

# City Council Meeting Minutes



October 11, 2022  
6:00 p.m.  
City of Turlock Yosemite Room  
156 S. Broadway, Turlock, California

## CALL TO ORDER

Mayor Bublak called the meeting to order at 6:00 p.m.

## SALUTE TO THE FLAG

## ROLL CALL AND DECLARATION OF CONFLICTS

Present: Councilmembers Nicole Larson, Andrew Nosrati, Rebecka Monez, Vice Mayor Pam Franco, and Mayor Amy Bublak.

Absent: None

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
None	None	None	None	None

## 1. APPROVAL OF AGENDA AS POSTED OR AMENDED

Action: Motion by Councilmember Monez, seconded by Vice Mayor Franco, to approve the agenda as posted. Motion carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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

### A. Presentation: Turlock Senior Citizens Club Update

Superintendent Packwood and Karen Valek, President of the Turlock Senior Citizens Club, provided a presentation on the Club which included an update on current projects and programs.

## 3. PUBLIC PARTICIPATION

Mayor Bublak announced that it was the time for public participation and the following members of the public spoke:

Preet Rai  
John Gebelein  
Albert (last name not given)  
Jennifer Pimlott  
Nancy Klein  
Milt Trieweiler  
Ron Puffer  
Ron Bridegroom  
Ryan Taylor

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With no further comments, Mayor Bublak closed public participation. Staff and City Council responded to questions from the public.

**4. MOTION WAIVING READING OF ALL ORDINANCES ON THE AGENDA, EXCEPT BY TITLE**

Action: Motion waiving reading of all ordinances on the Agenda, except by title. Motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

**5. CONSENT CALENDAR**

- A. Resolution 2022-194: Accepting Weekly Demands of 09/22/22 in the amount of \$3,423,462.99, 09/29/22 in the amount of \$3,642,088.92; and, eft demands of 04/30/22 in the amount of \$10,828,262.61
- B. Motion: Accepting Minutes of the Regular Meetings of 8/23/2022
- C. 1) Resolution 2022-195: Approving Contract Change Order No. 1 (final) in the amount of \$79,047.57 Fund 215 – Streets – Grant Funded Projects) with Dirt Dynasty, Inc., of Farmington, California, for City Project No. 20-031 “Hedstrom Road Rehabilitation” bringing the contract total to \$987,135.57  
  
2) Motion: Accepting improvements for City Project No. 20-031 “Hedstrom Road Rehabilitation” and authorizing the City Engineer to file a Notice of Completion
- D. Item pulled for separate consideration
- E. 1) Resolution 2022-197: Approving the Engineer’s Report for the Turlock Self Storage (Development Project No. 22-027) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area  
  
2) Resolution 2022-198: Declaring the City Council’s intention to order the formation of and to levy and collect assessments for the Turlock Self Storage (Development Project No. 22-027) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area
- F. Resolution 2022-199: Approving a Service Agreement for Security & Fire Alarm Monitoring between the City of Turlock and B. I. C. Security Systems in a total compensation amount not to exceed \$72,000 over the six (6) year term of the Agreement, if all renewal periods are exercised
- G. Resolution 2022-200: Initiating proceedings of the formation of “Parcel Map 21-05 Hackler” (Development Project No. 21-024) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area and directing the City Engineer to act as the Engineer of Work and produce an Engineer’s Report which details the annual costs to the development
- H. Item pulled for separate consideration

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- I. Motion: Approving the advertisement for construction bids for City Project No. 21-021 “Pedras Road Rehabilitation”
- J. Resolution 2022-202: Awarding bid and approving an Agreement between the City of Turlock and Bugler Construction, Inc., of Pleasanton, California, in the amount of \$120,120.00 for construction of City Project No. 22-005 “Washington Road Bridge Railing Repair” to be funded by Fund 218 “Measure L” (*Madden*)
- K. Item pulled for separate consideration
- L. Resolution 2022-204: Awarding bid and approving an Agreement in the amount of \$379,441 with CVE Contracting Group, Inc., of Fresno, California, for City Project No. 19-51A “Columbia Pool Facility Demo” to be funded by Capital Improvement (Fund 301) (*Madden*)

Action: Motion by Councilmember Monez, seconded by Vice Mayor Franco, adopting the consent calendar. Motion carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Items 5D, 5H and 5K were pulled for separate consideration.

