

# City Council Meeting Minutes



April 11, 2023

6:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

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

## SALUTE TO THE FLAG

## 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	Councilmember Franco	Councilmember Monez	Mayor Bublak
None	None	None	None	None

## 1. APPROVAL OF AGENDA AS POSTED OR AMENDED

Mayor Bublak announced that Consent Item 5G and Action Item 8B were pulled from the agenda.

**Action:** Motion by Councilmember Monez, seconded by Councilmember Bixel, to approve the agenda as amended. Motion carried 5/0 by the following vote:

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

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

A. Proclamation: National Volunteer Week (April 16 – 22, 2023)

Chief Hedden presented the proclamation recognizing National Volunteer Week for April 16 – 22, 2023 and thanked all the volunteers who selflessly contribute to the City and community.

B. Proclamation: Animal Care and Control Appreciation Week (April 9 - 15, 2023)

Chief Hedden presented the proclamation recognizing Animal Care and Control Appreciation Week for April 6 - 15, 2023 and thanked the members of the City's Animal Control Department for all they do.

C. Briefing: ClearPoint Strategic Plan Update (*Eddy*)

Deputy City Manager Eddy provided a report on ClearPoint Strategic Plan. She introduced Deandre Thompkins, Associate Consultant with ClearPoint, who provided a brief PowerPoint Presentation on how ClearPoint is assisting the City in building their strategic plan. He discussed the City of Turlock's account structures, to include policy goals and department goals, departmental tracking and alignment, the benefits of ClearPoint's reporting, and ClearPoint's future with the City.

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D. Briefing: Technologies Update (*Showalter and McGann-Jantzen*)

IT Director Nick Showalter provided a PowerPoint Presentation on information technologies. He updated the City Council on recent service enhancements made to the City’s system, discussed cybersecurity including training, increasing protective measures and framework implementation, and reviewed developments with the City’s web presence and digital engagement. Following Director Showalter, Consultant Public Information Officer Stephanie Jantzen provided a PowerPoint Presentation on communications and social media.

E. Proclamation: National Telecommunicators Week (April 9 - 15, 2023)

Chief Hedden provided a proclamation on National Telecommunicators Week, April 9 – 15, 2023, and thanked all the hardworking telecommunicators in the City. Turlock Police Department Public Safety Communications Assistant Supervisor Kaitlin Gagliolo thanked the City Council for the recognition.

**3. PUBLIC PARTICIPATION**

Mayor Bublak opened Public Participation and the following members of the public spoke:

- John Gebelein
- Milt Trieweler
- Lori Smith
- Ramon Rodriguez
- Cathy Doo
- Christian Santos
- Ron Bridegroom
- Ron Puffer

With no further comment, Mayor Bublak closed Public Participation.

**4. MOTION WAIVING READING OF ALL ORDINANCES ON THE AGENDA, EXCEPT BY TITLE**

**Action:** Motion waiving reading of all ordinances on the Agenda, except by title. Motioned by Councilmember Monez, seconded by Councilmember Abram, and carried 5/0 by the following vote:

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

**5. CONSENT CALENDAR**

A. Resolution 2023-079: Accepting the Weekly Demands of March 23, 2023 in the amount of \$2,041,303.71; March 30, 2023 in the amount of \$1,308,013.17; and EFT Payments from September 1, 2022 through September 30, 2022 in the amount of \$15,146,877.09

