

City Council Meeting Minutes



April 23, 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	Councilmember Franco	Councilmember Monez	Mayor Bublak
8E	None	None	None	None

4. APPROVAL OF AGENDA AS POSTED OR AMENDED

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

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

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

A. Proclamation: City of Turlock Volunteers (National Volunteer Week - April 21-27, 2024) (Dhami)

Human Relations Director Dhami presented the proclamation to the City of Turlock Volunteers.

B. Briefing: Police Department Annual Report (Hedden)

Chief of Police Hedden presented highlights from the Police Department Annual Report.

6. PUBLIC PARTICIPATION

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

Ramon Rodriguez
Justin Farkas
John Gambledon
Robert Puffer

With no further comment, Mayor Bublak closed public comment.

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

Motion: Waiving reading of all ordinances on the agenda, except by title as motioned by Vice Mayor Franco, seconded by Councilmember Monez, and carried 5/0 by the following vote:

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

8. CONSENT CALENDAR

- A. Motion: Accepting the Weekly demands of 03/29/2024 through 04/04/2024 in the amount of \$1,097,991.00 and 04/05/2024 through 04/11/2024 in the amount of \$477,316.41
- B. Motion: Accepting the Minutes of the April 9, 2024 Regular City Council meeting
- C. Item pulled for separate consideration
- D. Motion: Accepting improvements for City Project No. 21-044 "Pedretti Park Lighting Improvements" and authorizing the City Engineer to file a Notice of Completion (Schulze)
- E. Item pulled for separate consideration
- F. Motion: Approving the Public Artwork Permit Application as submitted by artist Nicolle Jones for the Indigo Project installation at Columbia Park as recommended by the Parks, Arts and Recreation Commission (Vargas)
- G. Resolution 2024-049: Awarding bid and approving an Agreement with Pavement Coatings Co. of Sacramento, California in the amount of \$124,671.60 and authorizing a contingency amount of \$15,000 (12.03%) for construction of City Project No. 23-039 "Crack Seal 2024" to be funded by Fund 219 "SB1 Road Maintenance & Rehabilitation Account" account number 219-40-428.51226 "Roadway Element Maintenance" (Morris)
- H. Resolution 2024-050: Approving a side letter agreement to the Schedule of Benefits and Policies between the City of Turlock and the Management Employees regarding vehicle allowances (Dhami)
- I. Item pulled for separate consideration
- J. Resolution 2024-051: Adopting a resolution of concurrence with the Stanislaus HOME Consortium FY 2024-2025 Annual Action Plan for the HOME Investment Partnership Program and support submission of the draft plan by Stanislaus County to HUD (Hampton)
- K. Item pulled for separate consideration

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

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Yes	Yes	Yes	Yes	Yes

- 8C. Reaffirming the Proclamation of a Local Emergency in response to a continuing Unsheltered Homeless Crisis (UHC) within the City of Turlock and Confirming Rules and Regulations No. 1 made in issued by Interim City Manager Sarah Tamey Eddy (Director of Emergency Services) (Hedden)

City Attorney Petrulakis spoke regarding the agenda item.

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

Action: **Resolution 2024-052**: Reaffirming the Proclamation of a Local Emergency in response to a continuing Unsheltered Homeless Crisis (UHC) within the City of Turlock and Confirming Rules and Regulations No. 1 made in issued by Interim City Manager Sarah Tamey Eddy (Director of Emergency Services), as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

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

- 8I. Approving a Professional Services Agreement to provide occupational medical services on an annual basis with Life Extension Clinics, Inc., DBA Life Scan Wellness Centers, Tampa, FL, in an annual not-to-exceed amount of \$50,000 for the period covering May 1, 2024 through May 1, 2025, with two (2) additional one-year options to extend the term of the agreement, in a total maximum not-to-exceed contract amount of \$150,000 to be expensed to Fund 110 "General Fund" account 110-30-300.43155 "Physicals, Shots & Psychological" (Hunter)

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

Robert Puffer

With no further comments, Mayor Bublak closed public comment.

Action: **Resolution 2024-053**: Approving a Professional Services Agreement to provide occupational medical services on an annual basis with Life Extension Clinics, Inc., DBA Life Scan Wellness Centers, Tampa, FL, in an annual not-to-exceed amount of \$50,000 for the period covering May 1, 2024 through May 1, 2025, with two (2) additional one-year options to extend the term of the agreement, in a total maximum not-to-exceed contract amount of \$150,000 to be expensed to Fund 110 "General Fund" account 110-30-300.43155 "Physicals, Shots & Psychological", as Motioned by Councilmember Abram, seconded by Councilmember Monez, 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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- 8K. Approving the addition of a full-time employee and establishment of a new job description for an Executive Legal Assistant - Paralegal to include the reclassification of incumbent, Executive Assistant City Manager/Clerk Trainee to Executive Legal Assistant - Paralegal and amend the Confidential Salary Schedule effective April 29, 2024

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

Robert Puffer

With no further comments, Mayor Bublak closed public comment.

Action: **Resolution 2024-054**: Approving the addition of a full-time employee and establishment of a new job description for an Executive Legal Assistant - Paralegal to include the reclassification of incumbent, Executive Assistant City Manager/Clerk Trainee to Executive Legal Assistant - Paralegal and amend the Confidential Salary Schedule effective April 29, 2024, as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

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

- 8E. Accepting the improvements and authorizing the City Engineer to file a Notice of Completion for Development Project No. 20-34 “The Enclave” Subdivision

Councilmember Abram stated she had a conflict of interest with this item. She stated her conflict and recused herself from the dais.

