

# City Council Meeting Minutes

December 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, Kevin Bixel, Vice Mayor Pam Franco, and Mayor Amy Bublak.  
Absent: Councilmember Rebecka Monez

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

## 1. APPROVAL OF AGENDA AS POSTED OR AMENDED

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

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

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

### A. Appointment: CDBG Grant Selection Committee – Community Members

Mayor Bublak recommended Abe Rojas, Alison Jeffrey, Beverly Spielman, and Derek Dhami to the CDBG Grant Selection Committee.

Action: Motion by Councilmember Abram, seconded by Vice Mayor Franco, to appoint Abe Rojas, Alison Jeffrey, Beverly Spielman, and Derek Dhami to the CDBG Grant Selection Committee. Motion carried 4/0 by the following vote

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

### B. Briefing: Municipal Services Project List Update

Municipal Services Director Chris Fisher provided a PowerPoint presentation on the project list for the Municipal Services Department.

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C. Briefing: Public Works Project List Update

Public Works Director Erik Schulze provided a PowerPoint presentation on the project list for the Public Works Department.

**3. PUBLIC PARTICIPATION**

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

Karen Scheller  
Michael Rodriguez  
Mitchell Vinciguerra  
Ron Bridegroom  
Ryan Taylor

With no further comment, Mayor Bublak closed public comment.

**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 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	Absent	Yes

**5. CONSENT CALENDAR**

Mayor Bublak announced that Consent Calendar Item 5D, 5H, 5I, and 5L would be pulled for separate consideration.

- A. Motion: Accepting the Weekly Demands of 11/02/2023 in the amount of \$4,851,859.36, 11/09/2023 in the amount of \$1,659,794.41, 11/16/2023 in the amount of \$2,173,500.20, AP-EFT September 2023 in the amount of \$2,790,764.72, Payroll EFT July 2023 in the amount of \$9,673,718.53, and the Investment and Cash Report for October 31, 2023 in the amount of \$255,253,018.43
- B. Motion: Accepting Minutes of the 10/24/2023 and 11/14/2023 Regular Meetings of the City of Turlock City Council
- C. Resolution 2023-253: Approving the City Council Meeting Calendar for 2024
- D. Item pulled for separate consideration
- E. Resolution 2023-255: Rescinding Resolution Numbers 2021-167, 2021-241 and 2021-242; approving the purchase of one (1) Asphalt Patcher, in an amount not-to-exceed \$262,122.93, expensed to Fund 219 "SB1 Road Maint. & Rehab" account number 219-40-428.51105 (Vehicle); one (1) Dump Truck, in an amount not-to-exceed \$136,459.75, expensed to Fund 506 "Vehicle/Equipment Replacement" account number 506-00-000-231.51020 (Equipment

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Replacement); and one (1) Dump Truck, in an amount not-to-exceed \$136,459.75, expensed to Fund 219 "SB1 Road Maint. & Rehab" account number 219-40-428.51105 (Vehicle) from PB Loader Corporation of Fresno, CA without compliance to the formal bid procedure pursuant to Turlock Municipal Code Section 2-7-08(b)(6) which requires a 4/5<sup>ths</sup> vote for the Public Works Maintenance Division; and authorizing the City Manager to execute all documents related to these purchases (*Packwood*)

