

# City Council Meeting Agenda



May 12, 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  
**Katie O. Lucchesi**

**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](http://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.

5. **PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS,**

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**Next Ordinance: 1344-CS**

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**PRESENTATIONS, AND BRIEFINGS**

- A. Turlock Partnership Incentive Program Check Presentation: AFS Investments (Economic Development)
- B. Proclamation: National Police Week 2026 (Police Department)
- C. Proclamation: National Public Works Week May 17-23, 2026 (Municipal Services)

**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.

- A. Monthly Department Reports

**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 April 17, 2026 through April 30, 2026 in the amount of \$8,650,855.60 (Finance)
- B. Accepting the Minutes of the April 28, 2026 Regular City Council Meeting (City Clerk)
- C. Authorizing the award of Community Events and Activities Grants as attached totaling \$60,000 Funded by Fund 120 "Tourism" in Fiscal Year 2026 - 2027 pending budget approval and finding said awards to be in the best interest of the City (Recreation)
- D. Approving the Amendment No. 1 to the Design Professional Services Agreement with Bay

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Area Coating Consultants, Inc. for the City Project No. 23-027 "Secondary Clarifier No. 4 Recoating" for an Additional Compensation in the Amount of \$87,377.35 (Engineering)

- E. Accepting improvements for City Project No. 23-067 "Mark Thomas Task Order No. 3 for Roads Program CIP Projects" (Bid Package 2) and authorizing the City Engineer to file a Notice of Completion (Roads Program)
- F. Approving an Agreement with Government Consulting Partners, Inc for Preparation of a Cost Allocation Plan, for a Five-Year Term in an Amount not to Exceed \$85,000 (Finance)
- G. Accepting the 2024-2025 Schedule of Maximum Allowable Fees Charged by Tow Companies (Police Department)
- H. Approving the Revisions to the Job Description for Fire Battalion Chief Effective May 12, 2026, and Amending the Turlock Firefighters Local #2434 Fire Salary Schedule Effective March 1, 2026 (Human Relations)
- I. Authorize the Fire Department to Overhire One(1) Battalion Chief Position Effective June 1, 2026, to Address an Extended Operational Vacancy on B-Shirt (Fire Department)

**9. FINAL READINGS**

**10. PUBLIC HEARINGS**

- A. Adopting a Resolution of Concurrence with the Stanislaus HOME Consortium for the Fiscal Year 2026-2027 Annual Action Plan (Housing)
- B. Consideration of Denying or Approving the Appeal and Granting Conditional Use Permit 2024-09 for a Food Truck Park at 2400 Fulkerth Road (Development Services)
- C. Revising the City of Turlock's Street Tree Policy by Adopting Resolutions Related to a New Street Tree List and Street Tree Planting, Watering, and Maintenance Guidelines and Presenting the Introduction and First Reading of an Ordinance Amending Turlock Municipal Code Title 7 (Public Works), Chapter 7-7 (Street Trees) and Title 9 (Zoning Ordinance), Chapter 9-2 (Regulations Applying to All Districts), Article 1 (Special Provisions Applying to All or Several Districts) and Article 2 (Off-street Parking and Loading Regulations) (Municipal Services Department)

**11. ACTION ITEMS**

- A. Approving revised Measure A Expenditure Policy to establish guidelines on the allocation of three-quarter (3/4) cent transactions and use (sales) tax commencing Fiscal Year 2026-2027 and authorizing the addition of three full-time Firefighter positions

**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,

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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 Designated Representative: Interim City Manager, Gary Hampton

Employee Organization: Turlock Associated Police Officers

- B. Threat to Public Services of Facilities, Cal. Gov't Code §54957(a)  
"This chapter shall not be construed to prevent the legislative body of local agency from holding closed sessions with the Governor, Attorney General, district attorney, agency counsel, sheriff, or chief of police, or their respective deputies, or a security consultant or a security operations manager, on matters posing a threat to the security of public buildings, a threat to the security of essential public services, including water, drinking water, wastewater treatment, natural gas service, and electric service, or a threat to the public's right of access to public series or public facilities."  
Consultation with: City Attorney Katie Lucchesi
- C. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)  
Title: City Manager (Discussion Only)

**14. REPORTS FROM CLOSED SESSION**

**15. ADJOURNMENT**