- D. Resolution 2022-196: Reaffirming the Proclamation of a Local Emergency in Response to a continuing Unsheltered Homeless Crisis (UHC) within the City of Turlock and Confirming Rules and Regulations No. 1 Made and Issued on July 13, 2021 (*Eddy*)

Mayor Bublak opened the item for public participation and comment was received from the following:

- Debbie Koftinow
- Milt Trieweiler
- Albert (last name not given)
- Ron Bridegroom

With no further comment, Mayor Bublak closed public participation.

Staff responded to questions from the public.

**Action:** Motion by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 approving Resolution 2022-196 reaffirming the proclamation of a Local Emergency in response to a continuing Unsheltered Homeless Crisis (UHC) within the City of Turlock and confirming Rules and Regulations No. 1 made and issued on July 13, 2021, by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- H. Resolution 2022-201: Authorizing the execution of a service agreement between Delta Wireless, Inc., of Stockton, CA, and the City of Turlock in an amount not to exceed \$230,000 for the maintenance and service of the radio system including all portable and mobile radios for the period of July 1, 2022 through June 30, 2023, in a form approved by the City Attorney, and authorizing the City Manager to execute the agreement between Delta Wireless and the City of Turlock (*Hedden*)

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Mayor Bublak opened the item for public participation and comment was received from the following:

Ron Puffer  
Ron Bridegroom

With no further comment, Mayor Bublak closed public participation. Staff responded to questions from the public.

Staff responded to questions from the public and Attorney Petrulakis spoke to the language regarding the terms of the Agreement.

**Action:** Approving Resolution 2022-201 authorizing the execution of a service agreement between Delta Wireless, Inc., of Stockton, CA, and the City of Turlock in an amount not to exceed \$230,000 for the maintenance and service of the radio system including all portable and mobile radios for the period of July 1, 2022 through June 30, 2023, in a form approved by the City Attorney, and authorizing the City Manager to execute the agreement between Delta Wireless and the City of Turlock as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- K. Resolution 2022-203: Awarding bid and approving an Agreement in the amount of \$228,847 with Champion Industrial Contractors, Inc., of Modesto, California, for City Project No. 22-022 “HVAC Unit Replacements – Various Locations” and appropriating \$300,000 to account number 119-10-188.43120\_007 “Building Maintenance HVAC” to be funded by American Rescue Plan Act (Fund 119) reserves (*Madden*)

Councilmember Nosrati had questions regarding the use of ARPA funds for this item. Finance Director Moreno and Interim Public Works Director Madden responded to his questions.

Mayor Bublak opened the item for public participation and comment was received from the following:

Albert (last name not given)  
Nancy Klein  
Ron Puffer

With no further comment, Mayor Bublak closed public participation. Staff responded to questions from the public.

Staff responded to questions from the public.

Councilmember Larson provided comment regarding the use of ARPA funds for the HVAC system and other infrastructure issues rather than public facing services.

Councilmember Nosrati spoke further regarding ARPA funding use.

**Action:** To adjust the funding stream to be a General Fund expense for item 5K as motioned by Councilmember Nosrati, seconded by Councilmember Monez, and failed 3/2, by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	No	No	No

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**Action:** Approving Resolution 2022-203 awarding bid and approving an Agreement in the amount of \$228, 847 with Champion Industrial Contractors, Inc., of Modesto, California for City Project No. 22-022 “HVAC Unit Replacements – Various Locations” and appropriating \$300,000 to account number 119-10-188.43120\_007 “Building Maintenance HVAC” to be funded by General Fund monies as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 3/2 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
No	No	Yes	Yes	Yes

**6. FINAL READINGS**

None

**7. PUBLIC HEARINGS**

- A. Introduction and first reading of an Ordinance amending Turlock Municipal Code (TMC) Title 8, Chapter 1, Article 1, Sections 1, 2 and 3; adding Subsection D to Title 8, Chapter 1, Article 1, Section 2; adding Subsection F to Title 8, Chapter 1, Article 1, Section 5; amending Title 8, Chapter 2, Article 1, Section 2, Chapter 5, Article 1, Section 2 and Chapter 6, Article 1, Section 2 to adopt the 2022 California Building Standards code with specific modifications based on local conditions (*Odom*)

Chief Building Official Odom provided an overview of this item including the proposed amendments.

