

# City Council Meeting Minutes



August 13, 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, Vice Mayor Pam Franco, and Mayor Amy Bublak.

Absent: Councilmember Rebecka Monez

Councilmember Abram	Councilmember Bixel	Vice Mayor Franco	Councilmember Monez	Mayor Bublak
9A	None	9A	Absent	9A

## 4. APPROVAL OF AGENDA AS POSTED OR AMENDED

Motion: Approval of Agenda as posted, motioned by Vice Mayor Franco, seconded Councilmember Abram and carried 4/0 by the following vote:

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

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

A. Presentation: Certificates of Appreciation – Bay Valley Tech Interns

Economic Development Director Sims presented certificates to the following Bay Valley Tech Interns, Sylvia Karina Chavez, AZ Banguis, and Lawrence Esguerra.

## 6. PUBLIC PARTICIPATION

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

Andrew Nosrati  
Ron Bridegroom  
Bob Puffer  
Rowina Ballard  
Carol Brewer

With no further comments, Mayor Bublak closed public comment.

**CITY OF TURLOCK  
CITY COUNCIL MEETING MINUTES  
TUESDAY, AUGUST 13, 2024**

**7. CONSENT CALENDAR**

- 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. Item pulled for separate consideration
- E. Resolution 2024-122: 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. Item pulled for separate consideration
- 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)

**Action:** Motion by Vice Mayor Franco, seconded by Councilmember Abram, to adopt the Consent Calendar, and carried 4/0 by the following vote:

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

7D. 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)

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

Bob Puffer

With no further comments, Mayor Bublak closed public comment.

**Recommended Action:** Resolution 2024-123: 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" as motioned by

**CITY OF TURLOCK  
CITY COUNCIL MEETING MINUTES  
TUESDAY, AUGUST 13, 2024**

Vice Mayor Franco, seconded by Councilmember Abram, and carried 4/0 by the following vote:

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

7F. 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)

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

Bob Puffer

With no further comments, Mayor Bublak closed public comment.

**Recommended Action:** Resolution 2024-124: 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 as motioned by Vice Mayor Franco, seconded by Councilmember Abram, and carried 4/0 by the following vote:

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

**8. FINAL READINGS**

None

**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)

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

**Recommended Action:**

Resolution 2024-127: 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

Mayor Bublak stated her conflict for the record, and recused herself from the dais.

Motion #1 - Approving the Engineer’s Report for Fiscal Year 2024-2025 for Traditions 5 Assessment District and Street Maintenance Benefit Assessment Areas in the City of Turlock, as

**CITY OF TURLOCK  
CITY COUNCIL MEETING MINUTES  
TUESDAY, AUGUST 13, 2024**

motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 3/0 by the following vote:

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

Following the vote, Mayor Bublak returned to the dais.

Vice Mayor Franco stated her conflict for the record and recused herself from the dais.

Motion #2 - Approving the Engineer’s Report for Fiscal Year 2024-2025 for Traditions 1 and Heirlooms 1 and Heirlooms 3 Assessment District and Street Maintenance Benefit Assessment Areas in the City of Turlock, as motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 3/0 by the following vote:

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

Following the vote, Vice Mayor Franco returned to the dais.

Councilmember Abram stated her conflict for the record and recused herself from the dais.

Motion #3 - Approving the Engineer’s Report for Fiscal Year 2024-2025 for Legends 4 and Legends North 3 Assessment District and Street Maintenance Benefit Assessment Areas in the City of Turlock, as motioned by Vice Mayor Franco, seconded by Councilmember Bixel, and carried 3/0 by the following vote:

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

Following the vote, Councilmember Abram returned to the dais.

Motion #4 - 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, as motioned by Vice Mayor Franco, 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	Absent	Yes

Resolution 2024-128: 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

Mayor Bublak stated her conflict for the record, and recused herself from the dais.

Motion #1 - Confirming diagrams, assessments, and ordering the levying and collection of assessments as originally proposed for Fiscal Year 2024-2025 for all Landscaping and Lighting

**CITY OF TURLOCK  
CITY COUNCIL MEETING MINUTES  
TUESDAY, AUGUST 13, 2024**

Assessment Districts Exhibit A and all Street Maintenance Benefit Assessment Areas Exhibit B in the City of Turlock pursuant to Resolution No. 97-128 as motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 3/0 by the following vote:

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

Following the vote, Mayor Bublak returned to the dais.

