

City Council Meeting Minutes



June 9, 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

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
None	None	None	None	None

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

- A. Presentation: Turlock Partnership Incentive Program Check Presentation: Grace & Ember Spa (Economic Development)

Economic Development Director Sims presented the check to the owners of Grace & Ember Spa.

- B. Presentation: Beam Circular (Economic Development)

Economic Development Director Sims introduced the item and Bree Gonzalez, Senior Manager of Community Partnerships, delivered a presentation regarding Beam Circular.

- C. Appointment: Measure A - Local Transactions (Sales) and Use Tax Citizen's Oversight Committee

Mayor Bublak recommended Cindy Carnes to the Measure A - Local Transactions and Use Tax Citizen's Oversight Committee.

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Action: Approved Motion: by Vice Mayor Monez, seconded by Councilmember Abram, to approve the appointment of Cindy Carnes to the Measure A Local Transaction and Use Tax Citizen's Oversight Committee. 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 at 6:21pm and the following members of the public spoke:

Kim Culebro
Shawn Sheridan
Milt Trieweller
Mike Barco
Ron Bridegroom
Mary Jackson

With no further comments, Mayor Bublak closed public comment at 6:40 PM.

7. CITY MANAGER REPORTS/UPDATES

A. Monthly Department Reports

8. CONSENT CALENDAR

Mayor Bublak opened public comment at 6:40 PM and the following member of the public spoke:

Ron Bridegroom

With no further comments, Mayor Bublak closed public comment at 6:42 PM.

Action: Motion: by Councilmember Abram, seconded by Vice Mayor Monez, 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 Minutes of the May 26, 2026 Regular City Council Meeting and the May 27, 2026 Special City Council Meeting

Action: Approved Motion: Accepting the Minutes of the May 26, 2026 Regular City Council Meeting and the May 27, 2026 Special City Council Meeting

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- 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.

Action: Approved Motion: 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.

- C. Calling for the Holding of a General Municipal Election, Consolidate the Elections with Stanislaus County, and Adopting Regulations Regarding Candidate Statements (City Clerk)

Action: Approved Resolution No. 2026-065: Calling for the holding of a General Municipal Election to be held on Tuesday, November 3, 2026, for the election of certain officers as required by the provisions of the laws of the State of California relating to General Law Cities and the Turlock Municipal Code

Action: Approved Resolution No. 2026-067: Requesting the Board of Supervisors of the County of Stanislaus to consolidate a General Municipal Election to be held on Tuesday, November 3, 2026, with the Statewide General Election to be held on the same date pursuant to Section 10403 of the Elections Code and requesting the Board of Supervisors of the County of Stanislaus to permit the Stanislaus County Registrar of Voters to render specific services to the City of Turlock relating to the conduct of the General Municipal Election

Action: Approved Resolution No. 2026-066: Adopting regulations for candidates for elective office pertaining to Candidate Statements submitted to the voters at a General Municipal Election to be held on Tuesday, November 3, 2026, and setting the deposit fee which will be required of candidates who elect to have a Candidate Statement printed in the ballot pamphlet for said Election

- D. Approving an Agreement with Atkinson, Andelson, Loya, Ruud & Romo to Provide Labor Negotiation and Labor/Employment Law Services (Human Relations)

Action: Approved Motion: Approving an agreement with the law firm of Atkinson, Andelson, Loya, Ruud & Romo to provide labor negotiation, labor/employment law to the City of Turlock pursuant to an updated attorney representation agreement effective July 1, 2026 for a one (1) year term, in a total maximum not to exceed contract amount of \$300,000 to be paid from "General Fund" account number 110-10-109.4310 "Contract Attorney".

- 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)

Action: Approved Motion: Approving an agreement (City Contract No. 2027-011) with Chemtrade Chemicals Corporation US LLC, pursuant to the Bay Area Chemical Consortium (BACC) cooperative agreement Bid No. 01-2026 for the supply and delivery of Aluminum Sulfate, commencing July 1, 2026, for a period of one (1) year, in a total not-to-exceed

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amount of \$160,000, for the Stanislaus Regional Water Authority (SRWA), to be expensed to Fund 450 "SRWA Operations," in accordance with Turlock Municipal Code Section 2-7-08(b)(5) allowing use of joint, cooperative, or leveraged purchasing plans without requiring an additional City bid procedure.

