

# City Council and Successor Agency to the Turlock Redevelopment Agency Concurrent Meeting Minutes



January 9, 2024

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: Councilmember 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	None	None	None

## 1. APPROVAL OF AGENDA AS POSTED OR AMENDED

Motion: Approval of Agenda as posted 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

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

A. Presentation: Carnegie Arts Annual Presentation by Lisa McDermott, Director, Carnegie Arts Center

Lisa McDermott, Director of Carnegie Arts Center, provided their annual report for 2022-2023.

B. Presentation: Certificate of Appreciation to members of the Cannabis Ad-Hoc Committee and Homeless Ad-Hoc Committee

Mayor Bublak presented certificates of appreciation to the members of the Cannabis Ad-Hoc Committee and the Homeless Ad-Hoc Committee and thanked them for their service.

C. Appointment: Vice Mayor

Mayor Bublak appointed Councilmember Franco as Vice Mayor.

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

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

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D. Appointment: By motion, appointing members of the City Council to Boards, Commissions and Committees as listed in the agenda item

Mayor Bublak recommended members of the City Council be appointed to the various Boards, Commissions, and Committees as listed in the report found within the agenda packet.

Council discussed this item.

**Action:** Motion by Vice Mayor Franco, seconded by Councilmember Abram, appointing members of the City Council to the CDBG Community Grant Selection Committee, City/County Disaster Council, City/County Liaison Committee, City of Turlock/Turlock Unified School District/California State University Stanislaus Joint Meeting, East Stanislaus Regional Water Management Partnership (Management Group, North Valley Regional Recycled Water Program Joint Powers Policy Committee, San Joaquin Valley Air Pollution Control District Valley-Wide Special City Selection Committee, Stanislaus Economic Development Action Committee (City Manager Reagan Wilson appointed as Alternate Representative), Stanislaus Council of Governments, Stanislaus County Grant Review Panel for CARES Emergency Solutions Grant, Stanislaus Homeless Alliance, Stanislaus LAFCO City Selection Committee, Stanislaus Regional Water Authority (SRWA), Turlock Public Library Partnership, and West Turlock Subbasin Groundwater Sustainability Agency as outlined in the report found within the agenda packet. Motion carried 5/0 by the following vote:

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

E. Briefing Economic Development Project List Update (*Sims*)

Economic Development Director Sims provided a project list update for Economic Development. He reviewed current projects and discussed the current status and anticipated completion date of those projects. He also provided an update on various business programs currently underway and touched on plans for future programs and workshops. He discussed attraction efforts to bring additional businesses to Turlock, the Turlock Sports Center, Workforce Development, the Downtown Turlock Security Enhancement Pilot Program, digital billboards, and developing an Economic Development Strategic Plan.

Mayor Bublak opened the presentation up to public comment and comment was received from the following individuals.

Ron Bridegroom  
Ramon Rodriguez  
Ron Puffer  
Milt Trieweiler

With no further comment, Mayor Bublak closed public comment on this item.

Director Sims responded to questions from the public.

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F. Briefing IT Project List Update (*Showalter*)

Information Technology Director Showalter provided an update on the IT project list. He discussed the status of the website upgrade and additional features they are working to add to the website, reviewed department specific projects such as Fusus Unified Real Time Intelligence, establishing connection to wells, document management system implementation and support, and establishing connections to parks. He also spoke about internal services IT is currently working on including implementing Microsoft 365, phone tree redesign, uninterruptible power supply battery backup battery replacements, network hardware refresh and Council Chamber audio/video system upgrades. Director Showalter reviewed projects his department completed which included work for the Stanislaus Regional Water Authority.

Mayor Bublak opened the presentation up to public comment and comment was received from the following individuals.

Ron Bridegroom  
Ramon Rodriguez

With no further comment, Mayor Bublak closed public comment on this item.

Director Showalter responded to questions from the public.

G. Briefing Risk Management Project List Update (*Loehr*)

Risk Management Director Loehr provided an update to Risk Management's project list. He provided an overview of the Risk Management Program including functional areas and key responsibilities of the program. He also reviewed current projects and completed projects.

**3. PUBLIC PARTICIPATION**

Mayor Bublak opened public participation and the following members of the public provided comment:

Debra Koftinow  
Criston Santos  
Ron Bridegroom  
Candace Gonzalves  
Lori Smith  
Ramon Rodriguez  
Robert Delina  
Kelly Thompson  
Terri Shaver  
Milt Trieweiler  
Ron Puffer  
Ryan Taylor  
Name not provided

With no further comment, Mayor Bublak closed public comment.

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**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 Item 5A would be pulled for separate consideration.