Vice Mayor Franco stated her conflict for the record and recused herself from the dais.

Motion #2 - 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 as motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 3/0 by the following vote:

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

Following the vote, Vice Mayor Franco returned to the dais.

Councilmember Abram stated her conflict for the record and recused herself from the dais.

Motion #3 - 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 as motioned by Vice Mayor Franco, seconded by Councilmember Bixel, and carried 3/0 by the following vote:

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

Following the vote, Councilmember Abram returned to the dais.

Motion #4 - 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 as motioned by Councilmember Abram, seconded by Vice Mayor Franco, and carried 4/0 by the following vote:

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

**CITY OF TURLOCK  
CITY COUNCIL MEETING MINUTES  
TUESDAY, AUGUST 13, 2024**

**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)

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

Milt Treweiler  
Ron Bridegroom  
Bob Puffer  
Rowina Ballard

With no further comments, Mayor Bublak closed public comment.

**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 with the amendment to not use the reserves to assist the general fund reserve only if it dropped below 15% and with council authorization, with the stipulation to have a future discussion to use 5% equally from both Fund 115 and Fund 118 to replenish the general fund reserve should it drop below 15%, as motioned by Councilmember Abram, seconded by Vice Mayor Franco, and carried 4/0 by the following vote:

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

- B. Item pulled by City Manager Reagan Wilson

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

Ron Bridegroom  
Rowina Ballard

With no further comments, Mayor Bublak closed public comment.

- 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

**CITY OF TURLOCK  
CITY COUNCIL MEETING MINUTES  
TUESDAY, AUGUST 13, 2024**

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)

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

Bob Puffer  
Ron Bridegroom  
Milt Treweiler

With no further comments, Mayor Bublak closed public comment.

**Recommend Action:**

Resolution 2024-125: 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, as motioned by Councilmember Abram, seconded by councilmember Vice Mayor Franco, and carried 4/0 by the following vote:

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

Resolution 2024-126: 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, as motioned by Councilmember Abram, 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	Absent	Yes

Resolution 2024-129: 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, as motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 4/0 by the following vote:

**CITY OF TURLOCK  
CITY COUNCIL MEETING MINUTES  
TUESDAY, AUGUST 13, 2024**

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

- 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)

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

Teri Shaver  
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

**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 as motioned by Councilmember Abram, seconded by Vice Mayor Franco, and failed 2/2 by the following vote:

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

- 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)

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

Milt Treweiler

With no further comments, Mayor Bublak closed public comment.

**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 as motioned by Vice Mayor Franco, 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	Absent	Yes



**CITY OF TURLOCK  
CITY COUNCIL MEETING MINUTES  
TUESDAY, AUGUST 13, 2024**

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

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

**Recommended Action:** Resolution 2024-132: Approving the updated five-year Capital Improvement Program (CIP) for the City of Turlock for Fiscal Years 2024-25 through 2028-29 as motioned by Vice Mayor Franco, seconded by Councilmember Abram, and carried 4/0 by the following vote:

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

**11. CITY MANAGER REPORTS/UPDATES**

- A. Monthly Department Reports  
None
- B. Update: 1617 Colorado Avenue  
None

**12. COUNCILMEMBER COMMENTS AND ITEMS FOR FUTURE CONSIDERATION**

Councilmember Abram thanked everyone for National Night Out specifically thanked Melanie Suffelcool. She asked for future item to get an update on the business development program at the next meeting, and an update on 1617 Colorado at a special meeting in the evening to give the public the time it deserves.

Vice Mayor Franco thanked everyone for National Night Out. She asked for an update on Columbia pool and the armory. Vice Mayor Franco said she has received a lot of positive comments regarding the repaving of Pedras Road.

**13. COUNCILMEMBER ANNOUNCEMENTS**

**14. CLOSED SESSION**

None

**15. REPORTS FROM CLOSED SESSION**

None

**16. ADJOURNMENT**

Mayor Bublak adjourned the meeting at 8:15 p.m.

Respectfully submitted

  
\_\_\_\_\_  
Nichole Fiez, City Clerk Trainee