

# City Council Meeting Minutes

September 24, 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 posted, motioned by Councilmember Monez, seconded 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

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

A. Item Pulled for Future Consideration

B. Certificate of Recognition to Nothing Bundt Cakes - Turlock in recognition of their donation to the 2024 State of Turlock event

Mayor Bublak presented the certificate of recognition to Nothing Bundt Cakes.

C. Proclamation for National Fire Prevention Safety Week, October 6, 2024 through October 12, 2024

Deputy Chief Bickle presented the proclamation.

**6. PUBLIC PARTICIPATION**

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

- Venita
- Patricia Pearson
- Sebastian Lepe
- Ramon Rodriguez

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Ron Bridegroom  
Milt Trieweller  
Justin Farkas

With no further comments, Mayor Bublak closed public comment.

**7. CONSENT CALENDAR**

- A. Motion: Accepting the Weekly demands of August 30, 2024 through September 5, 2024 in the amount of \$3,059,754.74, AP EFT July 2024 in the amount of \$1,642,499.90, and the Investment and Cash Report for August 31, 2024 in the amount of \$281,417,279.51.
- B. Motion: Accepting the Minutes of the September 10, 2024 Regular City Council Meeting, and the amended Minutes of the July 9, 2024 Regular City Council Meeting.
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Motion: 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 pursuant to Public Contract Code 22050(c)(2) (Fisher)
- E. Motion: Accepting improvements for City Project No. 22-005 "Washington Road Bridge Railing Repair" and authorizing the City Engineer to file a Notice of Completion (Pezeshk)
- F. Resolution 2024-142: Re-appropriating project funds from reserves to Fiscal Year 2024-25 totaling \$6,082,000 for various capital improvement projects from each respective fund (Fisher)
- G. Resolution 2024-143: Appropriating \$225,000 from Fund 217 "Gas Tax" unallocated reserves to account number 217-50-511.48001\_317 "Transfers Out To F215 STRS ADA-P1758" to Fund 215 "Streets - Grant Funded Projects" account number 215-40-420.38001\_317 "Transfers In From F217 STRS ADA-P1758" to be expensed from account number 215-40-420.51210 "Federal Streets Projects" to complete local match funding for City Project No. 17-58 "Safe Route to Schools Pedestrian Improvements, Various Locations" (Morris)
- Motion: Accepting improvements for City Project No. 17-58 "Safe Route to Schools Pedestrian Improvements, Various Locations" and authorizing the City Engineer to file a Notice of Completion (Morris)
- H. Item Pulled for Separate Consideration
- I. Resolution 2024-144: Determining the award of bid is exempt from the provisions of CEQA in accordance with Section 15301 of the CEQA guidelines, awarding bid and approving an Agreement with Arrow Construction of Sacramento, California in the amount of \$132,640.00 and authorizing a construction contingency amount of \$13,264.00 (10.0%) for construction of City Project No. 23-058 "City Utility Trench Repair 2024" to be funded equally by Fund 420 "Water" account number 420-52-550.43145 "Pave Trenches" and Fund 410 "Water Quality Control" account number 410-51-531.43145 "Pave Trenches" (Morris)
- J. Resolution 2024-145: Determining the award of bid is exempt from the provisions of CEQA in accordance with Section 15301 of the CEQA guidelines, awarding bid and approving an

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Agreement with Pro-Ex Construction, Inc. of Rancho Cordova, California in the amount of \$72,000.00 and authorizing a construction contingency amount of \$7,200.00 (10.0%) for the construction of City Project No. 23-020 "Transit Center Canopy Repair" to be funded by Fund 426 "Transit" account number 426-40-415-238-002.51240 "Transit Capital" (Morris)

**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:

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

7H. Authorizing staff to proceed with the advertisement for construction bids for City Project No. 14-44 "Intersection Improvements at West Main Street and Tegner Road" (Morris)

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

Milt Trieweiler

With no further comments, Mayor Bublak closed public comment.

**Action: Motion:** Authorizing staff to proceed with the advertisement for construction bids for City Project No. 14-44 "Intersection Improvements at West Main Street and Tegner Road" 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

**8. FINAL READINGS**

None

Mayor Bublak announced that Public Hearing Items 9A, and 9B will be heard at one time, and there will be one public comment period.

**9. PUBLIC HEARINGS**

A. Approving the purchase and sale agreement and joint escrow instructions, loan agreement, regulatory agreement, promissory note, deed of trust, and grant deed for the sale of the property located at 901 High Street, Turlock, Stanislaus County, APN 061-040-013, to United Samaritans Foundation, a non-profit organization, in the amount of \$550,000.00, and authorize the City Manager to sign all necessary documents to effectuate the transaction; Approving the purchase and sale agreement and joint escrow instructions, loan agreement, regulatory agreement, promissory note, deed of trust, and grant deed for the sale of the property located at 829-831 Vermont Ave., Turlock, Stanislaus County, APN 050-035-011, to be sold to United Samaritans Foundation, a non-profit organization, in the amount of \$840,000.00, and authorize the City Manager to sign all necessary documents to effectuate the transaction. (Werner)

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- B. Approving the purchase and sale agreement and joint escrow instructions, loan agreement, regulatory agreement, promissory note, deed of trust, and grant deed for the sale of the property located at 1205 Lambert Way, Turlock (APN 061-040-013), to be sold to We Care Program, a non-profit organization, in the amount of \$725,000, subject to the terms and conditions as outlined in Attachment B and authorize the City Manager to sign all necessary documents to effectuate the transaction. (Werner)