- 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)

Action: Approved Motion: Accepting improvements for City Project No. 24-004 "WQC Admin Building Reroof" and authorizing the City Engineer to file a Notice of Completion.

- G. Approving an Agreement with Urban SDK, Inc. for Roadway Traffic Data Software Services through June 30, 2030 (Engineering)

Action: Approved Motion: Approving an Agreement between the City of Turlock and Urban SDK, Inc. for roadway traffic data software platform services for the contract term beginning July 1, 2026 through June 30, 2030, and authorizing the City Manager to execute the Agreement.

- 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)

Action: Approved Resolution No. 2026-068: Adopting a list of projects and expenses for Fiscal Year 2026-27 funded by SB 1: The Road Repair and Accountability Act of 2017

- 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)

Action: Approved Motion: Awarding bid and approving an Agreement with United Pavement Maintenance, Inc. of Hughson, California in the amount of \$733,242.70 and authorizing a construction contingency amount of \$75,000.00 (10.0%) for the construction of City Project No. 26-026 "Water Line Replacement on Lyons Avenue" to be funded by Fund 420 "Water Enterprise".

Action: Approved Resolution No. 2026-069: Determining the award of bid for the construction of City Project No. 26-026 "Water Line Replacement on Lyons Avenue" is exempt from the provisions of CEQA in accordance with Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines.

- J. Rescinding Resolution 2002-073 and Approving a Citywide E-mail Policy (City Manager's Office)

Action: Approved Resolution No. 2026-078: Rescind Resolution 2002-073

Action: Approved Resolution No. 2026-070: Approve a Citywide E-mail Policy

- K. Approval of Revised Job Descriptions, New Job Descriptions, Reclassifications, and Salary

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Schedule Amendments Effective July 1, 2026 (Human Relations)

Action: Approved Resolution No. 2026-071: Approving Multiple Job Descriptions, Establishing New Classification, Reclassifying Positions, and Amending Management and TCEA Salary Schedule Effective July 1, 2026

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)

Mayor Bublak opened the item for public comment at 6:43 PM. There were no comments from the public, and Mayor Bublak closed public comment 6:43 PM.

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 Ordinance 1345-CS: Amending terms and extending the Development Agreement between the City of Turlock and Evergreen Market dba FF Farms

- 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)

Mayor Bublak opened the item for public comment at 6:43 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:43 PM.

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 Ordinance 1346-CS: Amending terms and extending the Development Agreement between the City of Turlock and NHC Turlock LLC

- 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)

Mayor Bublak opened the item for public comment at 6:43 PM. There were no comments from

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the public, and Mayor Bublak closed public comment at 6:43 PM.

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 Ordinance 1347-CS: Amending terms and extending the Development Agreement between the City of Turlock and Perfect Union

- 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)

Mayor Bublak opened the item for public comment at 6:43 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:43 PM.

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 Ordinance 1348-CS: Amending terms and extending the Development Agreement between the City of Turlock and Fire House Turlock, Inc.

- 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)

Mayor Bublak opened the item for public comment at 6:44 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:44 PM.

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 Ordinance 1349-CS: Amending terms and extending the Development Agreement between the City of Turlock and Plan4Dream Investments LLC.

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10. PUBLIC HEARINGS

- 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)

This item was presented by Human Relations Director Dhami.

Officer Greg Roton spoke on behalf of the Turlock Associated Police Officers.

Mayor Bublak opened public comment at 6:53 PM, and the following members of the public spoke:

Ron Bridegroom
Bob Puffer

With no further comments, Mayor Bublak closed public comment at 6:55 PM.

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 Motion: Receive informational report regarding City of Turlock Vacancies and Recruitment and Retention Efforts pursuant to Assembly Bill 2561/Government Code Section 3502.03

11. ACTION ITEMS

- A. Engage in discussion and provide direction to staff regarding a Cannabis Tax Ballot Measure (Finance)

This item was presented by Finance Director Moreno.

Mayor Bublak opened public comment at 7:02pm and the following members of the public spoke:

Bob Puffer
Ron Bridegroom
Name not provided

With no further comments, Mayor Bublak closed public comment at 7:06 PM.

