

City Council Meeting Agenda



May 26, 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)

Acting City Manager

Christopher Fisher

City Clerk

Nichole Fiez

City Attorney

Katie 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 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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Next Ordinance: 1344-CS

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

- A. Proclamation: Older Americans Month & Recognition: Martin & Nancy Qualle
- B. Presentation: Turlock Partnership Incentive Program Check Presentation: Pupusas Francis Inc. (Economic Development)

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 Minutes of the May 9, 2026 Special City Council Meeting and the May 12, 2026 Regular City Council Meeting
- B. Accepting the Weekly demands of May 1, 2026 through May 7, 2026 in the amount of \$1,562,765.76.
- C. Accepting the Investment and Cash Report for the Month of April 2026 in the Amount of \$322,740,152.29.
- D. Accepting Improvements for City Project No. 25-051 "El Paseo Sewer Line Replacement" and Authorizing the City Engineer to File a Notice of Completion (Engineering)
- E. Approving the Submission of a FY 2026-27 Transportation Development Act (TDA) Transit

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Claim to the Stanislaus Council of Governments (StanCOG) for Funding for Transit Operations and Facilities (Transit)

- F. Approving Amendment No. 2 to an Agreement Between the City of Turlock and Axon Enterprises, Inc., for Dictation Services, to Change the Current Total Compensation from \$2,156,109.62 to \$2,477,404.52 for the Duration of the Contract (Police)
- G. Authorizing the Submittal of a Grant Application to the State Water Resources Control Board for the Treatment of Emerging Contaminants in the City of Turlock's Water Distribution System (Regulatory Affairs)
- H. Approving an Agreement for the Turlock Police Department to Partner with Stanislaus County on the County's Tobacco Retailer Grant (Police)
- I. Ratify Prior City Manager Action and Confirm Appointment of City Clerk (City Manager's Office)
- J. Approving an Amendment with NV5, Inc. in the Amount of \$559,649.47 for Construction Management and Inspection Services for Roadway Improvements on E. Linwood Avenue, Rosewood Drive, Baywood Lane, and Rockwood Avenue (Roads Program)
- K. Awarding a Contract to Granite Construction Company in the Amount of \$3,462,283.50, Plus a 10% Contingency, for Roadway Improvements on E. Linwood Avenue, Rosewood Drive, Baywood Lane, and Rockwood Avenue (Roads Program)
- L. Approving an Agreement with Romeo Medical Corporation, d/b/a Work Wellness to Provide Pre-Employment Examinations, Annual Physicals, and Occupational Medical Services for the City of Turlock in an Annual Amount not to Exceed \$70,000 (Human Relations)

9. FINAL READINGS

- A. Second and Final Reading of an Ordinance Amending Turlock Municipal Code Title 7 (Public Works), Chapter 7-7 (Street Trees) (Municipal Services Department)

10. PUBLIC HEARINGS

- A. Annual Review of the Development Agreement for The Evergreen Market dba FF Farms and Introduction and First Reading of an Ordinance Amending the Development Agreement between the City of Turlock and the Evergreen Market dba FF Farms at 101 E. Glenwood Avenue. (Development Services)
- B. Annual Review of the Development Agreement for NHC Turlock LLC and First Reading and Introduction of an Ordinance Amending the Development Agreement Between the City of Turlock and NHC Turlock LLC located at 3401 W Monte Vista Avenue (Development Services)
- C. Annual Review of the Development Agreement for Perfect Union and First Reading and Introduction of an Ordinance Amending the Development Agreement Between the City of Turlock and Perfect Union located at 2500 N Golden State Boulevard (Development Services)
- D. Annual Review of the Development Agreement for Fire House Turlock, Inc. and First Reading

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and Introduction of an Ordinance Amending the Development Agreement Between the City of Turlock and Fire House Turlock, Inc. located at 1601 West Main Street (Development Services)

- E. Introduction of an Ordinance Amending the Development Agreement Between the City of Turlock and Plan4Dream Investments LLC at 600 D Street (Development Services)
- F. Calling a Special Mailed-Ballot Election and Declaring Results for Community Facilities District 2 Annexation 41 for the Property Located at 1143 9th Street, Turlock (Development Services)
- G. Adoption of the City of Turlock Water Shortage Contingency Plan and the City of Turlock and Stanislaus Regional Water Authority 2025 Joint Urban Water Management Plan (Municipal Services)

11. ACTION ITEMS

- A. Authorizing Construction Bids for Phase 1 of City Project No. 25-057 of the Citywide Water Meter Replacement Project (Engineering)
- B. Accepting the City of Turlock's Audited Financial Statements and Related Reports for the Fiscal Year Ended June 30, 2025 (Finance)
- C. Approving an Agreement with the City of Modesto for Fire Administration Services (Fire Department)

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

13. CLOSED SESSION

- A. Conference with Labor Negotiator, Cal. Gov't Code §54957.6(a)
Agency Designated Representative: Mayor Amy Bublak
Unrepresented Employee: City Manager
- B. Public Employee Appointment, Cal. Gov't Code §54957
Title: City Manager
- C. Conference with Legal Counsel – Existing Litigation, Cal. Gov't Code §54956.9(d)(1)
Name of Case(s): *In re: National Prescription Opiate Litigation*, Case No. 1:17-md-2804-DAP (N.D. Ohio), regarding proposed Settlement with "Remnant Defendants": Associated Pharmacies, Inc., American Associated Pharmacies, J M Smith Corporation, Louisiana Wholesale Drug Company, Inc., Morris & Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc., United Natural Foods, Inc.
- D. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)
Significant exposure to litigation: (2 potential cases), Government Claim Act Claim Nos. (FR103280, FR103903)

14. REPORTS FROM CLOSED SESSION

15. ADJOURNMENT

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