B. Motion: Accepting Minutes of the February 28, 2023 Regular Meeting of City of Turlock City Council

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- C. 1) Resolution 2023-080: Approving the Engineer’s Report for the “Karampoor Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-003” located at 270 W. Glenwood Avenue (APN 044-017-054)
- 2) Resolution 2023-081: Declaring the City Council’s intention to order the formation of and to levy and collect assessments for the “Karampoor Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-003” located at 270 W. Glenwood Avenue (APN 044-017-054) (*Schulze*)
- D. Resolution 2023-082: Awarding RFP No. 22-034 to Crossroads Software Inc. for the purchase of a new police ticket writing system and authorizing the execution of a service agreement between Crossroads Software Inc., and the City of Turlock in a form approved by the City Attorney and authorizing the City Manager to sign the agreement in an amount not to exceed \$60,000 (*Hedden*)
- E. Motion: Accepting the improvements and authorizing the City Engineer to file a Notice of Completion for “McCoon” Subdivision, Project No. 0673, located at 3900 Colorado Avenue (APN 072-075-051) on the southeast corner of Colorado Ave and Christofferson Parkway (*Schulze*)
- F. Motion: Accepting the improvements and authorizing the City Engineer to file a Notice of Completion for “Fairbanks Ranch” Subdivision, Project No. 14-73, located at 2707 East Tuolumne Road ( APN 073-013-003) on the north side of East Tuolumne Road between North Quincy Road and North Waring Road (*Schulze*)
- G. **THIS ITEM WAS PULLED FROM THE AGENDA** Motion: Accepting the improvements and authorizing the City Engineer to file a Notice of Completion for “Les Chateaux” Subdivision, Project No. 14-76, located at 3007 East Tuolumne Road (APN 073-013-004) on the northwest corner of East Tuolumne Road and North Waring Road (*Schulze*)
- H. 1) Resolution 2023-083: Approving the Engineer’s Report for the “Shergill Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-012” located at 1037 S. Kilroy Road (APN 044-010-011)
- 2) Resolution 2023-084: Declaring the City Council’s intention to order the formation of and to levy and collect assessments for the “Shergill Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-012” located at 1037 S. Kilroy Road (APN 044-010-011) (*Schulze*)
- I. Resolution 2023-085: Awarding Request For Bid (RFB) No. 22-032 and approving an Agreement (Contract No. 2023-94) with Crane & Hoist Services, Ltd., in a form approved by the City Attorney, for hoist and crane inspections, testing, repairs and preventative maintenance for the Municipal Services Department in the annual amount not-to-exceed \$150,000 using funds from 410-51-430.43314 “Contract Help Services” and 420-52-550.43320 “Special Services/Projects” (*Goodman*)

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

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

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**6. FINAL READINGS**

None

**7. PUBLIC HEARINGS**

- A. ***The Public Hearing for this item has been rescheduled to the April 25, 2023 City Council meeting.***

Introduction and first reading of an ordinance amending Turlock Municipal Code (TMC), Title 1, Chapter 6, Article 1, Insurance Requirements (*Loehr/Petrulakis*)

Mayor Bublak opened the item for Public Comment and with no comment received, closed public comment.

**Action:** Ordinance 13XX-cs: Introduction and first reading of an Ordinance amending Turlock Municipal Code (TMC), Title 1, Chapter 6, Article 1, Insurance Requirements

**8. ACTION ITEMS**

- A. Approving a Professional Services Agreement, in a form approved by the City Attorney, between the City of Turlock and Sloan Sakai Yeung & Wong LLP for professional services to conduct a comprehensive Compensation and Classification Study in an amount not to exceed \$148,500.00 utilizing funds from 110-10-112.43014 "General Government – Compensation Study" (*Dhami*)

Human Relations Director Dhami provided a staff report on a request for a Professional Services Agreement with Sloan Sakai Yeung & Wong LLP for a comprehensive Compensation and Classification Study. Director Dhami introduced Mr. Rothman who provided an overview of the firm, the proposed study and the services the firm would be provided in conducting the study.

Mr. Rothman and Director Dhami responded to questions from the City Council.

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

Ron Puffer  
Ron Bridegroom  
Travis Regalo

With no further comments, Mayor Bublak closed public comment.

Mr. Rothman responded to questions from the public.

**Action:** Resolution 2023-086: Approving a Professional Services Agreement, in a form approved by the City Attorney, between the City of Turlock and Sloan Sakai Yeung & Wong LLP for professional services to conduct a comprehensive Compensation and Classification Study in an amount not to exceed \$148,500.00 utilizing funds from 110-10-112.43014 "General

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Government – Compensation Study” as motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 3/2 by the following vote:

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

Mayor Bublak called for a five-minute recess at 7:48 p.m. and called the meeting back to order at 7:53 p.m.

