

City Council Meeting Minutes



May 26, 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**

Action: 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. Proclamation: Older Americans Month & Recognition: Martin & Nancy Qualle

Mayor Bublak read the proclamation of Older American's Month and recognized Martin & Nancy Qualle for their contributions to the community.

B. Presentation: Turlock Partnership Incentive Program Check Presentation: Pupusas Francis Inc. (Economic Development)

Economic Development Director Sims presented the Turlock Partnership Incentive Program check to owners of Pupusas Francis, Inc.

6. **PUBLIC PARTICIPATION**

Mayor Bublak opened public comment at 6:07 PM and the following members of the public spoke:

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Candice Bills
Milt Triewailer
Abby Pendleton
Mike Barco

With no further comments, Mayor Bublak closed public comment at 6:21 PM.

7. CITY MANAGER REPORTS/UPDATES

None

8. CONSENT CALENDAR

Mayor Bublak opened public comment at 6:22 PM and the following members of the public spoke:

Bob Puffer
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment at 6:23 PM.

Action: Motion: by Councilmember Abram, seconded by Councilmember Bixel, to adopt the Consent Calendar as amended by pulling items 8I, 8J and 8K for separate consideration 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 9, 2026 Special City Council Meeting and the May 12, 2026 Regular City Council Meeting

Action: Approved Motion: 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.

Action: Approved Motion: 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.

Action: Approved Motion: 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)

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Action: Approved Motion: Accepting improvements for City Project No. 25-051 "El Paseo Sanitary Sewer Main Replacement" and authorizing the City Engineer to file a Notice of Completion

- E. Approving the Submission of a FY 2026-27 Transportation Development Act (TDA) Transit Claim to the Stanislaus Council of Governments (StanCOG) for Funding for Transit Operations and Facilities (Transit)

Action: Approved Resolution No. 2026-051: Approving the submission of a FY 2026-27 Transportation Development Act (TDA) Transit Claim to the Stanislaus Council of Governments (StanCOG) for funding for transit operations and facilities

- 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)

Action: Approved Motion: 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

- 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)

Action: Approved Resolution No. 2026-052: 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 and authorizing the Municipal Services Director or their designee to sign any and all necessary documents.

- H. Approving an Agreement for the Turlock Police Department to Partner with Stanislaus County on the County's Tobacco Retailer Grant (Police)

Action: Approved Motion: Approving the agreement between the City of Turlock and the County of Stanislaus where Turlock Police Department will partner with the County in fulfilling the needs of the tobacco retailer program grant obtained by the County on an overtime basis to be reimbursed to the City from the County up to \$144,582 between time of approval and ending March 14, 2029

- I. Ratify Prior City Manager Action and Confirm Appointment of City Clerk (City Manager's Office)

This item was pulled for separate consideration.

- 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)

This item was pulled for separate consideration.

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- 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)

This item was pulled for separate consideration.

- 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)

Action: Approved Motion: 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 for the period covering June 1, 2026, through June 30, 2027, to be paid from various department funds XXX-XX-XXX.43155 "Physicals, Shots & Psychological"

8I Ratify Prior City Manager Action and Confirm Appointment of City Clerk (City Manager's Office)

This item was pulled for separate consideration.

City Attorney Lucchesi spoke to the item.

Motioned by Councilmember Abram, 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 Resolution 2026-053: Ratify prior City Manager action and confirm appointment of Nichole Fiez as City Clerk

8J 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)

This item was pulled for separate consideration.

Roads Program Manager Pezeshk spoke to the item.

Motioned by Councilmember Abram, 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

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Yes	Yes	Yes	Yes	Yes
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Action: Approved Motion: Approving Amendment No. 21 for Task Order No. 9A under the terms of the Master Agreement (City Contract No. 2024-111) with NV5, Inc. (Fresno, California office) for Construction Management and Inspection Services for the City of Turlock’s Roads Initiative Program in the amount of \$559,649.47 to be funded by Fund 115 “Measure A – Roads” for Bid Package 1 for City Project No. 25-025 as “NV5 CM Task Order No. 9A for City Project No. 25-025, Bid Package 1.”

8K 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)

This item was pulled for separate consideration.

Roads Program Manager Pezeshk spoke to the item.

Motioned by Councilmember Abram, 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 Motion: Awarding bid and approving an Agreement between the City of Turlock and Granite Construction Company, of Fresno, CA, in the amount of \$3,462,283.50 and a contingency amount of \$346,000.00 (10%) to be funded by Fund 115 “Measure A - Roads” bond proceeds for construction of Bid Package 1 for City Project No. 25-025 “Provost & Pritchard Task Order No. 4 for Roads Program CIP Projects.”

Action: Approved Resolution No. 2026-054: Determining the award of bid for construction of Bid Package 1 for City Project No. 25-025 “Provost & Pritchard Task Order No. 4 for Roads Program CIP Projects” is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA guidelines

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)

Mayor Bublak opened public comment at 6:28 PM and the following members of the public spoke:

Milt Trieweiler

With no further comments, Mayor Bublak closed public comment at 6:29 PM.