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

Milt Trieweiler  
John Gabelon  
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

**Action:** Resolution 2024-146: Approving the purchase and sale agreement and joint escrow instructions, loan agreement, regulatory agreement, promissory note, deed of trust, and grant deed for the sale of the property located at 901 High Street, Turlock, Stanislaus County, APN 061-040-013, to United Samaritans Foundation, a non-profit organization, in the amount of \$550,000.00, and authorize the City Manager to sign all necessary documents to effectuate the transaction as motioned by Councilmember Monez, 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

**Action:** Resolution 2024-147: Approving the purchase and sale agreement and joint escrow instructions, loan agreement, regulatory agreement, promissory note, deed of trust, and grant deed for the sale of the property located at 829-831 Vermont Ave., Turlock, Stanislaus County, APN 050-035-011, to be sold to United Samaritans Foundation, a non-profit organization, in the amount of \$840,000.00, and authorize the City Manager to sign all necessary documents to effectuate the transaction 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

**Action:** Resolution 2024-148: Approving the purchase and sale agreement and joint escrow instructions, loan agreement, regulatory agreement, promissory note, deed of trust, and grant deed for the sale of the property located at 1205 Lambert Way, Turlock (APN 061-040-013), to be sold to We Care Program, a non-profit organization, in the amount of \$725,000, subject to the terms and conditions as outlined in Attachment B and authorize the City Manager to sign all necessary documents to effectuate the transaction, 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

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**10. ACTION ITEMS**

- A. Approving an Amended and Restated promissory note, First Amendment to a loan agreement with forgivable terms, a modification to the deed of trust, and First Amendment to the Regulatory Agreement in a form approved by the City Attorney, between the City of Turlock and Turlock Gospel Mission, a 501(C)(3) non-profit organization, for the rehabilitation of the real property located at 432 S. Broadway, Turlock (APN #043-049-032-000) in the total amount of \$491,053, to be funded in the amount of \$91,053 from Fund 257 “State HOME Fund” account 257-41-491.47212 “Homeless Assistance Projects” and \$400,000 from Fund 255 “CDBG” account 255-41-485.47210\_006 “Housing Program Services Programs Public Improvements” subject to the terms and conditions as outlined in Attachment A, and authorizing the City Manager to execute all related and necessary documents. (Werner/Hampton)

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

Ron Bridegroom  
Milt Trieweler

With no further comments, Mayor Bublak closed public comment.

**Action:** Resolution 2024-XXX: Approving an Amended and Restated promissory note, First Amendment to a loan agreement with forgivable terms, a modification to the deed of trust, and First Amendment to the Regulatory Agreement in a form approved by the City Attorney, between the City of Turlock and Turlock Gospel Mission, a 501(C)(3) non-profit organization, for the rehabilitation of the real property located at 432 S. Broadway, Turlock (APN #043-049-032-000) in the total amount of \$491,053, to be funded in the amount of \$91,053 from Fund 257 “State HOME Fund” account 257-41-491.47212 “Homeless Assistance Projects” and \$400,000 from Fund 255 “CDBG” account 255-41-485.47210\_006 “Housing Program Services Programs Public Improvements” subject to the terms and conditions as outlined in Attachment A, and authorizing the City Manager to execute all related and necessary documents, as motioned by Vice Mayor Franco, seconded by Councilmember Monez, and failed 1/4 by the following vote:

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

Mayor Bublak left the Council Meeting at 7:42 p.m. and Vice Mayor Franco continued the meeting.

- B. Approving revised Measure A Expenditure Policy to establish guidelines on the use of three-quarter (3/4) cent transactions and use (sales) tax and budget amendment to Fiscal Year 2023-2024 and 2024-2025 for Fund 110 “General Fund” and Fund 118 “Measure A General” in various salary, benefits, and transfer accounts (Moreno)

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

Ron Bridegroom

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With no further comments, Mayor Bublak closed public comment.

**Action:** Resolution 2024-149: Approving revised Measure A Expenditure Policy to establish guidelines on the use of three-quarter (3/4) cent transactions and use (sales) tax and budget amendment to Fiscal Year 2023-2024 and 2024-2025 for Fund 110 “General Fund” and Fund 118 “Measure A General” in various salary, benefits, and transfer accounts as motioned by Councilmember Monez, seconded by Councilmember Bixel, and carried 4/0 by the following vote:

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

**11. CITY MANAGER REPORTS/UPDATES**

None

**12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS**

Councilmember Abram congratulated Turlock Historical Society on the successful watermelon festival, and she gave a shout out to the recreation division for family fun night that will be happening monthly.

Councilmember Monez thanked Supervisor Vito Chiesa for hosting the Turlock local government night.

Vice Mayor Franco agreed that the watermelon festival was a success, she congratulated Turlock SWAT on their fundraising dinner, and gave a reminder of the upcoming policeman’s ball.

**13. COUNCILMEMBER ITEMS FOR FUTURE CONSIDERATION**

None

**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 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

**15. REPORTS FROM CLOSED SESSION**

None

**16. ADJOURNMENT**

Vice Mayor Franco adjourned the meeting at 7:54 p.m.

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Respectfully submitted

A handwritten signature in blue ink that reads "Nichole Fiez". The signature is written in a cursive style with a large, stylized initial "N".

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Nichole Fiez, City Clerk Trainee