

City Council Meeting Minutes



February 24, 2026

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

1. **CALL TO ORDER**

Mayor Bublak called the meeting to order at 6:00 PM.

2. **SALUTE TO THE FLAG**

3. **ROLL CALL AND DECLARATION OF CONFLICTS**

Present: Councilmembers Cassandra Abram, Kevin Bixel, Erika Phillips, Vice Mayor Rebecka Monez and Mayor Amy Bublak

Absent: None

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
None	None	None	None	None

4. **APPROVAL OF AGENDA AS POSTED OR AMENDED**

Action: Approved **Motion:** Approval of Agenda as posted, motioned by Vice Mayor Monez, seconded by Councilmember Phillips and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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

A. Recognition: Former Stanislaus State Women's Soccer Head Coach Gabriel Bolton

Mayor Bublak presented a certificate of excellence to Former Stanislaus State Women's Soccer Head Coach Gabriel Bolton.

B. Presentation: Carnegie Arts Center 2024-2025 Annual Report (McDermott)

Carnegie Arts Center Executive Director McDermott presented the item.

C. Presentation: City Treasurer Investment Portfolio Review

City of Turlock Treasurer Abram presented the item.

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D. Appointment: Planning Commission - Community members

Mayor Bublak recommended Patrick Jensen to the Planning Commission.

Action: Approved **Motion:** by Vice Mayor Monez, seconded by Councilmember Abram to approve the appointment of Patrick Jensen. Motion carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

6. **PUBLIC PARTICIPATION**

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

Kelly Coelho
Justin Farkas
Mary Jackson
Milt Trieweiler

With no further comments, Mayor Bublak closed public comment.

7. **CITY MANAGER REPORTS/UPDATES**

Interim City Manager Hampton advised the Strategic Communications Plan and the Strategic Economic Development Plan will be brought before Council and the public to review at a future date.

8. **CONSENT CALENDAR**

Mayor Bublak opened the item for public comment. There were no comments from the public, and Mayor Bublak closed public comment.

Action: **Motion:** by Vice Mayor Monez, seconded by Councilmember Phillips, to adopt the Consent Calendar and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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)

Action: Approved **Motion:** Accepting the Weekly demands of January 30, 2026 through

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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

- 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)

Action: Approved **Motion:** Accepting the Minutes of the February 10, 2026 City Council Special meeting and the Minutes of the February 10, 2026 City Council Regular meeting

- 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)

Action: Approved **Motion:** Authorize the City Manager to execute a Purchase Agreement between the City of Turlock and Microsoft through the Licensing Solution Provider (LSP) Crayon Software Experts, LLC. for a period of three (3) years in an amount not to exceed \$600,000.00

- 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)

Action: Approved **Motion:** Approving a Master Agreement with BKF Engineers for Engineering Design Services for Roads Program Capital Improvement Program (CIP) Projects for a term of three (3) years and option for three (3) one-year extensions

- 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)

Action: Approved **Motion:** Accepting improvements for City Project No. 25-039 "Pump Station No. 1 HVAC Replacement" and authorizing the City Engineer to file a Notice of Completion

- 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)

Action: Approved **Motion:** 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 City Project No. 25-058 "TRWQCF Primary Flotator Improvements"

- G. Accepting a donation for the Police Department's The Healthy Rooms Project (Police)

Action: Approved **Motion:** Pursuant to California Government Code Section 37354, accepting a donation made to the City of Turlock Police Department from Tri County BlueLine Alliance and Ray and Pam Franco in the total amount of \$7,500.00 utilized in support of the

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Police Department's The Healthy Rooms Project

- 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)

Action: Approved **Motion:** Authorizing the City Manager to execute an agreement (City Contract 2026-111), in a form approved by the City Attorney, with Johnson Controls Building Solutions LLC for a base contract amount of \$93,899, 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)

9. FINAL READINGS

None

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)

City Engineer Morris introduced the item.

City Engineer Morris asked the City Clerk to confirm receipt of the following documents: a) Proof of Publication of Notice of Public Hearing; b) Signed Waiver and Consent; c) Completed and Signed Ballot and d) Signed Certificate of Election Official and Statement of Votes Cast

City Clerk Fiez so confirmed.

Mayor Bublak opened the item for public comment. There were no comments from the public, and Mayor Bublak closed public comment.

Motioned by Councilmember Bixel, seconded by Vice Mayor Monez and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Approved **Resolution No. 2026-021:** Adopting a Resolution of the City Council of the City of Turlock, California, calling a special election and submitting to the qualified electors of territory proposed to be annexed to the City of Turlock Community Facilities District No. 3 (Maintenance Services), County of Stanislaus, State of California, the question of annexation and levying special taxes within that territory (Annexation No. 1)

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Action: Approved **Resolution No. 2026-022:** Adopting a Resolution of the City Council of the City of Turlock, acting in its capacity as the legislative body of City of Turlock Community Facilities District No. 3 (Maintenance Services), County of Stanislaus, State of California, declaring the results of a special election in such community facilities district on the proposition of the annexation and the annual levy of special taxes within the territory proposed to be annexed to said community facilities district to pay the cost of certain services to be provided by the community facilities district, determining that the territory proposed to be annexed is added to and part of said community facilities district with full legal effect, and ordering the recording of a map of the boundaries of said community facilities district including the territory annexed thereto (Annexation No. 1)

Motioned by Vice Mayor Monez, seconded by Councilmember Bixel and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Approved **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

- 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)

City Attorney Petrulakis presented the item.

Mayor Bublak opened the item for public comment. There were no comments from the public, and Mayor Bublak closed public comment.

Motioned by Vice Mayor Monez, seconded by Councilmember Abram and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Approved **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)

11. ACTION ITEMS

- A. Adopting Amendments to the Fiscal Year 2025-2026 Budget as a result of the Mid-Year Budget Review (Finance)

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Finance Director Moreno presented the item.

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

Milt Trieweiler

With no further comments, Mayor Bublak closed public comment.

Motioned by Vice Mayor Monez, seconded by Councilmember Abram and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Approved **Resolution No. 2026-023:** Adopting Amendments to the Fiscal Year 2025-2026 Budget as a result of the Mid-Year Budget Review

- B. Adopting Reduced Capital Facilities Fees to Promote Business Growth (Finance)
Finance Director Moreno introduced the item.

Mayor Bublak opened the item for public comment. There were no comments from the public, and Mayor Bublak closed public comment.

Amended Motion by Councilmember Abram to continue the item to the first meeting in March, 3/10/2026, seconded by Vice Mayor Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Item was continued to the first meeting in March, 3/10/2026.

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Vice Mayor Monez shared appreciation for Fire Chief Jelinek.

Councilmember Phillips recognized Mayor Bublak for being selected as the 2025 Turlock Journal Reader's Choice: Local Politician of the Year.

Mayor Bublak has requested research on E-Bike policy options to enhance public safety. In addition, Mayor Bublak showed appreciation for the maintenance staff for their hard work and dedication during the recent storm. Lastly, she showed support for local professional boxer Christian Palacio.

13. CLOSED SESSION

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- 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 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**

None

15. **ADJOURNMENT**

Mayor Bublak adjourned the meeting at 7:45 PM.

Respectfully Submitted



Christina Cabada, Deputy City Clerk