



**AMY BUBLAK**  
MAYOR

**OFFICE OF THE MAYOR**  
ABUBLAK@TURLOCK.CA.US

---

156 S. BROADWAY, SUITE 230 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5540 | FAX 209-668-5668 | TDD 1-800-735-2929

## **Welcome**

Good afternoon everyone, and thank you all for being here today. On behalf of our City Council and City employees, I want to welcome everyone to our State of Turlock address.

I want to acknowledge my Council Colleagues here today:

1. Rebecka Monez - District 2
2. Pam Franco Vice Mayor - District 4

I too wish to thank all the elected officials and dignitaries that Ron has mentioned earlier for attending today's State of Turlock Address. I especially want to thank Congressman Tom McClintock for taking time out of his busy schedule to update us on what Congress is doing in Washington DC to make our lives better. It is wonderful to see so many Turlock residents, business leaders, and City staff, who have taken time out of their busy schedules to hear what we have accomplished, and what we have planned for Turlock's future.

## **Personnel**

City Manager Wilson has continued to build his team including the following new appointments since last year:

- |                   |                                 |
|-------------------|---------------------------------|
| 1. Erik Schulze   | Public Works Director           |
| 2. Dale Goodman   | Municipal Services Director     |
| 3. Anthony Sims   | Economic Development Director   |
| 4. Nick Showalter | Information Technology Director |
| 5. Paul Loehr     | Risk Management Director        |

We are honored that the City of Turlock was recognized one of the best places to work in Stanislaus County by Opportunity Stanislaus at their April 12<sup>th</sup> annual Celebrate Central Valley Event.

## **Delivering City Services Efficiently Within Budget**

City Manager Wilson and his team continue to deliver City services efficiently, within budget, while meeting the needs of Turlock residents, businesses and visitors. Thanks to the outstanding fiscal leadership of Director of Financial Services Isaac Moreno and staff, the City of Turlock not only operated with a balanced budget, we have also increased City Reserves. Increasing our reserves will support the City during the inevitable economic cycle fluctuations, provide greater long-term stability and safeguard public welfare. We are always challenging the norm to find innovative new ways to increase efficiency. For example, the new IT Department will not only implement a new user-friendly City website with improved cyber security, it will also reduce annual operating expenditures for computer services by over \$80,000 on an annual basis. To assist future sewer rate stabilization, the City refinanced it's 2012 Sewer

Revenue Bond at a rate of 2.99% saving approximately \$1.3 million dollars over the next 12 years. We are pleased that a pilot program is underway with Community Health Centers of America to provide Portable Medical and Behavioral Health Care Services for many of the City residents including families caring for a disabled adult or child, socially isolated seniors, the unsheltered population, and residents. Finally, I am pleased that after long and sometimes painful negotiations, we now receive a more equitable annual property tax share of 17%, or \$700,000, from Stanislaus County.

### **Economic Development**

As many of you know I have a passion for Economic Development. With the appointment of Anthony Sims as Economic Development Director, we are taking steps to improve the climate for business in Turlock. In terms of Economic Development, our top priority is creating close relationships with our business community. We have implemented a Visitation Program with goals of meeting 100+ businesses each year, which will most certainly be surpassed. Vice Mayor Franco, Council Member Monez, and I will continue to personally visit our local business to see what our City can do to make it easier to do business in Turlock. Last year, the City of Turlock conducted 25 business workshops, seminars, and events for the business community. These workshops covered topics such as funding, marketing, capturing 4<sup>th</sup> quarter customers, state grant opportunities, and various other business topics. We will also continue to provide no-cost, free business workshops, seminars, and information sessions that provide valuable information to all of our local businesses. It is crucial to provide on-going support to entrepreneurs, startup businesses, and small businesses in our community. The City has been a vital partner in fostering growth and the incubation of small businesses for our community. When they thrive, City government thrives.

### **Business Permits**

Our Development Services Department conducted 65 predevelopment meetings in 2022. The WISP (Westside Industrial Specific Plan) continues to be the place to be in the county for advanced manufacturing, and agriculture. With expansion announcements by local companies such as Valley Milk, LLC, Divert, Inc. and with the grand openings of Amazon, and Texas Roadhouse, Turlock continues to flourish. \$250,000 has been secured in new businesses sales tax revenue in the fourth quarter as a result of several new businesses opening. Other important advancements we're working to make doing business in Turlock easier include:

1. Streamlining our permitting process which will bring more business and faster developments
2. Aggressively exploring workforce development training facilities in Turlock.

Turlock is open for business.... Chick-Fil-A, we want you!

### **Federal and State Grants**

The City of Turlock has successfully secured approximately **2.5 million dollars** to complete Phase 2 of the Montana Park Renovation Project. This will provide open space and healthy outdoor recreation opportunities for the residents of Turlock. We are also grateful to our elected officials for remembering us in earmark programs.

1. **1.5 million** from US Senator Alex Padilla to fund sewer extensions project and **two million dollars** for the Johnson RD storm drain upsized.

