

City Council Meeting Minutes

September 12, 2023

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 Cassandra Abram, Rebecka Monez, Kevin Bixel, Vice Mayor Pam Franco, and Mayor Amy Bublak.

Absent: None

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak
None	None	None	None	None

1. APPROVAL OF AGENDA AS POSTED OR AMENDED

Motion: Approval of Agenda as posted as 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

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

A. Presentation CDBG-CV (Covid) Update (*Fagan*)

Housing Program Manager Fagan provided a presentation on the CDBG-CV (Covid) program. He provided an overview of the program, including funds received and expended, and what funds remain. He spoke about eligible uses for the funds, discussed possible projects at the Turlock Senior Center and Marty Yerby Center that would qualify for the use CDBG-CV funds and requested Council direction on establishing a priority list of projects.

Manager Fagan responded to questions from the City Council and Mayor Bublak opened the item for public comment. With no comments from the public, Mayor Bublak closed public comment and brought the item back for further discussion.

The Council discussed possible projects, specifically the HVAC system and WiFi accessibility at the Marty Yerby Center and making restrooms ADA compliant at the Marty Yerby Center and Senior Center. Also mentioned were the portable vehicle barriers. There was consensus on staff getting bids for the work at the Marty Yerby Center.

City Council will make a list of their top priorities and give it to City Manager Wilson who will forward it to staff.

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 12, 2023**

B. Briefing Potential City Council Policies for City Council Committees (*Bublak*)

The City Council discussed holding workshops instead of having ad-hoc committees. Each member of the Council provided their thoughts on their preference.

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

Milt Trieweiler
Ron Puffer
Ron Bridegroom
Mary Jackson

With no further comment, Mayor Bublak closed public comment.

The Council discussed having district meetings with each Councilmember holding a meeting in their own district and the Mayor attending all district meetings. City Manager Wilson suggested that whatever subject matter Council would like to take to the districts for input, he would work with staff to help facilitate the meetings or workshops.

The Council further discussed workshops and ad-hocs with no consensus reached and no changes made.

C. Briefing Sales Tax Update (*Moreno*)

Finance Director Moreno provided an overview of the 1st Quarter 2023 Sales Tax and Capture Gap Analysis Report and responded to questions from the City Council.

Mayor Bublak opened the item for public comment and with no comments, closed public comment.

3. PUBLIC PARTICIPATION

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

Michael Gonzalez
Christon Sanchez
Milt Trieweiler
Rachell Silas
Ron Puffer
Ron Bridegroom
Mary Jackson
Debra Koftinow
Thomas Hall
Ryan Taylor
Lori Smith

With no further comment, Mayor Bublak closed public comment.

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 12, 2023**

4. 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 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

5. CONSENT CALENDAR

Mayor Bublak announced that Consent Items 5D was pulled off the agenda and item 5G would be pulled for separate consideration.

A. Motion: Accepting Weekly Demands of 08/17/2023 in the amount of \$1,597,127.27, 08/24/2023 in the amount of \$3,890,358.71, EFT Payments of April 2023 in the amount of \$6,706,850.23, May 2023 in the amount of \$3,622,616.85, and June 2023 in the amount of \$3,962,434.34

B. Motion: Accepting Minutes of the 08/22/2023 Regular Meeting of the City of Turlock City Council

C. Resolution 2023-201: Approving a Settlement Agreement and Release, Contract Change Order No. 2 (Final) in the amount of \$47,500 (Non-General Fund - Fund 410 Water Quality Control), bringing the contract total to \$266,857.80, and authorizing the City Engineer to file a Notice of Completion for City Project No. 20-026 “RWQCF Flotator No. 3 Recoating” (*Fremming*)

D. Item pulled off agenda and not considered Appropriating \$178,540 to Fund 218 “Measure L” account number 218-40-462-51270 “Construction Project” to be funded by Fund 218 “Measure L” unallocated reserves for City Project No. 22-035 “Intersection Improvements at Countryside Drive and Business Entrance”

