

City Council Meeting Minutes

June 25, 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 (via phone), Rebecka Monez, Vice Mayor Pam Franco (via phone), 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

Councilmember Bixel requested to move agenda items 9A and 9B before Proclamations, Recognitions, Appointments, Announcements, Presentations, and Briefings.

Motion: Approval of Agenda as amended, motioned by Councilmember Bixel, 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

- 9A. Calling for and giving notice of the holding of a General Municipal Election to be held in the City of Turlock on Tuesday, November 5, 2024, for the purposes of submitting to the qualified voters a ballot measure establishing a tax on businesses which sell, distribute, manufacture, cultivate and test cannabis; requesting consolidation thereof with the Statewide General Election to be held on the same date, and requesting the Stanislaus County Board of Supervisors to permit the Stanislaus County Registrar of Voters to render specific services to the City of Turlock relating to the conduct of the General Municipal Election (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:

Jon Gebelein
Ms. Sanchez
Candase Haas
Milt Trieweiler
Mike Warda

With no further comment, Mayor Bublak closed public comment.

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Action: Calling for and giving notice of the holding of a General Municipal Election to be held in the City of Turlock on Tuesday, November 5, 2024, for the purposes of submitting to the qualified voters a ballot measure establishing a tax on businesses which sell, distribute, manufacture, cultivate and test cannabis; requesting consolidation thereof with the Statewide General Election to be held on the same date, and requesting the Stanislaus County Board of Supervisors to permit the Stanislaus County Registrar of Voters to render specific services to the City of Turlock relating to the conduct of the General Municipal Election as motioned by Councilmember Abram, seconded by Councilmember Bixel, and failed 2/3 by the following vote:

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

Action: Calling for and giving notice of the holding of a General Municipal Election to be held in the City of Turlock on Tuesday, November 5, 2024, for the purposes of submitting to the qualified voters a ballot measure establishing a tax on businesses which sell, distribute, manufacture, cultivate and test cannabis with a maximum of 7%; requesting consolidation thereof with the Statewide General Election to be held on the same date, and requesting the Stanislaus County Board of Supervisors to permit the Stanislaus County Registrar of Voters to render specific services to the City of Turlock relating to the conduct of the General Municipal Election as motioned by Councilmember Abram, seconded by Councilmember Bixel, and failed 2/3 by the following vote:

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

- 9B. Calling for and giving notice of the holding of a General Municipal Election to be held in the City of Turlock on Tuesday, November 5, 2024, for the purposes of submitting to the qualified voters a ballot measure amending Chapter 3-6 of Title 3 of the Turlock Municipal Code to increase the Transient Occupancy Tax, adopt regulations for rental agents and to modernize and update other provisions; requesting consolidation thereof with the Statewide General Election to be held on the same date, and requesting the Stanislaus County Board of Supervisors to permit the Stanislaus County Registrar of Voters to render specific services to the City of Turlock relating to the conduct of the General Municipal Election (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:

Milt Trieweiler
Ron Puffer
Ron Bridegroom

With no further comment, Mayor Bublak closed public comment.
Mayor Bublak called for a five-minute recess at 6:51 p.m.

At 6:57 p.m. the meeting was reconvened.

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Action: Resolution 2024-105: Calling for and giving notice of the holding of a General Municipal Election to be held in the City of Turlock on Tuesday, November 5, 2024, for the purposes of submitting to the qualified voters a ballot measure amending Chapter 3-6 of Title 3 of the Turlock Municipal Code to increase the Transient Occupancy Tax up to 14%, adopt regulations for rental agents and to modernize and update other provisions; requesting consolidation thereof with the Statewide General Election to be held on the same date, and requesting the Stanislaus County Board of Supervisors to permit the Stanislaus County Registrar of Voters to render specific services to the City of Turlock relating to the conduct of the General Municipal Election as motioned by Councilmember Monez, seconded by Councilmember Abram, and carried 4/1 by the following vote:

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

Councilmember Bixel and Vice Mayor Franco left the Council Meeting at 7:02 p.m.

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

A. Proclamation - July as Parks and Recreation Month (Packwood)

Deputy Public Works Director Packwood presented the proclamation.

B. Presentation: Sewer Rate Study (Fisher)

Municipal Services Director Fisher introduced the item and Mark Lovelace from HdL Companies gave a presentation and responded to questions from the City Council.