- B. *THIS ITEM WAS PULLED FROM THE AGENDA - Item continued from the 3/28/23 City Council meeting:* Authorizing the City Manager to execute a Master Equity Lease Agreement, Maintenance Agreement, in a form approved by the City Attorney, with Enterprise Fleet Management (EFM), Inc. for the lease and replacement of vehicles for the SRWA Water Treatment Plant (SRWA WTP) operations, and authorize the City Manager to approve the lease of additional vehicles under the Master Equity Lease agreement based upon the funding appropriated in the annual budget each year in Fund 450 “SRWA Operations” (*Goodman*)

**Recommended Action:** *Resolution 2023-XXX:* Authorizing the City Manager to execute a Master Equity Lease Agreement, Maintenance Agreement, in a form approved by the City Attorney, with Enterprise Fleet Management (EFM), Inc. for the lease and replacement of vehicles for the SRWA Water Treatment Plant (SRWA WTP) operations, and authorize the City Manager to approve the lease of additional vehicles under the Master Equity Lease agreement based upon the funding appropriated in the annual budget each year in Fund 450 “SRWA Operations”

- C. Approving or denying a request from Turlock Downtown Property Owner’s Association to remove specific, identified benches located throughout downtown Turlock (*Sims*)

Risk Management Director Loehr introduced Travis Regalo, president of the Turlock Downtown Property Owner’s Association who provided a presentation regarding a request to remove the benches located in the downtown area. Mr. Regalo spoke about ongoing issues and concerns the property owners continue to experience with the benches.

Mr. Regalo responded to questions from the City Council.

There was discussion regarding replacement of the benches.

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

Cathy Doo  
Dale Parkinson  
Harry Boucher  
Ron Bridegroom  
Lori Smith  
Mike Ward

With no further comment, Mayor Bublak closed public comment.

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There was further discussion regarding the removal of the benches.

Councilmember Monez asked Director Schulze to get a price on the cost of purchasing seventeen benches and report back to the City Council with that information.

**Action: Motion:** To table this item until the May 9, 2023 City Council meeting so staff can report back to the City Council in regards to cost for replacement benches as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 4/1 by the following vote:

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

- D. Authorizing the City Manager, or their designee, authority to negotiate a ground lease agreement and any collateral agreements, in a form approved by the City Attorney, with Custom Containers 915 for transitional housing units, for homeless veterans and seniors (*Wilson*)

City Manager Wilson introduced John Gavelin, President and CEO of Custom Containers 915, who provided a brief presentation regarding the proposed transitional housing units. He discussed funding opportunities with the Homekey Grant funding and grant requirements and guidelines. He also spoke about what the site plan and program would look like for the community.

Mr. Gavelin and City Manager Wilson responded to questions from the City Council.

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

Don Kelso  
Kelly Thompson  
Harry Boucher  
Dan Madden  
Michael Ford  
Ron Bridegroom  
James Neil  
Travis Regalo  
Name not provided  
Debbie Hall-Koftinow  
Lori Smith  
Name not provided  
Name not provided  
Mary Jackson  
Jeffrey Lewis

With no further comment, Mayor Bublak closed public comment.

Mr. Gavelin, City Manager Wilson and City Attorney Petrulakis responded to questions from the public and additional questions from the City Council.

There was discussion regarding the overall cost of this project and establishing preference for veterans, seniors and homeless families.

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**Action:** Resolution 2023-087: Authorizing the City Manager, or their designee, authority to negotiate a ground lease agreement and any collateral agreements, in a form approved by the City Attorney, with Custom Containers 915 for transitional housing units, for homeless veterans and seniors as motioned by Councilmember Abram, seconded by Councilmember Monez and carried 3/2 by the following vote:

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

**9. CITY MANAGER REPORTS/UPDATES**

City Manager Wilson provided a brief update on the City's Road projects.

**10. COUNCIL ITEMS FOR FUTURE CONSIDERATION**

Councilmember Abram would like to see the City Council have a discussion on how to engage and access members of the public who do not attend Council meetings. She would also like to explore the possibility of bringing a medical professional to the public safety team.

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

Vice Mayor Franco was glad everyone had a nice Easter.

**12. CLOSED SESSION**

City Clerk Christel announced the closed session item.

- A. Conference with Labor Negotiators - California Government Code §54957.6(a)  
*Agency Designated Representative: Deputy City Manager Sarah Eddy*  
*Employee Organization: Turlock Management Association – Public Safety*  
*Employee Organization: Turlock Firefighters Association – Local 2434*

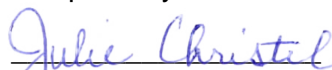
**13. REPORTS FROM CLOSED SESSION**

No reportable action.

**14. ADJOURNMENT**

Mayor Bublak adjourned the meeting at 10:51 p.m.

Respectfully Submitted

  
Julie Christel, City Clerk  
City of Turlock