

# City Council Meeting Minutes



January 27, 2026

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

## 1. CALL TO ORDER

Vice Mayor Monez 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, Vice Mayor Rebecka Monez and Mayor Amy Bublak (via phone)

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

**Action:** Approved **Motion:** Approval of Agenda as amended by removing Action item 11E, motioned by Councilmember Phillips, seconded by Councilmember Abram and carried 3/2 by the following vote:

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

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

- A. Turlock Partnership Incentive Program Check Presentation: Javier Padilla CPA, Inc. (Economic Development)

Economic Development Director Sims presented the item and congratulated Javier Padilla, CPA, for completing the program.

- B. Industrial Ratepayer Assistance Program Presentation (Municipal Services)

Municipal Services Director Fisher presented the item.

## 6. PUBLIC PARTICIPATION

Vice Mayor Monez opened public comment and the following members of the public spoke:

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Alyssa Samaripa  
Kris Richter  
Milt Trieweiler  
Ron Bridegroom

With no further comments, Vice Mayor Monez closed public comment.

**7. CITY MANAGER REPORTS/UPDATES**

Interim City Manager Borrego reported that the Community Engagement meetings regarding the Americans with Disabilities Transition Plan will take place in February. She also advised the Small Business Funding Expo in which the City of Turlock is co-hosting with the Small Business Development Center and the Turlock Chamber will take place soon. In addition, Borrego mentioned that seven firefighters have been hired recently within the City of Turlock. Lastly, the Economic Development Strategic Plan is available on City of Turlock's website.

**8. CONSENT CALENDAR**

Vice Mayor Monez opened public comment and the following members of the public spoke:

Milt Trieweiler spoke on item 8E

With no further comments, Vice Mayor Monez closed public comment.

**Action:** Motion: by Councilmember Abram, seconded by Councilmember Bixel, to adopt the amended Consent Calendar by pulling item 8E for separate consideration, 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 January 1, 2026, through January 15, 2026, in the total amount of \$7,754,830.05, and the Investment and Cash report for November and December 2025 in the total amount of \$626,067,322.35 (Finance)

**Action:** Approved Motion: Accepting the Weekly demands of January 1, 2026, through January 15, 2026, in the total amount of \$7,754,830.05, and the Investment and Cash report for November 2025 in the amount of \$313,667,916.05 and December 2025 in the amount of \$312,399,406.30

- B. Accepting the Minutes of the January 13, 2026 City Council Meeting, the Minutes of the January 14, 2026 City Council Special Meeting, and the Minutes of the January 22, 2026 City Council Special Meeting (City Clerk)

**Action:** Approved Motion: Accepting the Minutes of the January 13, 2026 City Council Meeting, the Minutes of the January 14, 2026 City Council Special Meeting, and the Minutes

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of the January 22, 2026 City Council Special Meeting

- C. Accepting improvements for City Project 24-033 "Transit Center EV Chargers" and authorizing the City Engineer to file a Notice of Completion (Engineering)

**Action:** Approved **Motion:** Accepting improvements for City Project No. 24-033 "Transit Center EV Chargers" and authorizing the City Engineer to file a Notice of Completion

- D. Awarding bid and approving an agreement with Safe-T-Lite of Modesto, Inc. for the rental of traffic control devices (Maintenance)

**Action:** Approved **Motion:** Approving an agreement (City Contract No. 2026-104) with Safe-T-Lite of Modesto, Inc. in response to RFB No. 25-012, for rental of traffic control devices for five (5) years, with a total amount not to exceed \$300,000, to be funded by a particular applicant, project or event

- E. Authorizing a five-year banking services contract with WestAmerica Bank, in a form approved by the City Attorney, up to \$300,000 annually, with a five-year extension option (Finance)

This item was pulled for separate consideration.

- F. Approving an Agreement with L.N. Curtis & Sons for Miscellaneous Fire/Rescue Equipment for One Year Not to Exceed an Annual Amount of \$100,000 (Fire Department)

**Action:** Approved **Motion:** Authorizing the City Manager to enter into an agreement with L.N. Curtis & Sons for the purchase of miscellaneous fire/rescue equipment for a term of one (1) year in an amount not to exceed \$100,000.00.

8E. Authorizing the City Manager to enter into a contract for banking services with WestAmerica Bank, in a form approved by the City Attorney, for five (5) years through January 31, 2031, in an amount not to exceed \$300,000 annually with an option to extend the contract for five (5) additional years, with total compensation not to exceed \$3,000,000 if the option to extend is exercised.

Vice Mayor Monez opened public comment and the following members of the public spoke:

Milt Trieweiler

With no further comments, Vice Mayor Monez closed public comment.

Motioned by Councilmember Abram, 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

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**Action:** Approved **Motion:** Authorizing the City Manager to enter into a contract for banking services with WestAmerica Bank, in a form approved by the City Attorney, for five (5) years through January 31, 2031, in an amount not to exceed \$300,000 annually with an option to extend the contract for five (5) additional years, with total compensation not to exceed \$3,000,000 if the option to extend is exercised.

**9. FINAL READINGS**

None

**10. PUBLIC HEARINGS**

None

**11. ACTION ITEMS**

- A. Authorizing Agreement with Legacy Health Endowment to Continue Person-Centered Care Program and Appropriate \$300,000 of American Resue Plan Act Funds (Risk Management)

Risk Management Director Loehr presented the item in collaboration with Jeffrey Lewis, President of Legacy Health Endowment.

Vice Mayor Monez opened public comment and the following members of the public spoke:

Rob Bridegroom

With no further comments, Vice Mayor Monez closed public comment.

