

# City Council Meeting Agenda



August 13, 2024

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

Mayor  
**Amy Bublak**

Council Members

**Kevin Bixel**

**Cassandra Abram**

**Rebecka Monez**

**Pam Franco** (Vice Mayor)

City Manager

**Reagan M. Wilson**

City Clerk

**Julie Christel**

City Attorney

**George A. Petrulakis**

**SPEAKER CARDS:** To accommodate those wishing to address the Council and allow for staff follow-up, speaker cards are available for any agenda item or any other topic delivered under Public Comment. Please fill out and provide the Comment Card to the City Clerk or Police Officer.

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** The Turlock City Council meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

**EQUAL ACCESS POLICY:** If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

**NOTICE:** Pursuant to California Government Code Section 54954.3, any member of the public may directly address the City Council on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the City Council's consideration of the item. Members of the public will be allowed three (3) minutes for comments.

**AGENDA PACKETS:** Prior to the City Council meeting, a complete Agenda Packet is available for review on the City's website at [www.cityofturlock.org](http://www.cityofturlock.org) and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Council after distribution of the Agenda Packet are also available for public inspection in the City Clerk's Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **ROLL CALL AND DECLARATION OF CONFLICTS**
4. **APPROVAL OF AGENDA AS POSTED OR AMENDED**

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**Next Ordinance: 1317-CS**

This is the time for the City Council to remove items from the agenda or to change the order of the agenda. Matters may be taken up out of order of the established agenda by a four-fifths vote of the City Council.

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

- A. Presentation - Certificates of Appreciation - Bay Valley Tech Interns
- B. Update: 1617 Colorado Avenue

**6. PUBLIC PARTICIPATION**

Pursuant to California Government Code Section 54954.3(a), this is the time set aside for members of the public to directly address the City Council on any item of interest to the public that is within the subject matter jurisdiction of the City Council and to address the Council on any item on tonight's agenda, including Consent Calendar items. You will be allowed three (3) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Council addresses the matter. Pursuant to California Government Code Section 54954.2(a)(3), no action or discussion may be undertaken on any item not appearing on the posted agenda, except that the City Council, or its staff, may briefly respond to comments or questions from members of the public, provide a reference to staff or other resources for factual information, or direct staff to place the issue on a future agenda.

**7. CONSENT CALENDAR**

Information concerning the consent items listed hereinbelow has been forwarded to each Councilmember prior to this meeting for study. Unless the Mayor, a Councilmember or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Council. The action taken by the Council in approving the consent items is set forth in the explanation of the individual items.

- A. Motion: Accepting the Weekly demands of July 12, 2024 through July 18, 2024 in the amount of \$3,426,825.17, July 19, 2024 through July 25, 2024 in the amount of \$1,784,019.48, July 26, 2024 through August 1, 2024 in the amount of \$3,852,466.78, AP EFT May 2024 in the amount of \$803,866.93, Payroll EFT April 2024 in the amount of \$2,074,563.18, and Investment and Cash Report for June 2024.
- B. Motion: Accepting the Minutes of the July 23, 2024 Regular City Council meeting, and the Minutes of the August 5, 2024 Special City Council meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Resolution 2024-XXX: Awarding Request for Proposal (RFP) No. 24-006 and approving Agreement No. 2025-17 with Wastewater Solids Management, Inc. for digester cleaning services for the Municipal Services Department for a period of three (3) years, in an annual compensation amount not to exceed \$150,000, and a total compensation amount not to exceed \$450,000 over the three (3) year term, to be expensed from Fund 410 "Water Quality Control" account number 410-51-534.43096 "Clean Digester" (Fisher)