- F. Resolution 2023-256: Approving City-wide pay ranges for part-time employees in accordance with California Department of Industrial Relations Minimum Wage Requirement, effective January 1, 2024, and adjusting the Part-time Pay Range Schedule to coincide with the competitive job market (*Dhami*)
- G. Resolution 2023-257: Awarding Request for Proposal (RFP) No. 23-022 and approving Agreement No. 2024-87 with Industrial Electrical Co., Inc. for Water, Sewer, and Storm Motor Repair Services for the Municipal Services Department for a period of three (3) years, in an amount not to exceed \$150,000 annually, and a maximum total compensation not to exceed \$450,000 over the three-year term of the agreement in Fund 410, Water Quality Control, account number 410-51-534.44110 "WQC Pump Maintenance", account number 410-51-532.43125\_020 "Maintenance Pump/Motors", Fund 416, Recycled Water Sales, account number 416-51-530.43314 "Contract Help-Service", and Fund 420, Water, account number 420-52-551.43550 "Well Pump Repair" (*Fisher*)
- H. Item pulled for separate consideration
- I. Item pulled for separate consideration
- J. Resolution 2023-260: Approving Amendment No. 4 to the Agreement between the City of Turlock and Mark Thomas & Company, Inc. of Sacramento, California, in a form approved by the City Attorney, in the amount of \$155,182.75 to be funded by Fund 115 "Measure A – Roads," account number 115-10-115.43327 "Construction Management" for professional construction management and inspection services (City Contract No. 2022-89) for the City of Turlock's Roads Initiative Program under City Project No. 22-001 "Design of Projects for 2022 Construction for Roads Program" (*Pezeshk*)
- K. Resolution 2023-261: Approving Amendment No. 1 to the Agreement between the City of Turlock and B.I.C. Security Systems for security and fire alarm monitoring, to increase the compensation in a total amount not to exceed \$105,130, if all renewal periods are exercised, to City account(s) 43005 (*Packwood*)
- L. Item pulled for separate consideration
- M. Motion: Rejecting all bids submitted for City Project No. 22-006 "City Hall Roof Replacement" (*Morris*)
- N. Resolution 2023-263: Approving an Agreement with Hach Company for Laboratory and Process Instrument Parts and Services for the Municipal Services Department in the annual amount not to exceed \$150,000 and a total compensation not to exceed \$450,000 to Fund 410 Water Quality Control, 410-51-530.43314 "Contract Help – Service", 410-51-530.44001\_115

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"Supplies Meters/Samplers", 410-51-530.44001\_267 "Supplies Laboratory", 410-51-534.44030\_028 "Minor Equipment Lab", 410-51-530.44010\_001 "Computer Software Maintenance", 410-51-534.44101 "Instrument at Industry", 410-51-534.44106 "Samplers", plus Fund 416 Recycled Water Sales 416-51-530.43314 "Contract Help – Service", plus Fund 420 Water, 420-52-550.43314 "Contract Help – Services", 420-52-550.44001\_267 "Supplies Laboratory", 420-52-550.44030\_001 "Minor Equipment Safety", 420-52-550.44030\_028 "Minor Equipment Lab", 420-52-551.44030\_064 "Minor Equipment For Well Sites", 420-52-550.44010\_001 "Computer Software Maintenance" (*Fisher*)

- O. Resolution 2023-264: Approving Amendment No. 2 to Agreement No. 2021-38 between the City of Turlock and Polydyne Inc. for Cationic Emulsion Polymer to increase the compensation by \$150,000 for a total compensation not to exceed amount of \$250,000 from Fund 410 "Water Quality Control" account 410-51-530-44005\_008 "Chemical Polymer" (*Fisher*)
- P. Resolution 2023-265: Approving an Agreement with Brown Armstrong Accountancy Corporation for Auditing Services for the Fiscal Years 2023, 2024, and 2025 for total compensation of \$274,700 to be paid from multiple funds in expense account number 43055\_002 "Consultant Audit" (*Moreno*)
- Q. Resolution 2023-266: Approving Amendment No. 3 and Addendum to an Agreement with Capturepoint of Ridgewood, New Jersey for Parks and Recreation Management Software System for CommunityPass, amending the agreement to include language regarding annual increases in fees based off of the San Francisco-Oakland Consumer Price Index and including insurance requirements (*Vargas*)

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

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

- 5D 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 by Interim City Manager Sarah Tamey Eddy (Director of Emergency Services) (*Hedden*)

Police Chief Hedden provided comments about bed capacity and how the counting is done as provided by Christian Kirby of Turlock Gospel Mission. Numbers are based upon an estimate of the night before.

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

Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

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Action: Resolution 2023-254: 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 by Interim City Manager Sarah Tamey Eddy (Director of Emergency Services) as motioned by Vice Mayor Franco, 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	Absent	Yes

- 5H Approving an Agreement with Crime Guard Inc., of Turlock, California, for Mobile Monitoring Services at various sites within the City of Turlock to commence on January 1, 2024 for a three (3) year term, with an annual compensation not exceed \$80,000 and total compensation not to exceed \$240,000 over the term of the Agreement (*Vargas*)

Councilmember Abram asked for staff to go over what the cameras have been for and impact they have had. She also requested a preview of long-term plans and goals.

