETING AGENDA  
Tuesday, December 9, 2025**

- D. Appropriating \$75,000 to the Information Technology fund and approving a purchase agreement for Enterprise Permitting and Licensing software from Tyler Technologies for an initial three-year term of \$974,589. (Information Technology)

Information Technology Director Showalter presented the item.

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

Milt Trieweiler

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 **Motion:** Approving the agreement with Tyler Technologies for the purchase of Enterprise Permitting and Licensing software for an initial three-year term of \$974,589 which includes setup, implementation, and annual recurring fees along with a ten percent (10%) contingency utilizing Sourcewell contract No.060624-TTI, 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.

**Action:** Approved **Resolution No. 2025-221:** Appropriating \$75,000 to Fund 501 "Information Technology" account 501-10-130.43045 - Computer Maintenance for the agreement with Tyler Technologies for the purchase of Enterprise Permitting and Licensing software.

**14. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS**

Councilmember Abram extended her gratitude to all members who were involved in the Christmas parade and wished the community happy holidays.

Councilmember Bixel extended his gratitude to Karen Packwood and Parks and Recreation staff for facilitating the Christmas Parade and creating the Council float.

Councilmember Phillips thanked the staff for the Council float in the Christmas parade and shared that it was a wonderful experience. In closing, she wished the community happy holidays.

Mayor Bublak requested a quick demonstration of the Measure A content on the City of Turlock website. In addition, she requested an update on the Senior Center roof as well as the water meters. Mayor Bublak also requested staff to direct their research to opportunity zones. In closing, she extended her gratitude for the Christmas parade and wished everyone a safe Christmas and New Year.

**CITY OF TURLOCK**  
**CITY COUNCIL, PUBLIC FINANCING AUTHORITY, AND SUCCESSOR AGENCY TO THE TURLOCK**  
**REDEVELOPMENT**  
**JOINT REGULAR MEETING AGENDA**  
**Tuesday, December 9, 2025**

**15. CLOSED SESSION**

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

**16. REPORTS FROM CLOSED SESSION**

None

**17. ADJOURNMENT**

Mayor Bublak adjourned the meeting at 9:20 PM.

Respectfully Submitted



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Christina Cabada, City Clerk Trainee



**Christopher Fisher**  
MUNICIPAL SERVICES DIRECTOR  
cfisher@turlock.ca.us

MUNICIPAL SERVICES  
ADMINISTRATION

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156 S. BROADWAY, SUITE 270 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5590 | FAX 209-668-5695

## Public Hearing Item 10E

### MEMORANDUM

**TO: MAYOR AND COUNCILMEMBERS**

**DATE: DECEMBER 9, 2025**

**RE: CORRECTION TO PUBLIC HEARING ITEM 10E**

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Staff requests that the City Council accept the attached revised draft resolution for Public Hearing Item 10E, which concerns the adoption of an assistance program for sidewalk, curb, and gutter repair.

Section C of the resolving clause on Page 3 outlines what types of work are eligible or not eligible for financial assistance. After reviewing the first draft, staff identified that the wording could be read to mean that sidewalk defects caused by Street Trees (as defined in Turlock Municipal Code Title 7, Chapter 7, "Street Trees") would not be covered under the program. That was not the intent. The exclusion staff intended to convey was that tree-related work itself, such as pruning, removal, or replacement, is not part of the program. The suggested change can be reviewed in the attached revised resolution in its full context or in brief below.

- c. Only dangerous sidewalk, curb, or gutter defects, as determined by the City Engineer based on criteria established pursuant to Section 4, are eligible for repair under the Program. Repairs to driveways, non-dangerous defects, defects outside the public right-of-way, work performed before application approval, and ~~repairs related to street trees~~ any tree-related activities (such as pruning, removal, or replacement) are not eligible.

Staff recommends adoption of the revised resolution, which clarifies this point and ensures consistency with the intent of the program.

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ADOPTING A  
SIDEWALK REPAIR ASSISTANCE  
PROGRAM AND AUTHORIZING THE CITY  
MANAGER OR INTERIM CITY MANAGER  
TO ADMINISTER THE SIDEWALK REPAIR  
ASSISTANCE PROGRAM AND AMENDING  
THE FISCAL YEAR 2025–26 BUDGET TO  
REFLECT \$100,000 IN REVENUE  
(ACCOUNT 218-40-463.35350 – SIDEWALK  
REPAIR PROGRAM) AND \$400,000 IN  
EXPENSES (ACCOUNT 218-40-  
463.47320\_001 – REPAIR PROGRAM  
SIDEWALK) FROM FUND 218 (MEASURE  
L) UNALLOCATED RESERVES

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RESOLUTION NO. 2025-

**WHEREAS**, sidewalks are a critical component of the City’s transportation network, providing safe, accessible, and convenient routes for pedestrians, including children, seniors, and persons with disabilities; and

**WHEREAS**, the construction, maintenance, and repair of sidewalks is essential to protecting public health, safety, and welfare by ensuring accessible rights-of-way and minimizing hazards; and

**WHEREAS**, California law, including Division 7, Part 3, Chapter 22 of the Streets and Highways Code, establishes the responsibility of adjacent property owners to maintain sidewalks adjoining their property; and

**WHEREAS**, the Turlock Municipal Code further affirms this responsibility, requiring adjacent property owners to maintain sidewalks, curbs, gutters, and driveway approaches in a safe and serviceable condition; and