2) Resolution 2023-XXX: Approving a Professional Services Agreement with Sandis, of Modesto, California, in a form approved by the City Attorney, in the not-to-exceed-amount of \$138,540 for professional design services for City Project No. 22-035 “Intersection Improvements at Countryside Drive and Business Entrance” to be funded by Fund 218 “Measure L” account number 218-40-462-51270 (*Schulze*)

E. Resolution 2023-202: Authorizing the City Manager to enter into an agreement with Konica Minolta Business Solutions U.S.A., Inc. (Konica Minolta), for document management services, in an amount not to exceed \$300,000 for three (3) years, where funding has been budgeted in the respective departments account 43226 “Document Imaging System” and contingent on the availability of budgeted funds (*Showalter*)

F. Resolution 2023-203: Authorizing the City Manager to enter into an agreement with Mid Valley IT for a one (1) year term, not to exceed the value of \$100,000 with the option for two (2) one (1) year extensions, not to exceed the value of \$300,000, if all renewal periods are exercised, from Fund 501 “Information Technology” account 501-10-130.43060_000 “Contract Services” for specialized support and project consulting (*Showalter*)

G. Item pulled for separate consideration

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 12, 2023**

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	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

5G. Re-appropriating \$401,940 to account number 412-51-536.51270 “Construction Project” from Fund 412 “Sewer Construction” unallocated reserves and re-appropriating \$291,060 to account number 421-52-552.51270 “Construction Project” from Fund 421 “Water Line Construction” unallocated reserves to provide adequate funding for City Project No. 20-013 “Water and Sewer Main Extensions – N. Golden State Boulevard” in Fiscal Year 2023-24 (*Schulze*)

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

Milt Trieweiler
Ron Puffer

With no further comment, Mayor Bublak closed public comment.

Director Schulze responded to questions from the public.

Action: Resolution 2023-204: Re-appropriating \$401,940 to account number 412-51-536.51270 “Construction Project” from Fund 412 “Sewer Construction” unallocated reserves and re-appropriating \$291,060 to account number 421-52-552.51270 “Construction Project” from Fund 421 “Water Line Construction” unallocated reserves to provide adequate funding for City Project No. 20-013 “Water and Sewer Main Extensions – N. Golden State Boulevard” in Fiscal Year 2023-24 as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

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

6. FINAL READINGS

None

7. PUBLIC HEARINGS

A. Approving the Fiscal Year 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program (CDBG), CDBG-CARES and HOME Investment Partnership Program (HOME), and authorizing submission of the CAPER to the United States Department of Housing and Urban Development (HUD), and authorizing the City Manager to execute related necessary documents (*Quintero*)

Development Services Director Quintero provided a staff report on this item and responded to questions from the Council.

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

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 12, 2023**

Ryan Taylor
Mary Jackson
Ron Bridegroom

With no further comment, Mayor Bublak closed public comment.

Director Quintero responded to questions from the public.

The Council further discussed this item and requested the Annual Action Plan come back to Council with a list that states what the City can do with each basket of money, that there be better outreach and engagement with other consortium members, looking into developing a consortium-wide RFP and mirroring what’s happening with the county.

Action: Resolution 2023-205: Approving the Fiscal Year 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program (CDBG), CDBG-CARES and HOME Investment Partnership Program (HOME), and authorizing submission of the CAPER to the United States Department of Housing and Urban Development (HUD), and authorizing the City Manager to execute related necessary documents as motioned by Councilmember Abram, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

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

8. ACTION ITEMS

- A. Rescinding Resolution No. 2023-087 authorizing the City Manager, or their designee, to negotiate a ground lease agreement and any collateral agreements, in a form approved by the City Attorney, with Custom Containers 915 for transitional housing units, for homeless veterans and seniors (*Quintero*)

Development Services Director Quintero provided a staff report on this item and responded to questions from the City Council.