Public Works Superintendent Juan Vargas provided comment as to how the cameras have been used at various sites around town. He stated they are currently at Donnelley Park, Denair Park, City Corporation Yard, Broadway Park, and Central Park, due to vandalism. This being a short-term fix in a long-term plan, as fixed cameras are significantly less expensive than mobile. In addition he anticipates issuing an RFP for fixed cameras in January or February 2024.

The impact these cameras have had is significant. Prior to the cameras staff spent 14 to 15 hours per week mitigating damages and covering graffiti at Donnelley Park alone.

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

Ron Bridegroom  
Milt Trieweller  
Travis Regalo

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2023-258: Approving Agreement with Crime Guard Inc. for Mobile Monitoring Services as motioned by Vice Mayor Franco, 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	Absent	Yes

- 5I Approving an amendment to the Service Provider Agreement with We Care Program Turlock ("We Care") to extend the six-month Navigation Center Pilot Program for two additional months until the end of January 31, 2024 to continue providing daytime navigation center services to unsheltered homeless at 275 S. Broadway at no additional cost (*Loehr*)

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Director Loehr presented information on this item.

Mayor Bublak reminded everyone that she voted against this item originally and will stay consistent with her vote.

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

Ron Bridegroom  
Milt Triewailer

With no further comments, Mayor Bublak closed public comment.

Director Loehr answered questions from the public and City Council.

Action: Resolution 2023-259: Approving an amendment to the Service Provider Agreement with We Care Program Turlock ("We Care") to extend the six-month Navigation Center Pilot Program for two additional months until the end of January 31, 2024 to continue providing daytime navigation center services to unsheltered homeless at 275 S. Broadway at no additional cost as motioned by Vice Mayor Franco, seconded by Councilmember Bixel and carried 3/1 by the following vote:

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

5L Approving a Professional Services Agreement with Sandis, of Modesto, California for professional design services for City Project No. 22-035 "Intersection Improvements at Countryside Drive and Business Entrance" in the not-to-exceed amount of \$138,540 to be funded by account number 215-40-420.51210 "Federal Streets Projects" and appropriating \$68,540 from Fund 218 Measure L Traffic Management unallocated reserves to Fund 218 "Measure L" account number 218-40-462.48001\_332 "Transfers Out F215 P#22035 Countryside & Business Entrance" and account number 215-40-420.38001\_346 "Transfers In from Fund 218 P#22035 Countryside & Business Entrance" to be expensed from account number 215-40-420.51210 "Federal Streets Projects" to provide the necessary funding for the design phase of City Project No. 22-035 "Intersection Improvements at Countryside Drive and Business Entrance" (*Morris*)

Vice Mayor Franco questions why we are doing a landscape in the landscape median, not just having concrete. Seem to be a dangerous intersection to do this in and a waste of water.

City Engineer Morris advised this is for design only. Designs will be reviewed and look at the issue and get back to council at a later date. We will give consultant direction.

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

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Milt Triewailer  
Ryan Taylor

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2023-262: Approving a Professional Services Agreement with Sandis, of Modesto, California for professional design services for City Project No. 22-035 "Intersection Improvements at Countryside Drive and Business Entrance" in the not-to-exceed amount of \$138,540 to be funded by account number 215-40-420.51210 "Federal Streets Projects" and appropriating \$68,540 from Fund 218 Measure L Traffic Management unallocated reserves to Fund 218 "Measure L" account number 218-40-462.48001\_332 "Transfers Out F215 P#22035 Countryside & Business Entrance" and account number 215-40-420.38001\_346 "Transfers In from Fund 218 P#22035 Countryside & Business Entrance" to be expensed from account number 215-40-420.51210 "Federal Streets Projects" to provide the necessary funding for the design phase of City Project No. 22-035 "Intersection Improvements at Countryside Drive and Business Entrance" as motioned by Vice Mayor Franco, seconded by Councilmember Abram and carried 4/0 by the following vote:

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

**6. FINAL READINGS**

None

**7. PUBLIC HEARINGS**

None

**8. ACTION ITEMS**

- A. Accepting a Comprehensive Compensation Study from Sloan Sakai Yeung & Wong LLP (*Dhami*)

Director Dhami introduced Geoffrey Rothman, Principal Consultant, Management Strategies Group, a division of Sloan Sakai Yeung & Wong. Mr. Rothman shared a PowerPoint presentation on the process and reported on the outcome of the study the firm conducted.

