

City Council Meeting Agenda



June 9, 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.

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
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Next City Council Resolution: 2026-065

Next Ordinance: 1344-CS

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

- A. Presentation: Turlock Partnership Incentive Program Check Presentation: Grace & Ember Spa (Economic Development)
- B. Presentation: Beam Circular (Economic Development)
- C. Appointment: Measure A - Local Transactions (Sales) and Use Tax Citizen's Oversight Committee

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 Minutes of the May 26, 2026 Regular City Council Meeting and the May 27, 2026 Special City Council Meeting
- B. Accepting the Weekly Demands of May 8, 2026 through May 14, 2026 in the Amount of \$2,033,134.45, Accounts Payable EFT March 1, 2026 through March 31, 2026 in the amount of \$126,143.26, Payroll EFT January 1, 2026 through January 31, 2026 in the Amount of \$2,780,479.61 and Weekly Demands of May 15, 2026 through May 21, 2026 in the Amount of \$1,685.177.97.

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- C. Calling for the Holding of a General Municipal Election, Consolidate the Elections with Stanislaus County, and Adopting Regulations Regarding Candidate Statements (City Clerk)
- D. Approving an Agreement with Atkinson, Andelson, Loya, Ruud & Romo to Provide Labor Negotiation and Labor/Employment Law Services (Human Relations)
- E. Approving Agreement with Chemtrade Chemicals US LLC for the Purchase of Aluminum Sulfate for an Annual Amount Not to Exceed \$160,000.00 for a Term of One (1) Year (SRWA)
- F. Accepting Improvements for City Project No. 24-004 "WQC Admin Building Reroof" and Authorizing the City Engineer to File a Notice of Completion (Engineering)
- G. Approving an Agreement with Urban SDK, Inc. for Roadway Traffic Data Software Services through June 30, 2030 (Engineering)
- H. Adopting a List of Projects and Expenses for Fiscal Year 2026-27 Funded By SB 1: The Road Repair and Accountability Act of 2017 (Municipal Services)
- I. Awarding Bid and Approving an Agreement with United Pavement Maintenance, Inc. for City Project No. 26-026 "Water Line Replacement on Lyons Avenue" in the Amount of \$733,242.70 (Engineering)
- J. Rescinding Resolution 2002-073 and Approving a Citywide E-mail Policy (City Manager's Office)
- K. Approval of Revised Job Descriptions, New Job Descriptions, Reclassifications, and Salary Schedule Amendments Effective July 1, 2026 (Human Relations)

9. FINAL READINGS

- A. Second and Final 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. Second and Final Reading 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. Second and Final Reading 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. Second and Final Reading 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. Second and Final Reading of an Ordinance Amending the Development Agreement Between the City of Turlock and Plan4Dream Investments LLC at 600 D Street (Development Services)

10. PUBLIC HEARINGS

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- A. Receive Informational Report Regarding City of Turlock Vacancies and Recruitment and Retention Efforts Pursuant to Assembly Bill 2561/Government Code Section 3502.03 (Human Relations)

11. ACTION ITEMS

- A. Engage in discussion and provide direction to staff regarding a Cannabis Tax Ballot Measure (Finance)
- B. Approving the Agreements Between the City of Turlock and Each of the Public Service Agencies Funded Through the Community Development Block Grant (CDBG) for Fiscal Year 2026-2027 (Housing)
- C. Appointing an Interim City Manager and Approving Compensation (Human Relations)
- D. Updates to Public Meeting Access, Participation, and Conduct Policies (City Manager's Office)
- E. Discuss and adopt the City of Turlock Fiscal Year 2026-2027 General and Non-General Fund Budgets (Finance)

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 – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)
Significant exposure to litigation: (3 potential cases), including Government Claims Act Claim Nos. FR103280 and FR103903

14. REPORTS FROM CLOSED SESSION

15. ADJOURNMENT