6. PUBLIC PARTICIPATION

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

- Karina Mendoza
- Kelly Coehlo
- Merle Bolling
- Debbie Martinez
- Ron Puffer
- Keith Rushing
- Milt Trieweiler
- Ron Bridegroom
- Angie
- Carla Rounds
- Jon Gebelin
- Debbie Koftinow
- Jeanine Bolling

With no further comments, Mayor Bublak closed public comment.

7. CONSENT CALENDAR

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Mayor Bublak announced that Consent Calendar Items 7F, 7I and 7K would be pulled for separate consideration.

- A. Motion: Accepting the Weekly demands of May 31, 2024 through June 6, 2024 in the amount of \$1,599,266.98, June 7, 2024 through June 13, 2024 in the amount of \$1,002,100.54, the Investment and Cash Report for April, 30, 2024 in the amount of \$280,106,142.24, and May 31,2024 in the amount of \$281,826,122.51
- B. Motion: Accepting the Minutes of the June 11, 2024, regular meeting of the City Council
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Resolution 2024-094: Approving an agreement with the law firm of Atkinson, Andelson, Loya, Ruud & Romo to provide labor negotiation, labor/employment law to the City of Turlock pursuant to an updated attorney representation agreement effective July 1, 2024 for a one (1) year term, in a total maximum not to exceed contract amount of \$300,000 to be paid from “General Fund” account number 110-10-109.43010 “Contract Attorney”(Dhami)
- E. Resolution 2024-095: Approving the establishment of new job descriptions of Housing Rehabilitation Specialist / Inspector Trainee, Housing Rehabilitation Specialist / Inspector I and Housing Rehabilitation Specialist / Inspector II and amend the Turlock City Employees Association (TCEA) Salary Schedule effective June 25, 2024 (Dhami)
- F. Pulled for separate consideration
- G. Motion: Accepting improvements and authorizing the City Engineer to file a Notice of Completion for City Project No. 20-039 “Signal Coordination on E. Monte Vista Ave” (Morris)
- H. Resolution 2024-096: Approving a Memorandum of Understanding between the City of Turlock and the Turlock Unified School District to provide a safe and supportive environment through the Expanded Learning Opportunity Program for 2024/2025 after school programs (Vargas)
- I. Pulled for separate consideration
- J. 1) Resolution 2024-098: Awarding Request for Bid (RFB) No. 24-002 and approving Agreement No. 2024-170 with Pace Supply for pipe and pipe fittings for the Municipal Services Utilities, and Water Quality Control divisions, for a period of one (1) year, with an option to extend the Agreement for two (2) additional one-year terms, in an annual compensation not to exceed \$175,000 and a total compensation not to exceed \$525,000 over the 3-year term of the Agreement, if all renewal periods are exercised. Appropriate funding for this Agreement is located in Fund 410 “Water Quality Control (WQC)” account 410-51-530.43314 “Contract Help – Service,” Fund 410 “Water Quality Control (WQC)” account 410-51-531.44001_005 “Supplies Piping Supplies,” and Fund 420 “Water” account 420-52-550.44001_005 “Supplies Piping Supplies”

2) Resolution 2024-099: Awarding Request for Bid (RFB) No. 24-002 and approving Agreement No. 2024-171 with GP Norton Co. – a Division of Hajoca, for pipe and pipe fittings for the Municipal Services Utilities, and Water Quality Control divisions, for a period of one (1) year, with an option to extend the Agreement for two (2) additional one-year

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terms, in an annual compensation not to exceed \$75,000 and a total compensation not to exceed \$225,000 over the 3-year term of the Agreement, if all renewal periods are exercised. Appropriate funding for this Agreement is located in Fund 410 “Water Quality Control (WQC)” account 410-51- 530.43314 “Contract Help – Service,” Fund 410 “Water Quality Control (WQC)” account 410-51-531.44001_005 “Supplies Piping Supplies,” and Fund 420 “Water” account 420-52-550.44001_005 “Supplies Piping Supplies” (Fisher)

K. Pulled for separate consideration

L. Resolution 2024-101: Authorizing the City’s Insurance Broker, Winton-Ireland Strom & Green Insurance Agency, Inc., to procure insurance coverages and execute insurance agreements for Fiscal Year 2024-2025 on behalf of the City with National Union Fire Insurance, Travelers Casualty & Surety Company of America, Ace American Insurance Company, Arch Insurance Company, AIG/Glatfelter’s, and Underwriters at Lloyds to be expended from various funds and accounts (Loehr)

M. 1) Resolution 2024-102: Calling for the holding of a General Municipal Election to be held on Tuesday, November 5, 2024, for the election of certain officers as required by the provisions of the laws of the State of California relating to General Law Cities and the Turlock Municipal Code

