

# City Council Meeting Minutes

April 9, 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
None	None	9A	None	None

## 4. APPROVAL OF AGENDA AS POSTED OR AMENDED

Mayor Bublak stated there is a green sheet for Item 8F, herein attached to the minutes as "Exhibit A".

Vice Mayor Franco stated she would like to move Item 11A to after Item 4. Approval of Agenda as Posted or Amended, on the Agenda.

Item 11C was removed from the agenda due to the unavailability of presenter.

Motion: Approval of Agenda as amended, 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

- 11A. Adopting the updated Policies and Procedures for the Housing Division for administering the City of Turlock Community Development Block Grant (CDBG), the CDBG Monitoring Plan, the Turlock/Stanslaus County HOME Consortium policies and procedures, adopting the Turlock/Stanslaus County HOME Monitoring Plan, adopting the City of Turlock Residential Anti-Displacement and Relocation Assistance Policy, and adopting the City of Turlock/Stanslaus County HOME Consortium Affirmative Fair Housing Marketing Policies and Procedures (Werner)

Development Services Interim Director Hampton and Planning Manager Werner provided the staff report for this item and responded to questions from the City Council. Mary Brook Cox with Cloudburst Consulting Group was present through zoom and available to respond to questions from the City Council as well.

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Mayor Bublak opened the item for public comment. No members of the public spoke and Mayor Bublak closed public comment.

**Action:** Resolution 2024-048: Adopting the updated Policies and Procedures for the Housing Division for administering the City of Turlock Community Development Block Grant (CDBG), the CDBG Monitoring Plan, the Turlock/Stanslaus County HOME Consortium policies and procedures, adopting the Turlock/Stanslaus County HOME Monitoring Plan, adopting the City of Turlock Residential Anti-Displacement and Relocation Assistance Policy, and adopting the City of Turlock/Stanslaus County HOME Consortium Affirmative Fair Housing Marketing Policies and Procedures 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

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

**A. Proclamation: Animal Care and Control Appreciation Week (April 14-20, 2024)**

Police Chief Hedden presented the proclamation to the Animal Services team. Animal Services Officer Suzanne Miller accepted on behalf of Animal Services. Chief Hedden reminded the community about adoptable pets. Animal Services Officer Suzanne Miller brought Zena a 10-month old adoptable cat to showcase for adoption.

**B. Proclamation: National Telecommunications Week (April 14-20, 2024)**

Mayor Bublak presented the proclamation to members of the Turlock Police Department. Amanda Fortado, Police Support Operations Manager accepted and spoke in appreciation of the support.

**C. Presentation: Love Turlock**

Lindsey Plett and Melanie provided a video and presentation about Love Turlock scheduled for April 27, 2024.

**D. Briefing: Fire Department Project List Update**

Deputy Chief Hunter provided a project list update for the Fire Department. He highlighted a few projects which included the Mobil Data Computer (MDC) and radio update, MST Fire Training, Central Valley Incident Management Team, Stanislaus Regional Fire Investigation Unit (FIU), City Gate Study Recommendations.

Councilmember Bixel asked what kind of discussions are being had and a realistic timeline on the City of Turlock having an ALS program. Deputy Chief Hunter advised this program is being discussed for future presentation to the council.

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Mayor Bublak opened the presentation for public comment and with no members of the public speaking, Mayor Bublak closed public comment.

**6. PUBLIC PARTICIPATION**

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

Milt Trieweler  
John Gebelein  
Candace Peterson  
Ramon Rodriguez

With no further comment, Mayor Bublak closed public comment.

**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 Councilmember Monez, seconded by Councilmember Abram, 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 03/15/2024 through 03/21/2024 in the amount of \$1,455,820.88, 03/22/2024 through 03/28/2024 in the amount of \$2,417,805.86, the payroll EFT for 12/01/2023 through 12/31/2023 in the amount of \$2,311,608.90 the AP EFT for 02/01/2024 through 02/29/2024 in the amount of \$230,807.39, and the Investment and Cash Report for February 29, 2024 in the amount of \$271,231,535.40
- B. Motion: Accepting Minutes of the March 26, 2024 meeting of the City of Turlock City Council
- C. Resolution 2024-039: Approving Amendment No. 2 to Agreement No. 2020-79 between the City of Turlock and Provost & Pritchard Consulting Group for Design Services of the Drinking Water Chlorination Project to include an additional scope of work for continuation of construction administration and construction management, and increasing the total compensation by \$22,442.35, for a total not-to-exceed amount of \$858,742.35 from Fund 420 "Water", account number 420-52-551.43359 "Professional Engineering Services"
- D. 1) Resolution 2024-040: Approving Amendment No. 9 to the Agreement with Carollo Engineers of Walnut Creek, California, in the amount of \$213,106 for additional SCADA programming work, bringing the contract total to a not to exceed amount of \$6,813,434, for City Project No. 18-69 "Surface Water Distribution System Improvements" to be funded in