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

Action: **Motion**: Accepting the improvements and authorizing the City Engineer to file a Notice of Completion for Development Project No. 20-34 “The Enclave” Subdivision, as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 4/0 by the following vote:

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

After the vote, Councilmember Abram returned to the dais.

9. FINAL READINGS

None

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10. PUBLIC HEARINGS

- A. Continued from the 2/27/2024 Regular City Council Meeting - Denying the appeal and affirming the Planning Commission decision denying Variance 2023-01 at 2560 and 2562 Mooneyham Court, Stanislaus County APN 073-043-007 (Werner/Hampton) *Appellant requested Public Hearing be continued to the May 14, 2024 meeting

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

Action: **Motion:** To continue the item to the May 14, 2024 meeting per the appellant's request, as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

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

- B. Approving the Fiscal Year 2024-2025 Annual Action Plan for the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME), authorizing the submission of the Annual Action Plan to HUD and authorizing the City Manager or designee to execute all related and necessary documents (Figueroa)

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

Action: **Resolution 2024-055:** Amending and approving the Fiscal Year 2024-2025 Annual Action Plan for the Community Development Block Grant Program (CDBG) to reduce the Public Service Grants from \$70,000 to \$64,500 by reducing the grant amount awarded to We Care Program from \$10,000 to \$4,500, and increasing the Housing Rehabilitation by \$5,500 for a total of \$286,677; approving the HOME Investment Partnership Program (HOME), authorizing the submission of the Annual Action Plan to HUD and authorizing the City Manager or designee to execute all related and necessary documents, as motioned by Vice Mayor Franco, seconded by Councilmember Monez, and carried 3/2 by the following vote:

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

11. ACTION ITEMS

- A. Accepting the report from CohnReznick in regards to the internal review of the Housing Division records (Hampton)

Interim Development Services Director Hampton presented the agenda item and answered questions from the City Council.

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

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Action: **Motion:** Accepting the report from CohnReznick in regards to the internal review of the Housing Division records, as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

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

- B. Approving agreements between the City of Turlock and each of the public service agencies funded under the Community Development Block Grant (CDBG) for the fiscal year 2024-2025 in a total amount not to exceed \$70,000 from Fund 255 “CDBG-Housing” (Figueroa)

Housing Manger Figueroa presented the agenda item and responded to questions from the City Council.

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

Robert Puffer

With no further comments, Mayor Bublak closed public comment.

There was discussion regarding amending the Annual Action Plan to increase service grants.

Action: **Resolution 2024-056:** Approving agreements between the City of Turlock and each of the public service agencies funded under the Community Development Block Grant (CDBG) for the fiscal year 2024-2025 in a total amount not to exceed \$64,500 from Fund 255 “CDBG-Housing”, and reducing We Care Program funding from \$10,000 to \$4,500, as motioned by Vice Mayor Franco, seconded by Councilmember Monez, and carried 3/2 by the following vote:

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

- C. Engaging in discussion and providing direction to staff regarding the proposed Fiscal Year 2024-2025 General Fund Budget (Moreno)

Finance Director Moreno provided a presentation on the Fiscal Year 2024-2025 General Fund Budget. Director Moreno responded to questions from the City Council.

- D. Accepting the Final Report of the Cannabis Ad Hoc Committee and providing direction to Staff on follow-up actions desired by the City Council (Wilson)

City Manager Wilson introduced the item, Cannabis Ad Hoc Committee Chair Abram provided additional background and information regarding the item.

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

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Action: Motion: Accepting the Final Report of the Cannabis Ad Hoc Committee, as motioned by Vice Mayor Franco, seconded by Councilmember Bixel, and carried 4/1 by the following vote:

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

Action: Motion: Authorizing staff to move forward with processes to add the cannabis sales tax measure on the ballot, as motioned by Vice Mayor Franco, seconded by Councilmember Abram, and carried 4/1 by the following vote:

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

- E. Adopting a Resolution implementing new Turlock Municipal Code (TMC) Chapter 1-9 entitled "Conflicts of Interest and Legal Compliance Documentation"

City Attorney Petrulakis presented the agenda item and responded to questions from the City Council.

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

Action: Motion: To postpone this item to the May 14, 2024 meeting until staff has had time to review the item, as motioned by Vice Mayor Franco, seconded by Councilmember Bixel, and carried 5/0 by the following vote:

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

12. CITY MANAGER REPORTS/UPDATES

None

13. COUNCIL ITEMS FOR FUTURE CONSIDERATION

None

14. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS

Councilmember Abram announced Love Turlock is Saturday, April 27, 2024.

Vice Mayor Franco announced that Farmers Market and Makers Market are both on Saturdays. She added that May is Love to Ride Month, and encouraged everyone to join. Franco ended by announcing that Pedras Road is getting paved.

Mayor Bublak announced the My Turlock App is free to download in one to three months, and she thanked all the volunteers that have served for the City of Turlock.

15. CLOSED SESSION

- A. Conference with Legal Counsel – Initiation of Litigation, Cal. Gov't Code 54956.9(d)(4)

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- B. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)
Potential Case(s): Two (2)

- C. Conference with Labor Negotiators, Cal. Gov't Code §54957.6(a)
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

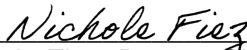
16. REPORTS FROM CLOSED SESSION

None

17. ADJOURNMENT

Mayor Bublak adjourned the meeting at 9:31 p.m.

Respectfully submitted



Nichole Fiez, Deputy City Clerk