2) Resolution 2024-103: Requesting the Board of Supervisors of the County of Stanislaus to consolidate a General Municipal Election to be held on Tuesday, November 5, 2024, with the Statewide General Election to be held on the same date pursuant to Section 10403 of the Elections Code and requesting the Board of Supervisors of the County of Stanislaus to permit the Stanislaus County Registrar of Voters to render specific services to the City of Turlock relating to the conduct of the General Municipal Election

3) Resolution 2024-104: Adopting regulations for candidates for elective office pertaining to Candidate Statements submitted to the voters at a General Municipal Election to be held on Tuesday, November 5, 2024 and setting the deposit fee which will be required of candidates who elect to have a Candidate Statement printed in the ballot pamphlet for said Election (Christel)

Action: Motion by Councilmember Monez, seconded by Councilmember Abram, to adopt the Consent Calendar as amended, and carried 3/0 by the following vote:

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

7F Motion: Accepting improvements for City Project No. 20-038 “Signal Coordination on W. Monte Vista Ave, Golden State Blvd, and Geer Rd” and authorizing the City Engineer to file a Notice of Completion (Morris)

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

Ron Puffer

With no further comments, Mayor Bublak closed public comment.

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Action: Motion by Councilmember Abram, seconded by Councilmember Monez, to accept improvements for City Project No. 20-038 “Signal Coordination on W. Monte Vista Ave, Golden State Blvd, and Geer Rd” and authorizing the City Engineer to file a Notice of Completion, and carried 3/0 by the following vote:

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

- 7I Resolution 2024-097: Adopting a list of projects and expenses (Exhibit A) for Fiscal Year 2024-25 funded by Senate Bill 1 (SB 1) “The Road Repair and Accountability Act of 2017” (Morris)

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

Ron Puffer

With no further comments, Mayor Bublak closed public comment.

Action: Motion by Councilmember Monez, seconded by Councilmember Abram, to adopt a list of projects and expenses (Exhibit A) for Fiscal Year 2024-25 funded by Senate Bill 1 (SB 1) “The Road Repair and Accountability Act of 2017”, and carried 3/0 by the following vote:

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

- 7K Resolution 2024-100: Approving an Agreement (City Contract No. 2024-146) with AssetWorks, Inc., of Wayne, Pennsylvania, in a form approved by the City Attorney, for Software as a Service (SaaS) access to the cloud-based FleetFocus Fleet Management Software application, related professional services, and support services per Proposal dated March 29, 2024 pursuant to the Equalis Group Cooperative Purchasing Contract #COG-2123A in an amount not to exceed \$309,627.17 over the first five years to be funded by Fund 505, account number 505-50-525.44010_015 & Fund 426, account numbers 426-40-415-241-002.44010_015, 426-40-415-240-001.44010_015, 426- 40-415-241-001.44010_015, and 426-40-415-243-001.44010_015 for a five (5) year term with automatic one (1) year renewals unless terminated in writing by either party and authorizing the City Manager to contract directly with AssetWorks, Inc. for additional modules or services in the future to meet the needs of the City, contingent on the availability of budgeted funds, for the Fleet Services Division (Barr)

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

Ron Puffer

With no further comments, Mayor Bublak closed public comment.

Action: Motion by Councilmember Monez, seconded by Councilmember Abram, to approve an Agreement (City Contract No. 2024-146) with AssetWorks, Inc., of Wayne, Pennsylvania, in a form approved by the City Attorney, for Software as a Service (SaaS) access to the cloud-based FleetFocus Fleet Management Software application, related professional services, and support services per Proposal dated March 29, 2024 pursuant to the Equalis Group Cooperative Purchasing Contract #COG-2123A in an amount not to exceed \$309,627.17 over the first five years to be funded by Fund 505, account number 505-50-525.44010_015 & Fund 426, account

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numbers 426-40-415-241-002.44010_015, 426-40-415-240-001.44010_015, 426- 40-415-241-001.44010_015, and 426-40-415-243-001.44010_015 for a five (5) year term with automatic one (1) year renewals unless terminated in writing by either party and authorizing the City Manager to contract directly with AssetWorks, Inc. for additional modules or services in the future to meet the needs of the City, contingent on the availability of budgeted funds, for the Fleet Services Division, and carried 3/0 by the following vote:

