

City Council Meeting Agenda



February 24, 2026

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

Mayor

Amy Bublak

Council Members

Kevin Bixel

Cassandra Abram

Erika Phillips

Rebecka Monez

(Vice Mayor)

Interim City Manager

Gary Hampton

City Clerk

Nichole Fiez

City Attorney

George A. Petrulakis

SPEAKER CARDS: To accommodate those wishing to address the Council and allow for staff follow-up, speaker cards are available for any agenda item or any other topic delivered under Public Comment. Please fill out and provide the Comment Card to the City Clerk or Police Officer.

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Turlock City Council meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

NOTICE: Pursuant to California Government Code Section 54954.3, any member of the public may directly address the City Council on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the City Council's consideration of the item. Members of the public will be allowed three (3) minutes for comments.

AGENDA PACKETS: Prior to the City Council meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Council after distribution of the Agenda Packet are also available for public inspection in the City Clerk's Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **ROLL CALL AND DECLARATION OF CONFLICTS**
4. **APPROVAL OF AGENDA AS POSTED OR AMENDED**

This is the time for the City Council to remove items from the agenda or to change the order of the agenda. Matters may be taken up out of order of the established agenda by a four-fifths vote of the City Council.

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CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, February 24, 2026**

Next City Council Resolution: 2026-021

Next Ordinance: 1342-CS

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

- A. Recognition: Former Stanislaus State Women's Soccer Head Coach Gabriel Bolton
- B. Presentation: Carnegie Arts Center 2024-2025 Annual Report (McDermott)
- C. Presentation: City Treasurer Investment Portfolio Review
- D. Appointment: Planning Commission - Community members

6. PUBLIC PARTICIPATION

Pursuant to California Government Code Section 54954.3(a), this portion of the meeting is set aside for members of the public to address the City Council on matters that are not listed on tonight's agenda but are within the subject matter jurisdiction of the City Council. Speakers will be allowed up to three (3) minutes for their comments. Speakers who wish to address a matter listed later on the agenda may be asked to wait until that item is heard. Comments on matters outside the Council's subject matter jurisdiction may be ruled out of order by the presiding officer and not permitted to continue. Pursuant to Government Code Section 54954.2(a)(3), the City Council may not take action or engage in substantive discussion on items not listed on the posted agenda. However, the Council or staff may briefly respond to public comments, refer matters to staff, or request that a topic be placed on a future agenda.

7. 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.

8. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one motion with no separate discussion. Any item may be removed from the Consent Calendar and considered separately at the request of the Mayor or any Councilmember. Prior to Council action, members of the public may address the Council on the Consent Calendar. If during their Consent Calendar comments, a member of the public requests removal of an item for separate consideration, the Mayor or a Councilmember may do so. Public comment on the Consent Calendar is limited to one (1) minute per speaker, regardless of the number of items addressed by the speaker.

- A. Accepting the Weekly demands of January 30, 2026 through February 5, 2026 in the amount of \$1,397,958.07 and the Investment and Cash Report for the month of January 2026 in the amount of \$323,438,980.94 (Finance)
- B. Accepting the Minutes of the February 10, 2026 City Council Special meeting and the Minutes of the February 10, 2026 City Council Regular meeting (City Clerk)
- C. Authorizing an Agreement with Crayon Software Experts LLC to renew Microsoft Licensing and Subscription Services for a three-year term for an amount not to exceed \$600,000.00 (Information Technology)

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- D. Approving a Master Agreement with BKF Engineers for Engineering Design Services for Roads Program Capital Improvement Program (CIP) Projects (Roads Program) for a term of three (3) years and option for three (3) one-year extensions (Engineering)
- E. Accepting improvements for City Project No. 25-039 "Replacing the AC units at Raw Sewage Pump Station #1" and authorizing the City Engineer to file a Notice of Completion (Engineering)
- F. Approving an Agreement with Carollo Engineers for a term of 3-years, for an amount not to exceed \$300,044.00, in a form approved by the City Attorney, for professional design services for TRWQCF Primary Flotator Improvements (Engineering)
- G. Accepting a donation for the Police Department's The Healthy Rooms Project (Police)
- H. Authorizing the City Manager to execute an agreement, in a form approved by the City Attorney, with Johnson Controls Building Solutions LLC for a term of one (1) year, a base contract amount of \$93,899.00, and authorizing a contingency amount of \$9,400.00 (10%), for the upgrade of the building automation and HVAC controls system at the Public Safety Facility, to be expensed to Fund 119 (American Rescue Plan Act) (Maintenance)

9. FINAL READINGS

10. PUBLIC HEARINGS

- A. Introduction and first reading of an Ordinance authorizing the levy of special taxes in a community facilities district, including certain annexation territory identified as Annexation No. 1, for City of Turlock Community Facilities District No. 3, Following a Public Hearing and Mailed Ballot Election of Affected Property Owners (Engineering)
- B. Introduction and first reading of an ordinance amending Turlock Municipal Code Title 9 (Zoning Ordinance), Chapter 9-2 (Regulations Applying to All Districts), Article 1 (Special Provisions Applying to All or Several Districts) and Article 3 (Nonconforming Structures and Uses) and amending Chapter 9-5 (Administration), Article 6 (Conditional Use Permits and Variances) (City Attorney's Office and Development Services Department)

11. ACTION ITEMS

- A. Adopting Amendments to the Fiscal Year 2025-2026 Budget as a result of the Mid-Year Budget Review (Finance)
- B. Adopting Reduced Capital Facilities Fees to Promote Business Growth (Finance)

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

13. CLOSED SESSION

- A. Conference with Labor Negotiators, Cal. Gov't Code §54957.6(a)
"Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the

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statutorily provided scope of representation.”

Agency Negotiator: Mayor Amy Bublak

Unrepresented Employee: City Attorney

- B. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)
Title: City Attorney

14. REPORTS FROM CLOSED SESSION

15. ADJOURNMENT