2. **One million dollars** from US Senator Diane Feinstein for the Johnson RD storm drain upsize.
3. **1.5 million** from Congressman John Duarte for sewer extensions project and **\$2 million dollars** for the Johnson RD storm drain upsize.

Each of these repair projects improve the critical infrastructure of Turlock, and will reduce flooding issues while at the same time broadening utility services, and increasing our economic growth potential.

### **Parks and Recreation**

We are excited that so many of our residents have visited our parks and participated in our Recreation Programs camps, clinics and special events.

City Recreation Programs include:

1. After school programs
2. Sports leagues
3. Fun filled and practical classes including dance and self-defense
4. Aquatics and swimming

Clearly our Recreation program offers something for everyone to enjoy.

Some the Recreation program highlights which make Turlock special include:

1. The Annual Christmas Parade
2. Holiday Lights Tour
3. Veteran's Day and Vietnam Veteran's Day Events
4. The Senior Lunch program serving an average of 40 seniors on the days of operations
5. Thirty-nine Team sports tournaments were held at the Pedretti and Gemperle Field sports complexes including the annual Cal State Stanislaus Softball Tournament of Champions featuring college sports teams from Canada, Washington, Montana, and Hawaii along with our own Cal State Stanislaus Warriors.

### **Public Works**

This is a Department that many forget about but they do very good work providing very important City services such as water, sewer, pot hole repair, public transportation and landscape maintenance.

Last year the Public Works Department:

1. Filled over 160 pot holes on a daily base
2. Increased services and decreased fares on our local buses posting a 25% increase in ridership making public transportation a more affordable and accessible transportation option for our residents and visitors
3. Held several Adopt-A-Park events with community groups, including TID, Rotary club, and more
4. Installed cameras at Donnelly, Central, Denair and Broadway Parks to enhance security which has had a very positive effect on the park's environment

During this last year:

- 1,365 Tons of leaf materials have been removed from the roadways this last season
- 57 new signs were installed
- 222 Tons of asphalt was used to fill 12,353 potholes

Finally, the Columbia pool facility demolition is moving the project closer to completion.

### **Development Services, Planning, Housing, Building**

In 2022, over 1,400 permits were applied for and 222 Business Permits (home occupation and new commercial businesses in existing locations) were pulled. Over 3,800 building construction inspections were performed. The total construction valuation for permits issued in 2022 was nearly 1 billion dollars. Turlock has long been recognized for its forward planning which paved the way for areas such as Monte Vista Crossings and many of our beautiful residential neighborhoods. In 2022, the City Council confirmed their commitment to long range planning by creating a fund and setting aside \$250,000 to begin saving to fund long range planning documents.

### **Water**

Insuring Turlock is able to provide safe, affordable water for all residents, businesses and visitors continues to be a top priority for Turlock City government. While ground water has been Turlock's main water source since the City's founding, new regulations and the failure of our current wells require a new source of water. To meet this water, need, the Stanislaus Regional Water Authority Project (SRWA) was created. The joint venture between Turlock and the City of Ceres will provide **15 million gallons** of new filtered water from the Tuolumne River to residents of both Cities starting this December on a daily basis. Concerning plant daily operations costs, Turlock will now assume all daily operations thereby reducing annual plant operations costs by \$850,000 dollars annually. With the construction of the SRWA plant and by continuing to use ground water from up to code City wells, both Turlock and Ceres will provide all residents, businesses and visitors, safe, reliable drinking water for the foreseeable future.

### **Public Safety**

Public Safety is a top concern for Turlock City government. An unsafe community poisons the quality of life we all desire. Accordingly, your City Council will continue to support our Firefighters, Police Officers and all essential Public Safety Staff members as they work to keep our homes, businesses, neighborhoods, parks, churches, schools and workplaces safe. We are very pleased that we increased the number of City issued Automated External Defibrillators (AEDs) by 200% from 20 AEDs to 60 AEDs. Now, 30 Police Department Patrol vehicles have an AED and 10 AEDs have been assigned to Parks and Recreation supervisory staff, Petretti Park, and the Turlock Senior Center to enhance public safety with the City of Turlock. Our efforts to enhance and improve the Turlock Fire Department continue with the full implementation of the Administrative contract for services between the City of Modesto and City of Turlock which allow Turlock to share fire resources with its sister departments.

Under this agreement Chiefs Ernst and Jelinek have:

1. Fully staffed the Turlock Fire Department Administrative Team with much more depth than our current fire department funding and structure would allow
2. Received authorization by Turlock City Council to fully staff all positions within Turlock Fire, including a nine-position relief pool
3. Hired 12 new fire fighters
4. Completed the Citygate Fire Master Plan
5. Improved the TFD response time to calls by over 30 seconds, which is better than the Citygate Associates recommended
6. Decreased initial building plan check turnaround time from 12 weeks to less than 6 weeks on average

7. Updated the City Fireworks Ordinance to serve as a deterrent to illegal fireworks use
8. Transitioned TFD apparatus repairs to Modesto fleet services division, providing timely and accurate repairs at better hourly rates than other area service dealers that are available

As I said earlier, protecting the health and safety of all Turlock residents, businesses and visitors is a major priority for your Turlock City Government. Since his appointment as our Police Chief last year, Jason Hedden, has reorganized the Turlock Police Department into three Divisions to more efficiently and effectively keep our residents, businesses, and visitors safe.