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

8. FINAL READINGS

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

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

Action: Ordinance 1314-CS: Amending Turlock Municipal Code (TMC) Title 1, Chapter 1-3, Section 1-3-07 "Acts by deputies" as motioned by Councilmember Monez, seconded by Councilmember Abram, and carried 3/0 by the following vote:

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

9. PUBLIC HEARINGS

- A. Item moved prior to 5 - Proclamations, Recognitions, Appointments, Announcements, Presentations, and Briefings
- B. Item moved prior to 5 - Proclamations, Recognitions, Appointments, Announcements, Presentations, and Briefings
- C. Introduction and first reading of an ordinance amending Turlock Municipal Code (TMC) Title 3, Chapter 1, Article 1, Business Licensing to switch billing cycle from semi-annual to annual (Moreno)

Finance Director Moreno 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 3, Chapter 1, Article 1, Business Licensing to switch billing cycle from semi-annual to annual, as motioned by Councilmember Abram, seconded by Councilmember Monez, and carried 3/0 by the following vote:

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

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10. ACTION ITEMS

- A. Authorizing the City Manager to enter into an agreement with Pressert Marketing in the amount of \$100,000 to provide a City of Turlock Business Development and Assistance Program and appropriating \$425,000 unallocated reserves from Fund 119 “American Rescue Plan Act” (ARPA) account number 119-10-188.43060_047 “Contract Serves Business Development and Assistance Program” to pay for the business development program. Out of the total, \$100,000 is allocated for contract service fees and \$325,000 for Business Development matching funds (Sims)

Economic Development Director Sims provided a staff report on this item and responded to questions with David Fransen from the City Council.

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

Kelly Coehlo

With no further comment, Mayor Bublak closed public comment.

Action: Resolution 2024-XXX: Authorizing the City Manager to enter into an agreement with Pressert Marketing in the amount of \$100,000 to provide a City of Turlock Business Development and Assistance Program and appropriating \$425,000 unallocated reserves from Fund 119 “American Rescue Plan Act” (ARPA) account number 119-10-188.43060_047 “Contract Serves Business Development and Assistance Program” to pay for the business development program. Out of the total, \$100,000 is allocated for contract service fees and \$325,000 for Business Development matching funds as motioned by Vice Mayor Franco, seconded by Councilmember Monez, and failed 2/1 by the following vote:

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

Action: Motion: To reconsider item 10A, as motioned by Councilmember Monez, seconded by Councilmember Abram, and carried 3/0 by the following vote:

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

Action: Resolution 2024-106: Authorizing the City Manager to enter into an agreement with Pressert Marketing in the amount of \$100,000 to provide a City of Turlock Business Development and Assistance Program and appropriating \$425,000 unallocated reserves from Fund 119 “American Rescue Plan Act” (ARPA) account number 119-10-188.43060_047 “Contract Serves Business Development and Assistance Program” to pay for the business development program. Out of the total, \$100,000 is allocated for contract service fees and \$325,000 for Business Development matching funds as motioned by Vice Mayor Franco, seconded by Councilmember Monez, and carried 3/0 by the following vote:

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

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- B. Approving the revised Municipal Services Department Organization Chart effective July 1, 2024 (Dhami)

Human Relations Director Dhami 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: Resolution 2024-107: Approving the revised Municipal Services Department Organization Chart effective July 1, 2024 as motioned by Councilmember Abram, seconded by Councilmember Monez, and passed 3/0 by the following vote:

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

11. CITY MANAGER REPORTS/UPDATES

- A. Media Release regarding Stanislaus and Merced County, along with City of Turlock Public Safety Officials opposing the release of sexually violent predators Kevin Gray and Timothy Weather (Wilson)

City Manager Wilson introduced the item and answered questions from City Council.

- B. Media release regarding Stanislaus County extending contract for 1617 Colorado Avenue facility at 6/25/2024 Board of Supervisors Meeting (Wilson)

City Manager Wilson introduced the item and answered questions from City Council.

12. COUNCIL ITEMS FOR FUTURE CONSIDERATION

Councilmember Abram would like better communication regarding the property at 1617 Colorado Avenue, and discussed more often publicly.

Councilmember Monez spoke regarding the Stanislaus County Board of Supervisors item regarding 1617 Colorado Avenue.

Mayor Bublak spoke regarding the Stanislaus County Board of Supervisors item regarding the 1617 Colorado Avenue. Mayor added that she attended the US Mayors Conference and reminded everyone of the Independence Celebrations coming up.

13. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS

Mayor Bublak requested a policy list.

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 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*

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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 9:31 p.m.

Respectfully submitted



Nichole Fiez, Deputy City Clerk