

# City Council Meeting Minutes



March 10, 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 6:01 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**

Motion: Approval of Agenda as posted, 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          |

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

A. Presentation: Turlock Partnership Incentive Program Check Presentation: Turlock Music Academy

Economic Development Director Anthony Sims introduced the awardee, Turlock Music Academy.

B. Proclamation: Go Green Week 2026 (Regulatory Affairs)

Monica Hernandez delivered a presentation regarding the Go Green week initiative. Juan Tejeda introduced Jessie Marchant from Turlock Scavenger. Municipal Services Director Chris Fisher read the proclamation for Go Green Week.

C. Presentation: Regional Transportation Plan Update from StanCOG

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Chris Gregerson from StanCOG gave a presentation on the 2026 regional transportation plan.

**6. PUBLIC PARTICIPATION**

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

Jason Freitas  
Milt Trieweiler  
Leslie Stokes  
Kelley Coelho  
Michael Owens  
Shawn Sheridan  
Cathy Doo  
Mary Jackson  
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

**7. CITY MANAGER REPORTS/UPDATES**

**A. Monthly Department Reports**

Interim City Manager Gary Hampton provided an update on upcoming agenda items, noted revisions to staff reports, and briefed the group on the recently released press statement regarding Measures A and L.

**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 Abram, to adopt the Consent Calendar and carried 5/0 by the following vote:

| Councilmember<br>Abram | Councilmember<br>Bixel | Vice Mayor<br>Monez | Councilmember<br>Phillips | Mayor<br>Bublak |
|------------------------|------------------------|---------------------|---------------------------|-----------------|
| Yes                    | Yes                    | Yes                 | Yes                       | Yes             |

**A. Accepting the Weekly Demands of February 6, 2026 Through February 26, 2026 in the Amount of \$7,826,300.46 and Receiving the Finance Director's Attestation of the Check Registers (Finance)**

**Action: Approved Motion:** Accepting the Weekly Demands of February 6, 2026 Through February 26, 2026 in the Amount of \$7,826,300.46 and Receiving the Finance Director's Attestation of the Check Registers (Finance)

**B. Accepting the Minutes of the February 24, 2026 City Council Meeting**

**Action: Approved Motion:** Accepting the Minutes of the February 24, 2026 City Council

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- C. Approving Amendment No. 7 for Task Order No. 3A with CCME, Inc. for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$987,611.75 (Roads Program)

**Action: Approved Motion:** Approving Amendment No. 7 for Task Order No. 3A under the terms of the Master Agreement (City Contract No. 2024-112) with CCME, Inc. (Merced, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$987,611.75 to be funded by Fund 115 "Measure A – Roads" for Bid Package 3 for City Project No. 23-068 as "CCME CM Task Order No. 3A for City Project No. 23-068, Bid Package 3"

- D. Authorizing Expenditures for Monday.com Subscriptions and Associated Services, in an Amount Not to Exceed \$30,000 Per Fiscal Year (City Manager's Office)

**Action: Approved Resolution No. 2026-024:** Authorizing expenditures for Monday.com subscriptions and associated services, in an amount not to exceed \$30,000 per fiscal year

- E. Authorizing the Interim City Manager to Execute a Vestis Services Uniform Rental Agreement Using Sourcewell Contract Through 2031 for \$300,000 (Finance)

**Action: Approved Motion:** Authorizing the Interim City Manager to execute an Agreement with Vestis Group, Inc., dba Vestis Services LLC, for Uniform Rental and Laundry Services for City Staff, utilizing Sourcewell Cooperative Agreement No. 011124-VST pursuant to TMC 2-7-08(b)(5), for a Five-Year term through March 31, 2031, in an amount not to exceed \$300,000.

- F. Approving Amendment No. 2 to City Contract No. 2024-74 "On-Call Development Impact Fee Services" with Harris & Associates, Inc. for Assistance with Development Impact Fee Programs extending term to six (6) years and total compensation not to exceed \$250,000 (Engineering)

**Action: Approved Motion:** Approving Amendment No. 2 to City Contract No. 2024-74 "On-Call Development Impact Fee Services" with Harris & Associates, Inc. for assistance with development impact fee programs extending the term to six (6) years and total compensation not to exceed \$250,000.

- G. Approving an Agreement with Mountain Cascade, Inc. for \$4,895,644 and Authorizing a \$490,000 Contingency for Bid Package 3 for City Project No. 23-068 to be Funded by Fund 115 "Measure A - Roads" Bond Proceeds (Roads Program)

**Action: Approved Motion:** Awarding bid and approving an Agreement between the City of Turlock and Mountain Cascade, Inc., of Livermore, CA, in the amount of \$4,895,644.00 and a contingency amount of \$490,000.00 (10%) to be funded by Fund 115 "Measure A - Roads" bond proceeds for construction of Bid Package 3 for City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects"

**Action: Approved Resolution No. 2026-025:** Determining the award of bid for construction of Bid Package 3 for City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads

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Program CIP Projects" is exempt from the provisions of CEQA in accordance with Section 15301 of the CEQA guidelines

- H. Approving an Agreement with Aqua Source, Inc. for the Purchase of Pool Treatment Products, in an Amount not to Exceed \$325,000 for a Five-Year Term to be Funded by Fund 110 (General Fund) (Maintenance)