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- E. Resolution 2024-XXX: Affirming the Community Events and Activities Grant Awards totaling \$30,000.00 funded by Fund 120 "Tourism" account number 120-10-120.47315 "Community Grant Program" (Vargas)
- F. Resolution 2024-XXX: Approving the establishment of a new job description for an Asset Analyst and the revision to the job description for an Administrative Analyst and amend the Turlock City Employees Association (TCEA) Salary Schedule and the Management Salary Schedule effective August 13, 2024 (Dhami)
- G. Motion: Pursuant to Public Contract Code 22050(c)(2), reaffirming the determination made by the City Manager in response to the emergency created by the inoperative computer room air conditioning units at the Public Safety Facility and finding that the emergency will not permit a delay resulting from a competitive solicitation for bids (Fisher)

**8. FINAL READINGS**

**9. PUBLIC HEARINGS**

- A. Approving the Engineer's Report for Fiscal Year 2024-2025 for all Landscaping and Lighting Assessment Districts and all Street Maintenance Benefit Assessment Areas in the City of Turlock, and Confirming diagrams, assessments, and ordering the levying and collection of assessments as originally proposed for Fiscal Year 2024-2025 for all Landscaping and Lighting Assessment Districts Exhibit A and all Street Maintenance Benefit Assessment Areas Exhibit B in the City of Turlock pursuant to Resolution No. 97-128 (Morris)

**Recommended Action:**

Resolution 2024-XXX: Approving the Engineer's Report for Fiscal Year 2024-2025 for all Landscaping and Lighting Assessment Districts and all Street Maintenance Benefit Assessment Areas in the City of Turlock

Resolution 2024-XXX: Confirming diagrams, assessments, and ordering the levying and collection of assessments as originally proposed for Fiscal Year 2024-2025 for all Landscaping and Lighting Assessment Districts Exhibit A and all Street Maintenance Benefit Assessment Areas Exhibit B in the City of Turlock pursuant to Resolution No. 97-128

**10. ACTION ITEMS**

- A. Approve Measure A Expenditure Policy to establish guidelines on the use of three-quarter (3/4) cent transactions and use (sales) tax and how these funds shall be spent (Moreno)

**Recommended Action:** Motion: Approve Measure A Expenditure Policy to establish guidelines on the use of three-quarter (3/4) cent transactions and use (sales) tax and how these funds shall be spent

- B. Authorize Staff to allocate \$5.0 million to CalPERS Unfunded Accrued Liability (UAL) from the Fiscal Year 2022-2023 General Fund Reserve Surplus (Moreno)

**Recommended Action:** Motion: Authorize Staff to allocate \$5.0 million to CalPERS Unfunded Accrued Liability (UAL) from the Fiscal Year 2022-2023 General Fund Reserve Surplus

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- C. Finding and declaring that the real property owned by the City of Turlock located at 901 High Street, Turlock California, Stanislaus County (APN 050-003-024), is no longer necessary for the City's use and is exempt surplus land as defined in California Government Code section 54221(f)(1)(B) based upon the true and correct written findings found in this Resolution, and authorizes the City Manager or designee to send the exemption determination to the California Department of Housing and Community Development and to take any other necessary actions to comply with the requirements of the Surplus Land Act; Finding and declaring that the real property owned by the City of Turlock located at 829 & 831 Vermont Avenue, Turlock California, Stanislaus County (APN 050-035-011), is no longer necessary for the City's use and is exempt surplus land as defined in California Government Code section 54221(f)(1)(B) based upon the true and correct written findings found in this Resolution, and authorizes the City Manager or designee to send the exemption determination to the California Department of Housing and Community Development and to take any other necessary actions to comply with the requirements of the Surplus Land Act; Finding and declaring that the real property owned by the City of Turlock located at 1205 Lambert Way, Turlock California, Stanislaus County (APN 061-040-013), is no longer necessary for the City's use and is exempt surplus land as defined in California Government Code section 54221(f)(1)(B) based upon the true and correct written findings found in this Resolution, and authorizes the City Manager or designee to send the exemption determination to the California Department of Housing and Community Development and to take any other necessary actions to comply with the requirements of the Surplus Land Act.(Figueroa)