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

Ron Bridegroom
Milt Triewailer

With no further comments, Mayor Bublak closed public comment.

Director Quintero responded to questions from the public.

The Council further discussed this item.

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 12, 2023**

Action: 2023-206: Rescinding Resolution No. 2023-087 authorizing the City Manager, or their designee, authority to negotiate a ground lease agreement and any collateral agreements, in a form approved by the City Attorney, with Custom Containers 915 for transitional housing units, for homeless veterans and seniors 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. 1) Appropriating \$1,363,368.00 from Fund 117 “Cannabis” unassigned reserves to account number 117-10-190.48001_335 “Transfers Out to F301 for Columbia Pool” and Fund 301 “Capital Improvement” account number 301-50-520.38001_335 “Transfers In Fr F117 Cannabis for Columbia Pool” to be expensed from account number 301-50-520.51300 “Construction Repairs/Improvements” to provide necessary funding for City Project No. 19-51 “Columbia Pool Improvements”; 2) Appropriating \$923,756.00 to Fund 301 “Capital Improvement,” account number 301-50-520.51300 “Construction Repairs/Improvements” from unallocated reserves; 3) Appropriating \$805,000.00 from Fund 119 “American Rescue Plan Act” unassigned reserves to account number 119-10-118-48003_004 “Transfers Out – ARPA Columbia Pool Improvements” and Fund 301 “Capital Improvement” account number 301-50-520.38001_004 “Transfers In-ARPA Columbia Pool Improvements” to be expensed from account number 301-50-520.51300 “Construction Repairs/Improvements” to provide necessary funding for City Project No. 19-51 “Columbia Pool Improvements”; and 4) Awarding bid and approving an Agreement with Bobo Construction, Inc., of Elk Grove, California, in a form approved by the City Attorney, in the amount of \$5,770,695.04 and authorizing a contingency amount of \$350,000.00 (6.1%) for construction of City Project No. 19-51 “Columbia Pool Improvements” to be funded by Fund 301 “Capital Improvement” account number 301-50-520.51300 (*Schulze*)

Public Works Director Schulze provided a staff report on this item. He and Finance Director Moreno responded to questions from the City Council.

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

- Milt Trieweiler
- Ron Puffer
- Ron Bridegroom
- Mary Jackson

With no further comment, Mayor Bublak closed public comment.

Action:

- 1) Resolution 2023-207: Appropriating \$1,363,368.00 from Fund 117 “Cannabis” unassigned reserves to account number 117-10-190.48001_335 “Transfers Out to F301 for Columbia Pool” and Fund 301 “Capital Improvement” account number 301-50-520.38001_335 “Transfers In Fr F117 Cannabis for Columbia Pool” to be expensed from account number 301-50-520.51300 “Construction Repairs/Improvements” to provide necessary funding for City Project No. 19-51 “Columbia Pool Improvements”; and

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 12, 2023**

- 2) Resolution 2023-208: Appropriating \$923,756.00 to Fund 301 “Capital Improvement,” account number 301-50-520.51300 “Construction Repairs/Improvements” from unallocated reserves; and
- 3) Resolution 2023-209: Appropriating \$805,000.00 from Fund 119 “American Rescue Plan Act” unassigned reserves to account number 119-10-118-48003_004 “Transfers Out – ARPA Columbia Pool Improvements” and Fund 301 “Capital Improvement” account number 301-50-520.38001_004 “Transfers In-ARPA Columbia Pool Improvements” to be expensed from account number 301-50-520.51300 “Construction Repairs/Improvements” to provide necessary funding for City Project No. 19-51 “Columbia Pool Improvements”; and
- 4) Resolution 2023-210: Awarding bid and approving an Agreement with Bobo Construction, Inc., of Elk Grove, California, in a form approved by the City Attorney, in the amount of \$5,770,695.04 and authorizing a contingency amount of \$350,000.00 (6.1%) for construction of City Project No. 19-51 “Columbia Pool Improvements” to be funded by Fund 301 “Capital Improvement” account number 301-50-520.51300 as motioned by Councilmember Monez, seconded by Mayor Bublak, and carried 5/0 by the following vote:

