

City Council Meeting Minutes

October 8, 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. Turlock Police Department Animal Services – Adoptable Pets

Animal Services Supervisor Walthrop introduced a dog available for adoption at the shelter.

B. Certificate of Recognition to Texas Roadhouse - Turlock in recognition of their donation to the 2024 State of Turlock event

Mayor Bublak presented the certificate of recognition to Marc Beckwith, Managing Partner of Texas Roadhouse.

C. Citywide Energy and Infrastructure Program – Investment Grade Audit Update

Municipal Services Director Fisher introduced Jason Boyd, Program Manager for Willdan, who gave an updated on Citywide Energy and Infrastructure program.

6. PUBLIC PARTICIPATION

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

Karina Mendoza
Adrian Sanchez

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Averie Stockeland
Milt Trieweiler
Ron Bridegroom
Alicia Bernard

With no further comments, Mayor Bublak closed public comment.

7. CONSENT CALENDAR

- A. Motion: Accepting the Weekly demands of September 6, 2024 through September 12, 2024 in the amount of \$917,728.23, September 13, 2024 through September 19, 2024 in the amount of \$1,414,728.26, the AP-Payroll Payment Register for May 31, 2024 in the amount of \$86,917.86, Payroll EFT June 2024 in the amount of \$2,086,042.13.
- B. Motion: Accepting the Minutes of the September 12, 2024 Special City Council Meeting, the Amended Minutes of the September 10, 2024 City Council Meeting, and the Minutes of the September 24, 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. Resolution 2024-150: Approving an agreement (City Contract 2025-044) with Stommel Inc., DBA Lehr, for the purchase of emergency vehicle equipment and supplies pursuant to County of Placer contract SCN106312 and Turlock Municipal Code § 2-7-08(b)(5), in an amount not-to-exceed \$615,000, for a three (3) year term, expensed various Funds to G/L accounts ending in 46032 "Vehicle & Small Equipment Maintenance Parts" and 51020 "Equipment Replacement", for the Fleet Services Division (Barr)
- F. Item Pulled for Separate Consideration
- G. Resolution 2024-152: Approving the Tentative Agreement updating the Schedule of Benefits("SOB") between the City of Turlock ("City") and the Management Employees group, covering the period of July 1, 2024, through June 30, 2027, and appropriating \$240,556 in Fiscal Year 2024-2025 to various salary and benefit accounts (Dhami)

Action: Motion by Vice Mayor Franco, seconded by Councilmember Monez, 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

- 7F. Authorizing the City Manager to execute the first amendment to the Memorandum of Understanding between the City of Turlock and Stanislaus County Sheriff's Office, increasing the contract amount to six hundred twenty-seven thousand dollars (\$627,000) over five (5) years for Automated License Plate Recognition (Hedden)

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

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Action: Resolution 2024-151: Authorizing the City Manager to execute the first amendment to the Memorandum of Understanding between the City of Turlock and Stanislaus County Sheriff's Office, increasing the contract amount to six hundred twenty-seven thousand dollars (\$627,000) over five (5) years for Automated License Plate Recognition, as motion by Vice Mayor Franco, seconded by Councilmember Monez, 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

9. PUBLIC HEARINGS

- A. Adopting updated Sewer Service User Rates and approving the Sewer Rate Study as prepared by NBS Government Finance Group; Approving the Sewer and Regional Water Quality Control Facility Engineer's Report Update as prepared by Carollo Engineers, Inc; Ordinance: Introduction and first reading of an ordinance amending Turlock Municipal Code Title 6 (Sanitation and Health), Chapter 6-4 (Sewage Disposal), Article 1 (General Provisions); Article 4 (Fees and Charges); Article 5 (Wastewater Treatment Facility Capacity Charges); Article 7 (Sewer Service User Rates); Article 9 (Testing Methods and Procedures Used to Determine Influent Flow Characteristics); and Article 11 (Sewer Lines and Reimbursement) (Fisher)

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

- Richard Decker
- Maryn Pitt
- Jeff Segars
- Travis Hill
- Milt Trieweler
- Name not provided
- Ron Bridegroom
- John Gabelon
- Name not provided

With no further comments, Mayor Bublak closed public comment.

At 7:09 p.m., Mayor Bublak called for a 5-minute recess so the City Clerk Trainee could count the protests.

At 7:13 p.m., Mayor Bublak called the meeting back to order and asked City Clerk Trainee Fiez to report on the protests.

City Clerk Trainee Fiez reported that 29 protests were received, and there were 18,108 parcels subject to the sewer rates, therefore a majority protest was not filed.