**Recommend Action:**

Resolution 2024-XXX: Finding and declaring that the real property owned by the City of Turlock located at 901 High Street, Turlock California, Stanislaus County (APN 050-003-024), is no longer necessary for the City's use and is exempt surplus land as defined in California Government Code section 54221(f)(1)(B) based upon the true and correct written findings found in this Resolution, and authorizes the City Manager or designee to send the exemption determination to the California Department of Housing and Community Development and to take any other necessary actions to comply with the requirements of the Surplus Land Act

Resolution 2024-XXX: Finding and declaring that the real property owned by the City of Turlock located at 829 & 831 Vermont Avenue, Turlock California, Stanislaus County (APN 050-035-011), is no longer necessary for the City's use and is exempt surplus land as defined in California Government Code section 54221(f)(1)(B) based upon the true and correct written findings found in this Resolution, and authorizes the City Manager or designee to send the exemption determination to the California Department of Housing and Community Development and to take any other necessary actions to comply with the requirements of the Surplus Land Act

Resolution 2024-XXX: Finding and declaring that the real property owned by the City of Turlock located at 1205 Lambert Way, Turlock California, Stanislaus County (APN 061-040-013), is no longer necessary for the City's use and is exempt surplus land as defined in California Government Code section 54221(f)(1)(B) based upon the true and correct written findings found in this Resolution, and authorizes the City Manager or designee to send the exemption determination to the California Department of Housing and Community Development and to take any other necessary actions to comply with the requirements of the Surplus Land Act

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- D. Finding and declaring that the real property owned by the City of Turlock located at 140 S. First Street, Turlock, California, Stanislaus County (APN 061-016-031) is no longer necessary for the City's use and is exempt surplus land as defined in California Government Code section 54221(f)(1)(B) based upon the true and correct written findings found in this Resolution, and authorizes the City Manager or designee to send the exemption determination to the California Department of Housing and Community Development and to take any other necessary actions to comply with the requirements of the Surplus Land Act (Sims)

**Recommended Action:** Resolution 2024-XXX: Finding and declaring that the real property owned by the City of Turlock located at 140 S. First Street, Turlock, California, Stanislaus County (APN 061-016-031) is no longer necessary for the City's use and is exempt surplus land as defined in California Government Code section 54221(f)(1)(B) based upon the true and correct written findings found in this Resolution, and authorizes the City Manager or designee to send the exemption determination to the California Department of Housing and Community Development and to take any other necessary actions to comply with the requirements of the Surplus Land Act.

- E. Authorizing staff to initiate a Proposition 218 process to adjust the City's Sewer Rates to be effective January 1, 2025 through Fiscal Year 2029-30 (Fisher/Huff)

**Recommended Action:** Motion: Authorizing staff to initiate a Proposition 218 process to adjust the City's Sewer Rates to be effective January 1, 2025 through Fiscal Year 2029-30

- F. Approving the updated five-year Capital Improvement Program (CIP) for the City of Turlock for Fiscal Years 2024-25 through 2028-29 (Morris)

**Recommended Action:** Resolution 2024-XXX: Approving the updated five-year Capital Improvement Program (CIP) for the City of Turlock for Fiscal Years 2024-25 through 2028-29

**11. CITY MANAGER REPORTS/UPDATES**

City Manager reports/updates are provided for informational purposes only and no action or discussion may be undertaken. The City Manager may direct department heads to provide reports/updates at the City Manager's request.

- A. Monthly Department Reports

**12. COUNCILMEMBER COMMENTS**

Councilmembers may ask questions, provide comments, and make brief announcements on notable topics of interest. The Brown Act does not allow discussion or action by the legislative body.

**13. COUNCILMEMBER ANNOUNCEMENTS**

Councilmembers may ask questions, provide comments, and make brief announcements on notable topics of interest. The Brown Act does not allow discussion or action by the legislative body.

**14. CLOSED SESSION**

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- 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 scope of representation.”*

Agency Designated Representative: Deputy City Manager Sarah Eddy

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

**15. REPORTS FROM CLOSED SESSION**

**16. ADJOURNMENT**