

# City Council Meeting Minutes



June 11, 2024

6:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

## 1. CALL TO ORDER

Mayor Bublak called the meeting to order at 6:00 p.m.

## 2. SALUTE TO THE FLAG

## 3. ROLL CALL AND DECLARATION OF CONFLICTS

Present: Councilmembers Cassandra Abram, Kevin Bixel, Rebecka Monez, Vice Mayor Pam Franco, and Mayor Amy Bublak.

Absent: None

Councilmember Abram	Councilmember Bixel	Vice Mayor Franco	Councilmember Monez	Mayor Bublak
None	None	None	None	None

## 4. APPROVAL OF AGENDA AS POSTED OR AMENDED

Motion: Approval of Agenda as amended, motioned by Vice Mayor Franco, seconded by Councilmember Abram and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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

A. Presentation: Engage in discussion and provide direction to staff regarding a draft ordinance on a Transient Occupancy Tax Ballot Measure (Moreno)

Finance Director Moreno introduced the item and responded to questions from the City Council along with Ben Fay from Jarvis Fay LLP.

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

Milt Trieweiler  
Ron Bridegroom  
Gil Esquer  
Bob Puffer

With no further comment, Mayor Bublak closed public comment.

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- B. Presentation: Engage in discussion and provide direction to staff regarding a draft ordinance on a Cannabis Tax Ballot Measure (Moreno)

Finance Director Moreno introduced the item and Mark Lovelace from HdL Companies gave a presentation and responded to questions from the City Council.

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

Angelica Sanchez  
Gil Esquer  
Ron Bridegroom  
Bob Puffer

With no further comment, Mayor Bublak closed public comment.

**6. PUBLIC PARTICIPATION**

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

Milt Trieweler  
Christan Santos  
Ramon Rodriguez  
Ron Bridegroom  
Bob Puffer

With no further comments, Mayor Bublak closed public comment.

**7. CONSENT CALENDAR**

Mayor Bublak announced that Consent Calendar Items 7B and 7E would be pulled for separate consideration.

- A. Motion: Accepting the Weekly demands of May 17, 2024 through May 23, 2024 in the amount of \$1,744,974.42, May 24, 2024 through May 30, 2024 in the amount of \$1,603,148.42, Payroll EFT February 2024 in the amount of \$2,570,564.95, and AP EFT April 2024 in the amount of \$8899,218.74
- B. Item pulled for separate consideration
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Resolution 2024-086: Approving an agreement with Chemtrade Chemicals Corporation US LLC, Contract No. 2025-009, under Bay Area Chemical Consortium (BACC) cooperative agreement Bid No. 01-2024 "For Supply and Delivery of Aluminum Sulfate" for a period of one (1) year, in an amount not to exceed a total compensation of \$195,000 in Fiscal Year 2024-25, funded in the Stanislaus Regional Water Authority (SRWA) Operations budget Fund 450 "SRWA Operations" account number 450-53-550.44005 "Chemicals" (Fisher)

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- E. Item pulled for separate consideration
- F. Resolution 2024-087: Adopting the updated “Housing Rehabilitation Program Policies and Procedures Manual” and updates to “A Guide to Rehabilitation Standards” for the Housing Division (Figueroa)
- G. Resolution 2024-088: Approving an agreement with Thatcher Company of California, Inc., Contract No. 2025-13, under Bay Area Chemical Consortium (BACC) cooperative agreement Bid No. 11-2024 “For Supply and Delivery of Sodium Bisulfite” for a period of one (1) year, in a total maximum not to exceed contract amount of \$235,000, which includes a 10.2% contingency to be expensed from Fund 410 “Water Quality Control” account number 410-51-530.44005\_009 “Chemicals Sodium Bisulfite” (Fisher)
- H. Resolution 2024-089: Approving an agreement with Univar Solutions USA LLC, Contract No. 2025-12, under Bay Area Chemical Consortium (BACC) cooperative agreement Bid No. 13-2024 “For the Supply and Delivery of Sodium Hypochlorite” for a period of one (1) year, in a total maximum not to exceed contract amount of \$3,635,000, which includes a 10.3% contingency to be expensed from Fund 410 “Water Quality Control” account number 410-51-530.44005\_006 “Chemicals Chlorine,” Fund 420 “Water” account number 420-52-550.44005\_006 “Chemicals Chlorine,” and Fund 450 “SRWA - Operations” account number 450-53-550.44005 “Chemicals” (Fisher)
- I. Resolution 2024-090: Determining the Amendment No. 4 for Task Order 2A is exempt from provisions of CEQA in accordance with Section 15378 and approving Amendment No. 4 for Task Order No. 2A under the terms of the Master Agreement (City Contract No. 2023-109) with Mark Thomas & Company, Inc. (Sacramento, California office) in the amount of \$949,559.00 to be funded by Fund 115 “Measure A – Roads,” account number 115-10-115.43366\_001 “Design Roads” for Professional Services for the City of Turlock’s Roads Initiative Program under City Project No. 23-052 “Mark Thomas Task Order No. 2A for Roads Program - Geer Road (Final)” (Pezeshk)

**Action:** Motion by Vice Mayor Franco, seconded by Councilmember Abram, to adopt the Consent Calendar as amended, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- 7B. Motion: Accepting the Minutes of the May 28, 2024 Regular meeting of the City Council  
  
Mayor Bublak opened the item for public comment, and with none, closed public comment.