A. This item pulled for separate consideration.

B. Resolution 2024-001 Appropriating \$35,000 to Fund 118 “Measure A – General” account number 118-30-300.51414 “Roof Replacement” from unallocated reserves and approving Contract Change Order No. 2 in the amount of \$11,743 (Fund 118- Roof Replacement) with Pac Shied Roofing, Inc. of Modesto, California, for City Project No. 22-037 “Fire Station No. 32 & 33 Reroof,” bringing the contract total to \$205,356 (*Schulze*)

**Action:** Motion by Councilmember Monez, seconded by Vice Mayor Franco 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

**5A** Accepting the Weekly demands of 11/23/2023 in the amount of \$2,169,606.17, 11/30/2023 in the amount of \$753,993.95, 12/7/2023 in the amount of \$2,012,087.45, 12/14/2023 in the amount of \$1,901,489.31, 12/21/2023 in the amount of \$4,104,994.79, the Payroll EFT for August 2023 in the amount of \$2,310,967.65, the Payroll EFT for September 2023 in the amount of \$2,188,696.30, the AP EFT for October 2023 in the amount of \$5,622,502.98 and the Investment and Cash Report for November 30, 2023 in the amount of \$251,710,654.70

Councilmember Abram spoke on the investment and cash report. She expressed appreciation on how City investments are being handled and thanked Director Moreno and City Treasurer Lewis for their efforts on this.

**Action:** Motion by Councilmember Abram, seconded by Vice Mayor Franco 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

**6. FINAL READINGS**

None

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**7. PUBLIC HEARINGS**

None

**8. ACTION ITEMS**

None

Mayor Bublak paused the City Council meeting and opened the Successor Agency for the Turlock Redevelopment Agency.

**9. ACTION ITEMS OF THE SUCCESSOR AGENCY TO THE TURLOCK REDEVELOPMENT AGENCY**

- A. Approving proposed administrative budgets for the six-month fiscal periods from July 1, 2024 through December 31, 2024 and from January 1, 2025 through June 30, 2025 and taking related actions (*Moreno*)

Finance Director Moreno provided a report on the proposed administrative budgets for the six-month fiscal periods from July 1, 2024 through December 31, 2024 and from January 1, 2025 through June 30, 2025 and responded to questions from the Agency Board Members.

Chairperson Bublak opened the item for public participation.

With no public comment, Chairperson Bublak closed public participation.

**Action:** Resolution SA-RDA 2024-001: Approving proposed administrative budgets for the six-month fiscal periods from July 1, 2024 through December 31, 2024 and from January 1, 2025 through June 30, 2025 and taking related actions

Agency Member Abram	Agency Member Bixel	Vice Chair Franco	Agency Member Monez	Chairperson Bublak
Yes	Yes	Yes	Yes	Yes

- B. Approving a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2024 through June 30, 2025 (ROPS 24-25) pursuant to Health and Safety Code Section 34177 and taking related actions (*Moreno*)

Finance Director Moreno provided a report on the Recognized Obligation Payment Schedule for the fiscal period from July 1, 2024 through June 30, 2025 (ROPS 24-25) pursuant to Health and Safety Code Section 34177.

Director Moreno responded to questions from the Agency Board Members.

Chairperson Bublak opened the item for public participation.

With no public comment, Chairperson Bublak closed public participation.

**Action:** Resolution SA-RDA 2024-002: Approving a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2024 through June 30, 2025 (ROPS 24-25) pursuant to Health and Safety Code Section 34177 and taking related actions

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Agency Member Abram	Agency Member Bixel	Vice Chair Franco	Agency Member Monez	Chairperson Bublak
Yes	Yes	Yes	Yes	Yes

Mayor Bublak closed the Successor Agency to the Turlock Redevelopment Agency and reconvened the City Council meeting.

**10. CITY MANAGER REPORTS/UPDATES**

A. City Manager Department Monthly Reports

Monthly department reports were included in the agenda packet.

**11. COUNCIL ITEMS FOR FUTURE CONSIDERATION**

None

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

Councilmember Bixel thanked the HR Department for hosting the bus tour and gave a shout out to Chief Hedden for his assistance that day.

Vice Mayor expressed concern regarding the accidents occurring on Christopherson Parkway and gave her condolences to the victim's family. She thanked Chief Hedden and Police and Fire Department staff for all they do and all they deal with when responding to these types of incidents. Vice Mayor also thanked Police, Fire, Transit and all other organizations that helped take care of our community this holiday season.

Councilmember Monez echoed Vice Mayor's sentiments and also thanked the directors who provided presentations that evening.

Mayor Bublak announced it was Law Enforcement Appreciation Day and expressed her gratitude for those in law enforcement. She also encouraged everyone in the downtown area to sign up for Fusus.

**13. CLOSED SESSION**

None


**14. REPORTS FROM CLOSED SESSION**

None

**15. ADJOURNMENT**

Mayor Bublak adjourned the meeting at 8:01 p.m.

Respectfully submitted

  
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Julie Christel, City Clerk