Fund 420 "Water" account number 420-52-551.51356 "Surface Water Dist. Imp.-Terminal Facilities"

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2) Resolution: 2024-041: Approving Amendment No. 3 to an Agreement with West Yost Associates of Davis, California, in the amount of \$118,304, for construction management services, bringing the contract total to a not to exceed amount of \$2,866,288, for City Project No. 18-69 "Surface Water Distribution System Improvements" to be funded in Fund 420 "Water" account number 420-52-551.51356 "Surface Water Dist. Imp.-Terminal Facilities"

- E. Resolution 2024-042: Approving grant deeds to transfer property identified as Caltrans Parcels numbered 16660-1 and 16661-1 from the City of Turlock to the State of California for City Project No. 0828 "SR-99/Fulkerth Road Interchange"
- F. Motion: Accepting improvements for City Project No. 22-001 "Design of Projects for 2022 Construction for Roads Program" (Bid Package 3) and authorizing the City Engineer to file a Notice of Completion
- G. Resolution 2024-043: Awarding bid and approving an Agreement with Tracy Grading and Paving Inc., of Tracy, California in the amount of \$160,693.00 and authorizing a construction contingency amount of \$16,069 (10.0%) for construction of City Project No. 19-48 "Sewer Replacement in Alley Behind 147 S Broadway Street" to be funded by Fund 410 "Water Quality Control" account number 410-51-534.51189 "Sewer Line Replace-Alleys"

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

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

## 9. FINAL READINGS

- A. Second and final reading of an Ordinance amending the Zoning Map of the City of Turlock, California attached to Title 9 of the Turlock Municipal Code [Rezone 2022-02, Planned Development 281 – (Monarch Place)] and approval of a resolution Establishing Conditions of Approval for Planned Development 281 (Monarch Place) located at 2630 Roberts Road, 3436-3448 and 3536 N. Golden State Boulevard, Stanislaus County APNs 087-027-001 through 087-027-018  
Vice Mayor Franco stated her conflict for the record. Vice mayor Franco recused herself from the dais during the presentation of the item.

Mayor Bublak opened public comment on this item and with no comments from the public, closed public comment.

**Action:** Ordinance 1311-CS: Second and final reading of an Ordinance amending the Zoning Map of the City of Turlock, California attached to Title 9 of the Turlock Municipal Code [Rezone 2022-02, Planned Development 281 – (Monarch Place)] motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 4/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak

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Yes	Yes	---	Yes	Yes
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**Action:** Resolution 2024-044: Establishing Conditions of Approval for Planned Development 281 (Monarch Place) located at 2630 Roberts Road, 3436-3448 and 3536 N. Golden State Boulevard, Stanislaus County APNs 087-027-001 through 087-027-018 as motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 4/0 by the following vote:

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

Following the vote, Vice Mayor Franco rejoined the meeting.

## 10. PUBLIC HEARINGS

- A. Determining extension of City of Turlock water lines and connection of the existing property at 625 E. Taylor Road, Stanislaus County Assessor's Parcel Number 045-061-025, located outside the jurisdictional boundary of the City of Turlock, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(d) [New Construction or Conversion of Small Structures] of the CEQA Guidelines; Approving an Out-of-Boundary Service Agreement for Water Connection Affecting Real Property located at 625 E. Taylor Road, Stanislaus County Assessor's Parcel Number 045-061-025 establishing the conditions under which the City would provide water services to the property and authorizing the City Manager to sign and submit an Out-of-Boundary Service Application to the Stanislaus County LAFCO, and to execute all documents, applications, assurances, agreements, and statements that may be required to implement the agreement; and Authorizing the City Manager to certify a Stanislaus LAFCO Out-of-Boundary Service Application and submit the application requesting LAFCO approval for the property located at 625 E. Taylor Road, Stanislaus County Assessor's Parcel Number 045-061-025 a property located outside the City of Turlock jurisdictional to connect to the City of Turlock water system (Hampton & Werner)

Planning Manager Werner provided the staff report for the 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:

Milt Triewailer

Municipal Services Director Fisher responded to questions from the public. Planning Manager Werner and Municipal Services Director Fisher responded to additional questions from the City Council.

With no further comments, Mayor Bublak closed public comment.