Those Divisions include:

1. Field Operations
2. Special Operations
3. Support Operations

These new divisions have implemented new law enforcement techniques to keep our community safe including:

1. A joint agreement with the Stanislaus County Sheriff to purchase and implement a license plate reader program to identify potential criminals and solve crimes
2. Using Drones donated by Harvest Church resulting in the apprehension of 19 criminal suspects
3. Implementing the latest computer software update to create efficiencies and solve crime
4. Establishing new City ordinances including fines of up to \$1000 for spectators in illegal Sideshows and for social hosts who provide marijuana to juveniles at parties or gatherings

The Turlock Police Department has 78 sworn Officers and is actively recruiting 8 new officers to fully staff the Department at 86 sworn officers. Because of all these law enforcement initiatives, violent crimes are down 3.9 percent, while the overall crime rate in Turlock is down 8.9 percent. Finally, despite handling over 107,000 calls for service, Turlock Police use of force complaints are less than 1 percent making TPD one of nations lowest use of force complaints.

## **ROADS**

Improving the quality of all 520 miles of our roads in the City of Turlock is not only a priority it is our expectation. Fifteen (15) streets were designed in 2022 including Wayside Drive. Our goal is to repair at least twenty streets per year until all roads in need have been repaired or replaced.

### **New Streets Construction for 2024 & 2025**

Three (3) Master Agreements were approved by City Council on April 25 to secure design services as part of the Roads Capital Improvement Program (CIP). The Council will soon be asked to approve an amendment to each Master Agreement. Each amendment will include several street sections that will be designed in 2023 and be ready for construction in 2024. In early May or June, Council will be asked to approve a Professional Services Agreement for the design of Geer Road, from Golden State Blvd to Taylor Road. Finally, later this year, Council will be asked to approve amendments to the Master Agreements for the design of approximately twenty (20) additional street sections.

With approval from Council these street sections will be designed in 2024 and be ready for construction in 2025.

### **Financing of Roads**

The proposed financing plan for our roads program is a mix of:

1. Pay as you go with funds as they are available (Pay Go)
2. Financing, which can use a wide range of tools that provide up-front cash to accelerate expenditures in exchange for making financing payments from future funding over time

The first 15 streets identified will be funded primarily through Measure A and some financing.

All future road projects will be paid for by a combination of the following funding sources:

- a. Measure A & L Roads Funds
- b. Federal, State and Local Grants
- c. Financing

### **Future Goals**

Last year, with the help of our residents, City Staff accomplished many things, but there is more work to done.

Our goals for the upcoming year include:

1. Insuring all City services are delivered with high quality, in the most efficient way, meeting the needs of Turlock Residents, which starts with COMMUNICATION
2. Continue improving Turlock roads
3. Continue enhancing Fire and Police services thereby keeping Turlock one of the safest cities in California
4. Reopening the Columbia pool

### **Thank You**

I want to once again thank you, the residents of Turlock, for electing me to a second term as your Mayor. You have my promise, that as a Council, we will always work with staff to implement policies designed to improve the quality of life for Turlock residents, businesses and visitors. Holding an event like today's State of Turlock address takes a lot of work and help from many people. In addition to the people Ron acknowledged earlier for making today's event successful, I want to thank him for continuing serving as our Master of Ceremonies for all of my State of Turlock addresses. Ron has been a close friend of mine since my days as a student body President at CSU Stanislaus.

I also want to thank:

1. Pastor Ron's staff and Shelby for hosting today's event
2. Pastor Ron, Pastor Dave Larson and Father Souza for their inspiring messages
3. City Manager Reagan Wilson, City Clerk Julie Christel, Assistant City Clerk Donna Andrino, and Deputy City Clerk Nicole Fiez

I would be remiss if I did not thank my husband, Dr. Milton Richards, for his unwavering support. Turlock has been my home since my college days. As your Mayor, I will continue to work every day to ensure Turlock is California's greatest place to live, visit, do business and raise a family. The challenges we will

face in the upcoming years as a community are many. Unfortunately, when we make decisions, no matter how hard we try, we never please everyone. However, rest assured that all actions we take as a Council are designed to make Turlock a better place, to live, work, play, raise a family and visit. Governing is rewarding but it is also hard. As a Council, we listen to the community, our employees, senior staff, and fellow elected officials, before making what we believe are the best decisions for our residents, businesses and visitors in the most transparent way. Turlock has a secret weapon to keep us strong. We are a strong community of faith and are blessed with spiritual leaders who help guide us with an unwavering commitment to FAITH AND families. Turlock is looking forward to new strategies and **Better Communications** which will keep our City Turlock Strong.

Thank you for allowing me the privilege to serve as your Mayor. God bless Turlock and the United States of America.