Motioned by Councilmember Abram, seconded by Vice Mayor Monez and carried 4/1 by the following vote:

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

**Action:** Approved **Resolution No. 2025-012:** Authorize the Interim City Manager to enter into another agreement with Legacy Health Endowment for the City to continue to support the Person-Centered Care Program from January 1, 2026 to December 31, 2026 and appropriate \$300,000 from Fund 119 "American Rescue Plan Act" unassigned reserve to account 119-10-188.43060\_000 "Contract Services General".

- B. Approving the Measure A Annual Accountability Report for the Fiscal Year 2024-2025 (Finance)

Acting Deputy City Manager and Finance Director Moreno presented the item and invited Measure A Chair Shields to provide additional information.

Vice Mayor Monez opened public comment and the following members of the public spoke:

Milt Trieweiler

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Ron Bridegroom  
Mary Jackson

With no further comments, Vice Mayor Monez closed public comment.

Mayor Bublak left the meeting at 7:01 PM.

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	Yes	Yes	Absent — Due to technical difficulties

**Action:** Approved **Motion:** Approving the Measure A Annual Accountability Report for the Fiscal Year 2024-2025

Vice Mayor Monez called for a 5-minute break at 6:57 PM.

Mayor Bublak left the meeting at 7:01 PM.

Vice Mayor called the meeting back to order at 7:03 PM.

- C. Authorizing the Sale of Properties Located at 573 Birchwood Way and 591 Birchwood Way to a Non-Profit Organization (Housing)

Housing Program Manager Figueroa presented the item and advised that there was a green sheet for this item.

Vice Mayor Monez opened public comment and the following members of the public spoke:

Kim Ryan  
Ron Bridegroom

With no further comments, Vice Mayor Monez 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	Yes	Yes	Absent

**Action:** Approved **Resolution No. 2025-013:** Approving the purchase and sale agreement and joint escrow instructions, loan agreement, regulatory agreement, promissory note, deed of trust, and grant deed for the sale of the property located at 573 Birchwood Way, Turlock (APN 043-055-049), to be sold

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to Great Valley Housing Development Corporation, a non-profit organization, in the amount of \$420,000, subject to the terms and conditions as outlined in Attachment B and authorize the Interim City Manager to sign all necessary documents to effectuate the transaction.

**Action:** Approved **Resolution No. 2025-014:** Approving the purchase and sale agreement and joint escrow instructions, loan agreement, regulatory agreement, promissory note, deed of trust, and grant deed for the sale of the property located at 591 Birchwood Way, Turlock (APN 043-055-048), to be sold to Great Valley Housing Development Corporation, a non-profit organization, in the amount of \$410,000, subject to the terms and conditions as outlined in Attachment C and authorize the City Manager to sign all necessary documents to effectuate the transaction.

D. Adopting Reduced Capital Facilities Fees to Promote Business Growth (Finance)

Acting Deputy City Manager & Finance Director Moreno presented the item.

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

Amended Motion by Councilmember Abram to continue the item to the second meeting in February, 2/24/2026, seconded by Vice Mayor Monez, and carried 4/0 by the following vote:

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

**Action:** Item was continued to the second meeting in February, 2/24/2026.

E. Authorizing to Allow Modesto Fire Administration Services Agreement to Conclude on June 30, 2026 without Executing Two-Year Extension (Finance)

Item Pulled

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

F. Authorizing Agreement with Badger Meter, Inc. for the Purchase of Water Meters for \$6,218,334.28, to be Expensed from Fund 420 "Water" (Utilities)

Municipal Director Fisher presented the item.

Vice Mayor Monez opened public comment and the following members of the public spoke:

John Gabelon  
Milt Trieweiler

With no further comments, Vice Mayor Monez closed public comment.

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

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

**Action:** Approved **Motion:** Approving an agreement (City Contract No. 2026-119) with Badger Meter, Inc. in a form approved by the City Attorney, in response to RFP No. 25-010, for the purchase of water meters for a period not-to-exceed four (4) years and one (1) optional one-year extension for a total not-to-exceed amount of \$6,218,334.28, to be expensed from Fund 420 "Water"

- G. Awarding Bid and Authorizing an Agreement with Dynamic Pavement Inc for Speed Lumps at Berkeley Roundabouts in the amount of \$25,472.00 (Engineering)

Municipal Services Director Fisher presented the item.

Risk Management Director Loehr responded to questions from Council.

Vice Mayor Monez opened public comment and the following members of the public spoke:

Tom Mickelsen  
Milt Trieweiler  
Bob Puffer  
Name not provided

With no further comments, Vice Mayor Monez closed public comment.

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

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

**Action:** Approved **Motion:** Awarding bid and approving an Agreement with Dynamic Pavement, Inc. of Modesto, California in the amount of \$25,472.00 and authorizing a construction contingency amount of \$4,000.00 (15.7%) for the construction of City Project No. 25-017 "Speed Lumps at Berkeley Roundabouts" to be funded by Fund 218 "Measure L".

**Action:** Approved **Resolution No. 2025-015:** Determining the award of bid for construction of City Project No. 25-017 "Speed Lumps at Berkeley Roundabouts" is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA Guidelines

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

Vice Mayor Monez welcomed the seven newly hired firefighters.

**13. CLOSED SESSION**

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- A. Public Employee Resignation/Discipline/Dismissal/Release, Cal Gov't Code §54957
- 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

14. **REPORTS FROM CLOSED SESSION**

None

15. **ADJOURNMENT**

Vice Mayor Monez adjourned the meeting at 8:27 PM.

Respectfully Submitted



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Christina Cabada, Deputy City Clerk