Motioned by Vice Mayor Monez not to bring a cannabis tax ballot measure, seconded by Councilmember Phillips and carried 3/2 by the following vote:

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

Action: Approved Motion: Not to bring forth a cannabis tax ballot measure.

- 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)

Housing Manager Jennifer Figerora.

Mayor Bublak opened public comment at 7:14 PM and the following members of the public spoke:

Ron Bridegroom
Julie Fox
Cory Mai

With no further comments, Mayor Bublak closed public comment at 7:18 PM.

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. 2026-072: 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 in a total amount not to exceed \$115,000 from Fund 255 "CDBG-Housing", and authorizing the Interim City Manager or designee to execute all related and necessary documents.

- C. Appointing an Interim City Manager and Approving Compensation (Human Relations)

This item was presented by Human Relations Director Dhami.

Mayor Bublak opened public comment at 7:23 PM and the following members of the public spoke:

Milt Trieweller
Bob Puffer
Rob Bridegroom

With no further comments, Mayor Bublak closed public comment at 7:29 PM.

Motioned by Councilmember Abram, seconded by Councilmember Bixel and carried 5/0 by the

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following vote:

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

Action: Approved Resolution No. 2026-073: Christopher Fisher to serve as Interim City Manager effective June 9, 2026, salary range 45.7, Step 3 of the Management Salary Schedule

- D. Updates to Public Meeting Access, Participation, and Conduct Policies (City Manager's Office)

City Clerk Fiez presented the item.

Mayor Bublak opened public comment at 7:40 PM and the following member of the public spoke:

Ron Bridegroom

With no further comments, Mayor Bublak closed public comment at 7:42 PM.

Motioned by Councilmember Abram, 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. 2026-074: Adopting a Policy Addressing Disruption of Telephonic or Internet Services During Public Meetings

Approved Resolution No. 2026-075: Determining Reasonable Efforts to Encourage Public Participation In Meetings

Approved Resolution No. 2026-076: Rescinding Resolution 2011-162

Approved Resolution No. 2026-077: Adopting a Policy Addressing Disruptive Behavior During City Council Meetings

- E. Discuss and adopt the City of Turlock Fiscal Year 2026-2027 General and Non-General Fund Budgets (Finance)

This item was presented by Finance Director Moreno.

Mayor Bublak opened public comment at 8:03 PM and the following member of the public spoke:

Ron Bridegroom

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With no further comments, Mayor Bublak closed public comment at 8:05 PM.

Motioned by Councilmember Abram, 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. 2026-079: Adopting the City of Turlock Fiscal Year 2026-2027 General and Non-General Fund Budgets

Approved Resolution No. 2026-080: Finding said funds for City costs associated with the 2026 Independence Day Event(s) to be in the best interest of the City

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Councilmember Abram welcomed newly appointed Interim City Manager Chris Fisher, expressed appreciation to Code Enforcement and Sergeant Parmley, and extended well wishes to Gary Hampton.

Councilmember Bixel welcomed Chris Fisher to his new role, extended well wishes to Gary Hampton and his family, and expressed gratitude to City employees for their continued service.

Vice Mayor Monez reminded the public to approach the public comment portion of the agenda with thoughtful consideration. She also welcomed Chris Fisher, offered prayers for Gary Hampton, and thanked Captain Rodriguez for his continued service and dedication.

Councilmember Phillips expressed appreciation to Deputy Fire Chief Jelnik on the occasion of his retirement.

Mayor Bublak shared that a topic discussed at a recent conference was the increasing cost of fire truck engines and ladders due to limited manufacturing competition. She congratulated Ericka Phillips on her first-place achievement. Mayor Bublak also noted upcoming changes from the Environmental Protection Agency (EPA) that may benefit the community, and highlighted the forthcoming "Virtual Turlock" project, a collaboration with the University.

13. CLOSED SESSION

City Clerk Fiez read the closed session items out loud.

City Clerk Fiez opened the item for public comment at 8:14 PM. There were no comments from the public, and City Clerk Fiez closed public comment at 8:14 PM.

- 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

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- 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

None

15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 9:06 PM.

Respectfully Submitted,



Kelly Renteria, Deputy City Clerk