**Action:** Motion by Vice Mayor Franco, seconded by Councilmember Bixel, to adopt the Consent Calendar as amended, and carried 4/0 by the following vote:

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

- 7E. Resolution 2024-091: Approving Amendment No. 1 to Agreement No. 2023-57 between the City of Turlock and St. Francis Electric, LLC, for traffic signal preventative maintenance and repair services to increase the annual compensation to \$500,000 in fiscal years 2024/25 and 2025/26 for a total compensation not to exceed \$1,250,000 to be paid from Fund 216 “Streets-Local Transportation” account 216-40-435.43060\_003 “Contract Services Signalization” and Fund 218 “Measure L” account 218-40-462.43060\_003 “Contracted Services Signalization” (Fisher)

Municipal Services Director Fisher introduced the item.

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

Bob Puffer

With no further comments, Mayor Bublak closed public comment.

**Action:** Motion by Vice Mayor Franco, seconded by Councilmember Bixel, to adopt the Consent Calendar as amended, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

**8. FINAL READINGS**

- A. Second and final reading of an Ordinance amending the Zoning Map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code [Rezone 2023-02 (Oak Park Amenities)], Approving Minor Discretionary Permit 2024-01 (Oak Park Amenities) (Werner)

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

**Action:** Ordinance 1313-CS: Second and final reading of an ordinance amending the Zoning Map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code [Rezone 2023-02 (Oak Park Amenities)] as motioned by Vice Mayor Franco, seconded by Councilmember Abram, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

**9. PUBLIC HEARINGS**

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- A. Introduction and first reading of an Ordinance amending Turlock Municipal Code (TMC) Title 1, Chapter 1-3, Section 1-3-07 "Acts by deputies" (Wilson)

City Manager Reagan Wilson provided a staff report on this item and responded to questions from the City Council.

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

**Action:** Ordinance 13XX-CS: Introduction and first reading of an Ordinance amending Turlock Municipal Code (TMC) Title 1, Chapter 1-3, Section 1-3-07 "Acts by deputies" as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

**10. ACTION ITEMS**

- A. Adopting the City of Turlock Fiscal Year 2024-2025 General and Non-General Fund Budgets (Moreno)

Finance Director Moreno provided a staff report on this item and responded to questions from the City Council.

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

Ron Bridegroom  
Milt Triewailer

With no further comment, Mayor Bublak closed public comment.

**Action:** Resolution 2024-092: Adopting the City of Turlock Fiscal Year 2024-2025 General and Non-General Fund Budgets as motioned by Vice Mayor Franco, seconded by Councilmember Monez, and carried 4/1 by the following vote:

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

- B. Awarding bid and approving an Agreement with ANV Contractors, Inc., in the amount of \$419,700.00 and authorizing a contingency amount of \$41,970 (10%) for a total of \$461,670. \$294,361 to be paid from of account 260-41-494.47224 "Acquisition & Rehab of Affordable Rental Housing and \$167,309 to be paid from account 256-41-486.47225\_002 "Affordable Housing Affordable Housing - Prior" for the rehabilitation of a four-plex located at 1205 Lambert Way in Turlock and authorizing the City Manager to sign all necessary documents (Figueroa)

Housing Program Manager Figueroa and Interim Development Services Director Hampton provided a staff report for this item and responded to questions from the City Council.

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

Milt Trieweiler  
Ron Bridegroom

With no further comment, Mayor Bublak closed public comment.

**Action:** Resolution 2024-093: Awarding bid and approving an Agreement with ANV Contractors, Inc., in the amount of \$419,700.00 and authorizing a contingency amount of \$41,970 (10%) for a total of \$461,670. \$294,361 to be paid from of account 260-41-494.47224 “Acquisition & Rehab of Affordable Rental Housing and \$167,309 to be paid from account 256-41-486.47225\_002 “Affordable Housing Affordable Housing - Prior” for the rehabilitation of a four-plex located at 1205 Lambert Way in Turlock and authorizing the City Manager to sign all necessary documents as motioned by Councilmember Abram, seconded by Vice Mayor Franco, and passed 3/2 by the following vote:

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

**11. CITY MANAGER REPORTS/UPDATES**

A. Monthly Department Reports

**12. COUNCIL ITEMS FOR FUTURE CONSIDERATION**

Councilmember Bixel – no here on 6/25 not at 4<sup>th</sup> of July parade

Franco – congrats to new seargant Richard fartado, congratulations to all graduates of the 2024 classes. CM, DCM, Packwood attended briefing of a rail station to come to the City of Turlock.

Bublak – director fisher and mayor at goat milk for a ceremony for water savings, hold date for 7/18 for state of Turlock.

**13. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS**

Abram – hotels in many communities serve as housing for multiple serving as homelessness, would like to see in annual action plan to incorporate assistance for people who are utilizing hotels for shelter

Franco – need spreadsheet for items that are approved

**14. CLOSED SESSION**

A. Conference with Labor Negotiators, Cal. Gov’t Code §54957.6(a) “Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with

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*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: Deputy City Manager Sarah Eddy  
Employee Organization: Turlock Associated Police Officers  
Employee Organization: Turlock City Employees Association  
Employee Organization: Turlock Firefighters Association-Local 2434  
Employee Organization: Turlock Management Association-Public Safety  
Unrepresented Groups: Turlock Management and Confidential Employees

- 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): Two (2)
- C. Conference with Legal Counsel – Initiation of Litigation, Cal. Gov't Code §54956.9(d)(4) *"For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist... Based on existing facts and circumstances, the legislative body of the local agency has decided to initiate or is deciding whether to initiate litigation."*  
Potential Cases: One (1)

**15. REPORTS FROM CLOSED SESSION**

None

**16. ADJOURNMENT**

Mayor Bublak adjourned the meeting at 9:13 p.m.

Respectfully submitted



Nichole Fiez, Deputy City Clerk