Mayor Bublak opened the public hearing at 7:30 p.m. for public participation. With no comments, Mayor Bublak closed the public hearing at 7:31 p.m.

Staff responded to questions from the City Council.

**Action:** Ordinance: Introduce and provide first reading of an Ordinance amending Turlock Municipal Code (TMC) Title 8, Chapter 1, Article 1, Sections 1, 2 and 3; adding Subsection D to Title 8, Chapter 1, Article 1, Section 2; adding Subsection F to Title 8, Chapter 1, Article 1, Section 5; amending Title 8, Chapter 2, Article 1, Section 2, Chapter 5, Article 1, Section 2 and Chapter 6, Article 1, Section 2 to adopt the 2022 California Building Standards code with specific modifications based on local conditions as introduced by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- B. Introduction and first reading on an Ordinance amending the Turlock Municipal Code (TMC) Title 4, Chapter 3, Article 1, Article 2, and Article 3 to adopt the 2022 California Fire Code with specific modifications based upon local conditions (*Bickle*)

Fire Marshal Bickle provided an overview of this item including the proposed amendments.

Mayor Bublak opened the public hearing at 7:33 p.m. for public participation. With no comments, Mayor Bublak closed the public hearing at 7:33 p.m.

Staff responded to questions from the City Council.

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**Action:** Ordinance: Introduce and provide first reading on an Ordinance amending the Turlock Municipal Code (TMC) Title 4, Chapter 3, Article 1, Article 2, and Article 3 to adopt the 2022 California Fire Code with specific modifications based upon local conditions as introduced by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

**8. ACTION ITEMS**

- A. Approving the reorganization of the Human Resources Department, including the renaming of the department to Human Relations Department, making revisions to relevant job descriptions and titles, reclassifying incumbents effective October 12, 2022, and making amendments to salary schedules (*Dhami*)

Human Resources Director Dhami provided a staff report regarding renaming of the HR Department, revisions and reclassifications to relevant job descriptions, and amendments to salary schedules.

Staff responded to questions from the City Council.

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

Ron Puffer  
Ron Bridegroom

With no further comment, Mayor Bublak closed public participation.

Staff responded to questions from the public.

**Action:** Resolution 2022-205: Approving the reorganization of the Human Resources Department, including the renaming of the department to Human Relations Department, making revisions to relevant job descriptions and titles, reclassifying incumbents effective October 12, 2022, and making amendments to salary schedules as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 3/2 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
No	No	Yes	Yes	Yes

- B. Approving Amendment No. 1 to the Professional Services Agreement for City Engineer Services (City Contract No. 2023-13) with SNG & Associates, Inc., of Pleasanton, California, increasing the contract by \$150,000 bringing the contract total to \$200,000 (*Madden*)

Interim Public Works Director Madden provided a staff report regarding a Professional Services Agreement for City Engineer Services.

Staff responded to questions from the City Council.

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

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Ron Puffer  
Ryan Taylor  
Ron Bridegroom

With no further comment, Mayor Bublak closed public participation.

Staff responded to questions from the public.

**Action:** Resolution 2022-206: Approving Amendment No. 1 to the Professional Services Agreement for City Engineer Services (City Contract No. 2023-13) with SNG & Associates, Inc., of Pleasanton, California, increasing the contract by \$150,000 bringing the contract total to \$200,000 as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- C. Authorizing use of staff time and City Resources to prepare a staff report on researching increased funding opportunities for City of Turlock Business Partnership Incentives Program, for startup businesses opening up in the city of Turlock (*Sims*)

Economic Development Director Sims provided a staff report regarding the use of staff and City resources to work on researching funding opportunities for City of Turlock Business Partnership Incentive Program for startup businesses.