**WHEREAS**, the City Council recognizes that sidewalk repair costs can pose a financial hardship for property owners and that a shared-cost assistance program will promote timely repairs and reduce liability risks for both property owners and the City; and

**WHEREAS**, it is in the City’s best interest to provide financial assistance to property owners, as needed, to promote timely and widespread sidewalk repairs; and

**WHEREAS**, to aid Turlock residents in maintaining their sidewalks, the City will contract with a vendor who can provide concrete services and then collect a portion of the repair cost from the property owner; and

**WHEREAS**, the City Council desires to amend the Fiscal Year 2025–26 budget to establish funding for a sidewalk repair assistance program by recognizing anticipated revenues and appropriating expenditures necessary for program implementation; and

**WHEREAS**, the City Council desires to allocate funding from Measure L - Fund 218 - to establish and administer a sidewalk repair assistance program, thereby providing meaningful financial support to property owners while ensuring the effective and efficient delivery of sidewalk repair projects; and

**WHEREAS**, the total proposed budget amendment reflects \$100,000 in revenue (Account 218-40-463.35350 – Sidewalk Repair Program) and \$400,000 in expenses (Account 218-40-463.47320\_001 – Repair Program Sidewalk); and

**WHEREAS**, the City Council intends that sidewalk repair assistance be provided on a first-come, first-served basis, subject to annual appropriation, and only until funds allocated for the program have been fully expended; and

**WHEREAS**, participation in the sidewalk repair assistance program does not alter or shift the legal responsibility of adjacent property owners under State law or the Turlock Municipal Code to maintain the sidewalk adjoining their property; and

**WHEREAS**, the City Council of the City of Turlock is committed to promoting safe, accessible, and well-maintained sidewalks throughout the community, and finds that the actions taken by this resolution are necessary and appropriate to protect the public health, safety, and welfare.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Turlock as follows:

1. The City Council hereby finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.
2. This action is not a project under CEQA Guidelines Section 15378(b)(5) because the action consists of “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment” and therefore is not considered a project.
3. The City Council of the City of Turlock hereby adopts a sidewalk repair assistance program and authorizes the City Manager or Interim City Manager to administer the sidewalk repair assistance program (Program).
  - a. The Program is designed to improve public safety, support compliance, and reduce barriers to timely sidewalk repair, not to eliminate the property owner’s responsibility for sidewalk maintenance and repair.
  - b. To be eligible for the Program, the applicant must satisfy the following criteria:
    - i. Be the legal owner of the subject property;
    - ii. The subject property is located within the City of Turlock;
    - iii. The sidewalk defect is located within the public right-of-way and is located on the sidewalk adjacent to the subject property; and
    - iv. Have no unpaid citations, administrative penalties, or

enforcement costs associated with the subject property at the time the application is received by the City.

- c. Only dangerous sidewalk, curb, or gutter defects, as determined by the City Engineer based on criteria established pursuant to Section 4, are eligible for repair under the Program. Repairs to driveways, non-dangerous defects, defects outside the public right-of-way, work performed before application approval, and ~~repairs related to street trees~~ any tree-related activities (such as pruning, removal, or replacement) are not eligible.
  - d. The City will hire a contractor to perform the repair work, as determined by the City Engineer. The City Engineer shall determine whether the eligible dangerous sidewalk defect requires a minor repair (such as grinding or sawcutting) or a major repair (such as removal and replacement), based on a field assessment and industry standards. The City will pay the contractor in full. Once the repair is complete, the City will be reimbursed by the applicant according to the applicable assistance tier:
    - i. Standard: The City covers fifty-five percent (55%) of the eligible repair expense, not to exceed one thousand two hundred fifty dollars (\$1,250); the applicant reimburses the City the remainder.
    - ii. Income-Qualified: Available to applicants who meet income eligibility guidelines established pursuant to Section 4 of this Resolution. The City covers eighty-five percent (85%) of the eligible repair expense, not to exceed two thousand five hundred dollars (\$2,500); the applicant reimburses the City the remainder.
  - e. The Program will operate within an estimated annual funding level per fiscal year of \$300,000, or such other amount as may be approved by the City Council, to be determined during the annual budget adoption process.
  - f. Participation in the Program shall be provided on a first-come, first-served basis until Program funds have been exhausted.
  - g. The Program shall be funded by Measure L (Fund 218) or any other appropriate funding source identified in the budget process.
4. The City Manager or Interim City Manager may establish additional administrative procedures, including income eligibility guidelines, documentation requirements, application forms, and internal review procedures consistent with this Resolution.
  5. The City Council of the City of Turlock hereby amends the Fiscal Year 2025–26 budget to reflect one hundred thousand dollars (\$100,000) in revenue (Account 218-40-463.35350 – Sidewalk Repair Program) and four hundred thousand dollars (\$400,000) in expenses (Account 218-40-463.47320\_001 – Repair Program Sidewalk) from Fund 218 (Measure L) unallocated reserves to compensate for the Program and any other enforcement actions.

6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 9<sup>th</sup> day of December, 2025, by the following vote:

AYES:  
NOES:  
NOT PARTICIPATING:  
ABSENT:

ATTEST:

\_\_\_\_\_  
Nichole Fiez, City Clerk,  
City of Turlock, County of Stanislaus,  
State of California