Action:

Resolution 2024-153: Adopting updated Sewer Service User Rates and approving the Sewer

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Rate Study as prepared by NBS Government Finance Group

Resolution 2024-154: Approving the Sewer and Regional Water Quality Control Facility Engineer’s Report Update as prepared by Carollo Engineers, Inc

Ordinance - 13XX: Introduction and first reading of an ordinance amending Turlock Municipal Code Title 6 (Sanitation and Health), Chapter 6-4 (Sewage Disposal), Article 1 (General Provisions); Article 4 (Fees and Charges); Article 5 (Wastewater Treatment Facility Capacity Charges); Article 7 (Sewer Service User Rates); Article 9 (Testing Methods and Procedures Used to Determine Influent Flow Characteristics); and Article 11 (Sewer Lines and Reimbursement)

As motioned by Councilmember Monez, seconded by Councilmember Bixel, and carried 5/0 by the following vote:

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

- B. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Perfect Union and the City of Turlock for the operation of a cannabis retail dispensary at 2500 N. Golden State Boulevard, Turlock, CA, County of Stanislaus, Assessor’s Parcel Number 088-007-025 through June 30, 2025.

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

Angelica Sanchez
Sean Raycraft

With no further comments, Mayor Bublak closed public comment.

Action: Ordinance-13XX: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Perfect Union and the City of Turlock for the operation of a cannabis retail dispensary at 2500 N. Golden State Boulevard, Turlock, CA, County of Stanislaus, Assessor’s Parcel Number 088-007-025 through June 30, 2025 as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 4/1 by the following vote:

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

- C. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Fire House and the City of Turlock for the operation of a cannabis retail dispensary at 1601 W. Main Street, Turlock, CA, County of Stanislaus, Assessor’s Parcel Number 089-015-006 through June 30, 2025. (Werner)

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

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Mike Warda

With no further comments, Mayor Bublak closed public comment.

Action: Ordinance-13XX: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Fire House and the City of Turlock for the operation of a cannabis retail dispensary at 1601 W. Main Street, Turlock, CA, County of Stanislaus, Assessor’s Parcel Number 089-015-006 through June 30, 2025, as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 4/1 by the following vote:

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

- D. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between JDI Farms, Inc. and the City of Turlock for the operation of an indoor cannabis cultivation, manufacturing, and distribution business at 600 D Street, Turlock, CA, County of Stanislaus, Assessor’s Parcel Number 043-018-016 through June 30, 2025 (Werner)

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

Zack Travon

With no further comments, Mayor Bublak closed public comment.

Action: Ordinance-13XX: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between JDI Farms, Inc. and the City of Turlock for the operation of an indoor cannabis cultivation, manufacturing, and distribution business at 600 D Street, Turlock, CA, County of Stanislaus, Assessor’s Parcel Number 043-018-016 through June 30, 2025, as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 4/1 by the following vote:

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

10. ACTION ITEMS

- A. Authorizing the City Manager to enter into an agreement with California State University Fresno Foundation, to offer Parent University virtual training classes at no cost to Turlock residents to be expensed to Fund 110 “General Fund” account 110-10-103.46060_000 “Contract Services General” (Sims)

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

Action: Resolution 2024-155: Authorizing the City Manager to enter into an agreement with California State University Fresno Foundation, to offer Parent University virtual training classes at no cost to Turlock residents, as motioned by Vice Mayor Franco, seconded by Councilmember Monez, and carried 5/0 by the following vote:

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

- B. Directing Councilmember Bixel to complete additional courses on the Brown Act and ethics, including the importance of the confidentiality requirement imposed on those participating in closed sessions (Petrulakis)

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

Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

Action: Motion: Directing Councilmember Bixel to complete additional courses on the Brown Act and ethics, including the importance of the confidentiality requirement imposed on those participating in closed sessions, 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

- C. 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:

Kris Kirakou
Milt Triewailer
John Gabelon

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

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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.

Councilmember Monez motioned to table this item to a date not specified, seconded by Councilmember Bixel, and carried 5/0 by the following vote:

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

11. CITY MANAGER REPORTS/UPDATES

A. Monthly Department Reports

12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Abram noted that the Fire Department annual open house was a great community event.

Vice Mayor Franco thanked the Turlock Police Association/Widows and Orphans Foundation for their fundraising dinner. She announced that on October 12, 2024, venture fitness is having a women’s self-defense class.

Councilmember Monez congratulated the Turlock Police Association/Widows and Orphans Foundation for a successful event, and reminded everyone that one hundred percent of their fundraising goes to the families.

Mayor Bublak announced that she attended the Grand Oaks 5-year anniversary celebration, and the 150-year anniversary of the Masons of California Turlock No 236.

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 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): Three (3)

15. REPORTS FROM CLOSED SESSION

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None

16. ADJOURNMENT

Mayor Bublak adjourned the meeting at 8:30 p.m.

Respectfully submitted



Nichole Fiez, City Clerk Trainee