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

- C. Awarding bid and approving an Agreement between the City of Turlock and Sfadia Inc. dba Green Energy Innovations of Buena Park, California in the amount of \$395,000.00 and authorizing a contingency amount of \$39,500.00 (10%) for construction of City Project No. 21-044 "Pedretti Park Lighting Improvements" to be funded by Fund 120 “Tourism” account number 120-10-120.51270 “Construction Project” (*Schulze*)

Public Works Director Schulze provided a staff report on this item.

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

Ron Puffer

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2023-211: Awarding bid and approving an Agreement between the City of Turlock and Sfadia Inc. dba Green Energy Innovations of Buena Park, California in the amount of \$395,000.00 and authorizing a contingency amount of \$39,500.00 (10%) for construction of City Project No. 21-044 "Pedretti Park Lighting Improvements" to be funded by Fund 120 “Tourism” account number 120-10-120.51270 “Construction Project” as 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

- D. Affirming the Community Events and Activities Grant Funding as submitted by the Parks, Arts, and Recreation Commission (PARC) (*Vargas*)

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 12, 2023**

Recreation Superintendent Vargas provided a staff report on this item and responded to questions from the City Council.

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

Lori Smith

With no further comments, Mayor Bublak closed public comment.

Recreation Superintendent Vargas responded to questions from the public.

City Manager Wilson responded to questions and comments from the City Council.

Action: Resolution 2023-212: Affirming the Community Events and Activities Grant Funding as submitted by the Parks, Arts, and Recreation Commission (PARC) as motioned by Councilmember Abram, 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

- E. Awarding bid and approving an Agreement with Knife River Construction, of Stockton, California in the amount of \$4,591,036.00 and authorizing a contingency amount of \$229,552.00 (5.0%) for construction of City Project No. 18-67 "Water Main and Sewer Replacement 2023" to be funded by Fund 420 "Water Enterprise" account number 420-52-551.51126.

Public Works Director Schulze provided a staff report for this item and responded to questions from the City Council.

Mayor Bublak opened the item for public comment and with no one speaking, closed public comment.

Action: Resolution 2023-213: Awarding bid and approving an Agreement with Knife River Construction, of Stockton, California in the amount of \$4,591,036.00 and authorizing a contingency amount of \$229,552.00 (5.0%) for construction of City Project No. 18-67 "Water Main and Sewer Replacement 2023" to be funded by Fund 420 "Water Enterprise" account number 420-52-551.51126 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

9. CITY MANAGER REPORTS/UPDATES

- A. City Manager’s Monthly Reports (*Wilson*)

City Manager Wilson advised that department project lists were included in the CM Monthly Reports and that the project lists would be updated every three months.

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 12, 2023**

10. COUNCIL ITEMS FOR FUTURE CONSIDERATION

Councilmember Abram requested to have Council discussion on the use of remaining ARPA funding, specifically in regards to capital improvement projects.

11. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS

Councilmember Abram thanked City Manager Wilson and the directors for the project lists included in the Monthly Reports.

Referencing 9/11, Councilmember Bixel thanked all first responders for all the work they do.

Vice Mayor Franco also thanked the first responders, congratulated Chief Ernst on his recent retirement, encouraged everyone to check out the Senior Center and spoke about the Sunnyside Senior Living ribbon cutting ceremony.

Mayor Bublak thanked Director Sims for his work and sent her condolences to Mr. Glavin's family and friends.

12. CLOSED SESSION

None


13. REPORTS FROM CLOSED SESSION

None

14. ADJOURNMENT

Mayor Bublak adjourned the meeting at 9:05 p.m.

Respectfully submitted



Julie Christel, City Clerk