**Action:** Resolution 2024-045: Determining extension of City of Turlock water lines and connection of the existing property at 625 E. Taylor Road, Stanislaus County Assessor's Parcel Number 045-061-025, located outside the jurisdictional boundary of the City of Turlock, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to

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Section 15303(d) [New Construction or Conversion of Small Structures] of the CEQA Guidelines as motioned by Councilmember Monez, 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

**Action: Motion:** Approving an Out-of-Boundary Service Agreement for Water Connection Affecting Real Property located at 625 E. Taylor Road, Stanislaus County Assessor's Parcel Number 045-061-025 establishing the conditions under which the City would provide water services to the property and authorizing the City Manager to sign and submit an Out-of-Boundary Service Application to the Stanislaus County LAFCO, and to execute all documents, applications, assurances, agreements, and statements that may be required to implement the agreement as motioned by Councilmember Monez, 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

**Action: Motion:** Authorizing the City Manager to certify a Stanislaus LAFCO Out-of-Boundary Service Application and submit the application requesting LAFCO approval for the property located at 625 E. Taylor Road, Stanislaus County Assessor's Parcel Number 045-061-025 a property located outside the City of Turlock jurisdictional to connect to the City of Turlock water system as motioned by Councilmember Monez, 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

- B. Finding that Natural Healing Center (NHC) has complied in good faith with terms and conditions of the Development Agreement between NHC and the City of Turlock for the operation of a cannabis retail dispensary at 3401 W. Monte Vista Avenue, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 087-003-039 (Werner)

Planning Manager Werner provided the staff report for this item and responded to questions from the City Council. Finance Director Moreno responded to additional questions from the City Council.

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

Jennifer Berry

With no further comments, Mayor Bublak closed public comment.

**Action: Resolution 2024-046:** Finding that Natural Healing Center (NHC) has complied in good faith with terms and conditions of the Development Agreement between NHC and the City of Turlock for the operation of a cannabis retail dispensary at 3401 W. Monte Vista

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Avenue, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 087-003-039, as motioned by Councilmember Abram, 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

**11. ACTION ITEMS**

- A. Item 11A was moved to after Item 4 – Approval of Agenda as Posted or Amended, on the agenda.
- B. Authorizing the City Manager to execute any documents necessary to apply for Staffing for Adequate Fire and Emergency Response Program (SAFER) Grant to fully fund 9 full time Firefighters for a term of three-years beginning Fiscal Year 2024-2025

Deputy Fire Chief Hunter presented the agenda item and responded to questions from the City Council.

Mayor Bublak opened the public comment and with no comment received from the public, closed public comment.

**Action:** Resolution 2024-047: Authorizing the City Manager to execute any documents necessary to apply for Staffing for Adequate Fire and Emergency Response Program (SAFER) Grant to fully fund 9 full time Firefighters for a term of three-years beginning Fiscal Year 2024-2025, as motioned by Councilmember Abram, seconded by Councilmember Monez, and carried 4/1 by the following vote:

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

- C. THIS ITEM WAS PULLED FROM THE AGENDA Approving an agreement with Genesis Behavior Center, Inc., in a form approved by the City Attorney, in an amount not to exceed \$642,500 for Personalized repetitive Transcranial Magnetic Stimulation (PrTMS®) to be funded by American Rescue Plan Act (ARPA) and appropriate funds to Fund 119 "American Rescue Plan Act" account 119-10-188.43060\_000 "Contract Services General" (Dhami)

**12. CITY MANAGER REPORTS/UPDATES**

City Manager Reagan Wilson provided an update on 1617 Colorado which included correspondence between the City of Turlock and County of Stanislaus. The information is now posted on the City of Turlock website.

**13. COUNCIL ITEMS FOR FUTURE CONSIDERATION**



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Councilmember Monez would like an update on Columbia Pool at the April 23, 2024 or May 14, 2024 meeting.

**14. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS**

Councilmember Abram praised the City's IT Department for the "search" function working properly on the City's website. She would still like to see a new website.

Vice Mayor Franco praised Parks & Rec Staff for a fabulous Vietnam Veteran's Ceremony and lights at Pedretti Park. She gave a reminder of the Farmer's Market and Maker's Market on Saturday and encouraged attendance. She reminded everyone of the update on Pedras Road from the Engineering Department regarding a start date, and stated slurry seal and striping in District 4 and assessment districts.

**15. CLOSED SESSION**

Assistant City Clerk Andrino read aloud the Closed Session items.

A. Conference with Legal Counsel – Initiation of Litigation, Cal. Gov't Code 54956.9(d)(4)  
Potential Cases: One (1)

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 9:52 p.m.

Respectfully submitted

  
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Donna Andrino, Assistant City Clerk