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

Frank Ayala  
Robert Puffer  
Milt Triewailer  
Ron Bridegroom  
Larry Mal

With no further comment, Mayor Bublak closed public comment.

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**Action:** Resolution 2023-267: Accepting a Comprehensive Compensation Study from Sloan Sakai Yeung & Wong LLP as motioned by Councilmember Abram, seconded by Vice Mayor Franco, and carried 4/0 by the following vote:

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

- B. Authorizing Staff to start the process to amend the Transient Occupancy Tax (TOT) rate from 9% to 14% on the November 2024 ballot to increase revenues to compensate for Tourism impacts (*Moreno*)

Finance Director Moreno presented information on the City's Transient Occupancy Tax.

Director Moreno responded to questions from the Council.

Public Works Director Schulze responded to questions related to maintenance from the Council.

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

Ron Bridegroom  
Frank Ayala  
Milt Trieweiler  
Robert Puffer

With no further comment, Mayor Bublak closed public comment.

Director Moreno responded to additional questions from the Council.

**Action:** *Motion*: Authorizing Staff to start the process to amend the Transient Occupancy Tax (TOT) rate from 9% to 14% on the November 2024 ballot to increase revenues to compensate for Tourism impacts as motioned by Councilmember Abram, seconded by Councilmember Bixel, and carried 3/1 by the following vote:

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

- C. Authorizing the application for 2023 MORE Grant Funds (Manufactured Housing Opportunity & Revitalization Program) from the State of California Department of Housing and Community

Development in the amount of approximately \$3,500,000 and authorizing the City Manager to provide any additional information required for the application and to execute all related necessary documents (*Fagan*)



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Housing Manager Fagan presented information on the 2023 MORE Grant Funds from the State of California Department of Housing and Community Development.

Manager Fagan responded to questions from Council.

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

Milt Trieweiler  
Ron Bridegroom

With no further comment, Mayor Bublak closed public comment.

Manager Fagan responded to questions from the public.

Action: Resolution 2023-268: Authorizing the application for 2023 MORE Grant Funds (Manufactured Housing Opportunity & Revitalization Program) from the State of California Department of Housing and Community Development in the amount of approximately \$3,500,000 and authorizing the City Manager to provide any additional information required for the application and to execute all related necessary documents, as motioned by Vice Mayor Franco, 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	Absent	Yes

- D. Approving an appropriation of funds from Fund 120 "Tourism" unrestricted reserves in the amount of \$20,650.00 to account 120-10-120.43074 "Downtown Turlock security Enhancement Pilot Program" that will run from January 2024 through the end of December 2024 (*Sims*)

Economic Development Director Sims presented information on the Downtown Turlock Security Enhancement Pilot Program.

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

Travis Regalo  
Lorrie Smith

With no further comment, Mayor Bublak closed public comment.

Police Chief Hedden and Director Sims responded to questions from the public.

Risk Management Director Loehr and Director Sims responded to questions from the City Council.

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Action: Resolution 2023-269: Approving an appropriation of funds from Fund 120 "Tourism" unrestricted reserves in the amount of \$20,650.00 to account 120-10-120.43074 "Downtown

Turlock security Enhancement Pilot Program" that will run from January 2024 through the end of December 2024, as motioned by Vice Mayor Franco, 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	Absent	Yes

**9. CITY MANAGER REPORTS/UPDATES**

City Manager reports/updates are provided for informational purposes only and no action or discussion may be undertaken. The City Manager may direct department heads to provide reports/updates at the City Manager's request.

A. City Manager Department Monthly Reports

**10. COUNCIL ITEMS FOR FUTURE CONSIDERATION**

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

Councilmembers may ask questions, provide comments, and make brief announcements on notable topics of interest. The Brown Act does not allow discussion or action by the legislative body.

**12. CLOSED SESSION**

None

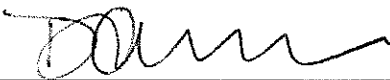
**13. REPORTS FROM CLOSED SESSION**

None

**14. ADJOURNMENT**

Mayor Bublak adjourned the meeting at 8:53 p.m.

Respectfully submitted



Donna Andrino, Assistant City Clerk