Staff responded to questions from the City Council.

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

Ryan Mondragon  
Cheryl Reiland

With no further comment, Mayor Bublak closed public comment.

Staff responded to questions from the public.

Councilmember Larson wanted staff to reach out to the Chamber of Commerce and local business representative groups and make sure they provide potential feedback.

Councilmember Nosrati suggested raising the grant amount to \$5,000 and not to have any requirements other than the application.

**Action:** Motion: Authorizing use of staff time and City Resources to prepare a staff report on researching increased funding opportunities for City of Turlock Business Partnership Incentives Program, for startup businesses opening up in the city of Turlock as motioned by Councilmember Monez, seconded by Councilmember Larson, and carried 4/1 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	No	Yes	Yes

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- D. Approving the establishment of new job classifications related to the City’s proposal to the Stanislaus Regional Water Authority (SRWA) to operate and maintain its Surface Water Treatment Plant; Plant Manager, Plant Supervisor and Senior Instrument Control Technician, Water Treatment Plant Operator I, Water Treatment Plant Operator II Senior Water Treatment Plant Operator, Maintenance Technician II and Senior Maintenance Technician and making amendments to salary schedules effective October 12, 2022 (*Goodman*)

Municipal Services Director Goodman provided a staff report regarding the City’s proposal to the Stanislaus Regional Water Authority (SRWA) to operate and maintain its Surface Water Treatment Plant and provide staffing for the facility.

Director Goodman and City Manager Wilson responded to questions from the City Council.

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

Milt Trieweiler  
Ron Puffer

With no further comment, Mayor Bublak closed public comment.

Staff responded to questions from the public.

Councilmember Larson stated she liked the cost savings and that the City would be at the helm of the project. City Manager Wilson responded to her questions regarding the vetting of the proposal.

**Action:** Resolution 2022-207: Approving the establishment of new job classifications related to the City’s proposal to the Stanislaus Regional Water Authority (SRWA) to operate and maintain its Surface Water Treatment Plant; Plant Manager, Plant Supervisor and Senior Instrument Control Technician, Water Treatment Plant Operator I, Water Treatment Plant Operator II Senior Water Treatment Plant Operator, Maintenance Technician II and Senior Maintenance Technician and making amendments to salary schedules effective October 12, 2022 as motioned by Vice Mayor Franco, seconded by Councilmember Monez, and carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

**9. CITY MANAGER REPORTS/UPDATES**

- A. Police Department Update

Police Chief Hedden provided a brief update regarding the installation of cameras at three community parks.

**10. COUNCIL ITEMS FOR FUTURE CONSIDERATION**

Councilmember Nosrati would like a budget item for additional bus signs to identify where the bus stops are.

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



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Councilmember Nosrati spoke about the meetings on Homelessness that was held for the public earlier in the month and expressed concern about lack of capable leadership to deal with this issue.

Vice Mayor Franco welcomed Chief Building Official Odom to the team, she also thanked staff and the public who attended the Homelessness workshop. She would like to see these meetings continue as there is value in them. She also spoke about Columbia pool and reminded everyone to drive safe as there has been a lot of traffic accidents lately.

Councilmember Monez spoke about demolition beginning on Columbia Pool. She also talked briefly about construction on Lander Avenue.

**12. CLOSED SESSION**

- A. Conference with Labor Negotiators - California Government Code §54957.6(a)  
*Employee Organization: Turlock Management Association – Public Safety*  
*Employee Organization: Turlock Firefighters Association – Local 2434*

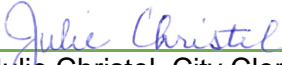
**13. REPORTS FROM CLOSED SESSION**

Mayor Bublak reported out of Closed Session stating there was nothing to report.

**14. ADJOURNMENT**

Mayor Bublak adjourned the meeting at 9:28 p.m.

Respectfully submitted

  
\_\_\_\_\_  
Julie Christel, City Clerk  
City of Turlock