**Action: Approved Motion:** Approve an agreement (City Contract 2026-107) with Aqua Source, Inc. for the purchase of Accu-Tab and Acid-Rite pool treatment products, in an amount not to exceed \$325,000 for a five-year term to be funded by Fund 110 (General Fund)

- I. Authorize an Agreement with RTS Solutionz, Inc, doing business as Solutionz, in a format sanctioned by the City Attorney, for the Audio-Visual Systems Upgrades amounting to \$627,730.30 for the City Council Chambers, to be charged to Fund 240 Small Equipment Replacement. (Information Technology)

**Action: Approved Motion:** Approving an agreement (City Contract 2026-0138) with RTS Solutionz, Inc dba Solutionz, in a form approved by the City Attorney, for Audio-Visual Systems Upgrades for the City Council Chambers expensed to Fund 240 Small Equipment Replacement (Information Technology)

- J. Determining the construction of City Project No. 23-052 "Mark Thomas Task Order No. 2 for Roads Program - Geer Road" is exempt from the provisions of CEQA in accordance with Section 15301 of the CEQA guidelines and authorizing staff to file the Notice of Exemption (Roads Program)

**Action: Approved Resolution No. 2026-026:** Determining the construction of City Project No. 23-052 "Mark Thomas Task Order No. 2 for Roads Program - Geer Road" is exempt from the provisions of CEQA in accordance with Section 15301 of the CEQA guidelines and authorizing staff to file the Notice of Exemption

- K. Approving the revisions to the job description for Fire Captain (Human Relations)

**Action: Approved Resolution No. 2026-027:** Approving the revisions to the job description for Fire Captain.

9. **FINAL READINGS**

- A. Second and Final 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 (Engineering)

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:

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|                        |                        |                  |                           |              |
|------------------------|------------------------|------------------|---------------------------|--------------|
| Councilmember<br>Abram | Councilmember<br>Bixel | Vice Mayor Monez | Councilmember<br>Phillips | Mayor Bublak |
| Yes                    | Yes                    | Yes              | Yes                       | Yes          |

**Action: Approved Ordinance 1342-CS:** Second and Final 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 (Engineering)

- B. Second and Final 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)

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<br>Abram | Councilmember<br>Bixel | Vice Mayor Monez | Councilmember<br>Phillips | Mayor Bublak |
| Yes                    | Yes                    | Yes              | Yes                       | Yes          |

**Action: Approved Ordinance 1343-CS:** Second and final 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)

**10. PUBLIC HEARINGS**

None

**11. ACTION ITEMS**

- A. Accepting the City of Turlock Economic Development Strategic Plan (Economic Development)

Economic Development Director Anthony Sims presented the item and introduced Fernando Sanchez, Vice President of Kosmont who presented the City of Turlock's Economic Development Strategic Plan.

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

Milt Trieweiler  
Jordane  
Mary Jackson

With no further comments, Mayor Bublak closed public comment.

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Amended Motioned by Councilmember Abram to exclude page 43 (Economic Development Roadmap) and direct staff to return to the City Council with specific implementation details for Council consideration, seconded by Councilmember Bixel and carried 4/1 by the following vote:

| Councilmember Abram | Councilmember Bixel | Vice Mayor Monez | Councilmember Phillips | Mayor Bublak |
|---------------------|---------------------|------------------|------------------------|--------------|
| Yes                 | Yes                 | No               | Yes                    | Yes          |

**Action: Approved Resolution No. 2026-028:** Accepting the City of Turlock Economic Development Strategic Plan Update completed by Kosmont & Associates, Inc., DBA Kosmont Companies, excluding page 43 (Economic Development Roadmap), and direct staff to return to the City Council with specific implementation details for Council consideration

B. Adopting Reduced Capital Facilities Fees to Promote Business Growth (Finance)

Finance Director Isaac Moreno presented the item.

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

Milt Treiwieler  
John Gabelon  
Mary Jackson

With no further comments, Mayor Bublak closed public comment.

Motioned by Councilmember Phillips, seconded by Councilmember Bixel and carried 3/2 by the following vote:

| Councilmember Abram | Councilmember Bixel | Vice Mayor Monez | Councilmember Phillips | Mayor Bublak |
|---------------------|---------------------|------------------|------------------------|--------------|
| No                  | Yes                 | No               | Yes                    | Yes          |

**Action: Approved Resolution No. 2026-029:** Adopting reduced Capital Facilities Fees from Commercial, Retail, and Industrial development projects and appropriating Five Hundred Thousand (\$500,000) from unrestricted reserves in Fund 120 (Tourism)

12. **COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS**

Councilmember Abram congratulated Joselyn who was the winner of the 2026 T-Shirt Design Contest, and Councilmember Abram shared an image of portable bollards she suggested could enhance pedestrian safety at the Farmer’s Market and other events, offering an alternative to using road-closure signs.

Vice Mayor Monez requested a briefing from the City Attorney’s Office regarding public comment procedures and expressed concern for items being addressed during public comment.

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Mayor Bublak noted attending the Divas fundraiser for the Salvation Army Turlock Corps over the weekend and provided an update on the funding allocated for transitional housing in 2025.

**13. CLOSED SESSION**

City Clerk Nichole Fiez announced the Closed Session items.

- 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 8:17 PM.

Respectfully Submitted,



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Kelly Renteria, Deputy City Clerk