Motioned by Vice Mayor Monez, seconded by Councilmember Abram and carried 5/0 by the following vote:

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Yes	Yes	Yes	Yes	Yes

Action: Approved Ordinance 1344-CS: Second and final reading of an ordinance amending Turlock Municipal Code Title 7 (Public Works), Chapter 7-7 (Street Trees)

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)

Planning Manager Quintero presented the item.

Mayor Bublak opened the item for public comment at 6:37 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:37 PM.

Motioned by Vice Mayor Monez, seconded by Councilmember Phillips 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. 2026-055: Finding that The Evergreen Market dba FF Farms has complied in good faith with the terms and conditions of the Development Agreement between The Evergreen Market dba FF Farms and the City of Turlock for the operation of a cannabis retail dispensary at 101 E. Glenwood Avenue, Stanislaus Assessor's Parcel Number 044-022-013

Action: Approved First Reading of an Ordinance: Introduction and First Reading of an Ordinance amending terms and extending the Development Agreement between the City of Turlock and Evergreen Market dba FF Farms

- 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)

Planning Manager Quintero presented the item.

Mayor Bublak opened public comment at 6:39 PM and the following members of the public spoke:

Mike Barco

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With no further comments, Mayor Bublak closed public comment at 6:39 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 Resolution No. 2026-056: Finding that NHC Turlock LLC has complied in good faith with the terms and conditions of the Development Agreement between NHC Turlock LLC and the City of Turlock for the operation of a cannabis retail dispensary at 3401 West Monte Vista Avenue, Stanislaus Assessor's Parcel Number 087-003-039.

Action: Approved First Reading of an Ordinance: Amending terms and extending the Development Agreement between the City of Turlock and NHC Turlock LLC.

- 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)

Planning Manager Quintero presented the item.

Angelica Sanchez introduced herself as a representative of Perfect Union.

Mayor Bublak opened the item for public comment at 6:42 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:42 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 Resolution No. 2026-057: Finding that Perfect Union has complied in good faith with the terms and conditions of the Development Agreement between Perfect Union and the City of Turlock for the operation of a cannabis retail dispensary at 2500 N Golden State Boulevard, Stanislaus County Assessor's Parcel Number 088-007-025

Action: Approved First Reading of an Ordinance: Amending terms and extending the Development Agreement between the City of Turlock and Perfect Union

- D. Annual Review of the Development Agreement for Fire House Turlock, Inc. and First Reading and Introduction of an Ordinance Amending the Development Agreement Between the City of

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Turlock and Fire House Turlock, Inc. located at 1601 West Main Street (Development Services)

Planning Manager Quintero presented the item.

Zak Drivon introduced himself as a representative of Fire House Turlock, Inc.

Mayor Bublak opened public comment at 6:44 PM and the following members of the public spoke:

John Gabelon

With no further comments, Mayor Bublak closed public comment at 6:47 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 Resolution 2026-058: Finding that Fire House Turlock, Inc. has complied in good faith with the terms and conditions of the Development Agreement between Fire House Turlock, Inc. and the City of Turlock for the operation of a cannabis retail dispensary at 1601 West Main Street, Stanislaus Assessor's Parcel Number 089-015-006.

Action: Approved First Reading of an Ordinance: Amending terms and extending the Development Agreement between the City of Turlock and Fire House Turlock, Inc.

- E. Introduction of an Ordinance Amending the Development Agreement Between the City of Turlock and Plan4Dream Investments LLC at 600 D Street (Development Services)

Planning Manager Quintero presented the item.

Zak Drivon introduced himself as a representative of Plan4Dream Investments LLC.

Mayor Bublak opened public comment at 6:54 PM and the following members of the public spoke:

Mike Barco

Ron Bridegroom

With no further comments, Mayor Bublak closed public comment at 6:56 PM.

Motioned by Vice Mayor Monez, seconded by Councilmember Bixel and carried 5/0 by the following vote:

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Yes	Yes	Yes	Yes	Yes

Action: Approved First Reading of an Ordinance: Amending terms and extending the Development Agreement between the City of Turlock and Plan4Dream Investments LLC.

- 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)

Development Services Director Werner presented the item.

Development Services Director Werner asked the City Clerk to confirm receipt of the following documents: a) Proof of publication of the notice of public hearing; b) Signed waiver and consent forms for the properties being annexed; c) Completed and signed ballots; d) Signed certificate of Clerk regarding receipt of property owner waiver and consent form; e) Ballot declaring election results

City Clerk Fiez so confirmed.

Mayor Bublak opened the item for public comment at 6:59 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:59 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. 2026-059: Calling a Special Mailed-Ballot Election respecting proposed Annexation 41 to existing Community Facilities District Number 2 (Services Mitigation)

Action: Approved Resolution No. 2026-060: Declaring the results of the Mailed-Ballot Election respecting proposed Annexation 41 to existing Community Facilities District Number 2 (Services Mitigation)

- 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)

Acting Municipal Services Director Richards presented the item.

Mayor Bublak opened public comment at 7:05 PM and the following members of the public spoke:

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Milt Trieweiler
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment at 7:10 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. 2026-061: Adopting the Water Shortage Contingency Plan and the 2025 Joint Urban Water Management Plan

Action: Approved Resolution No. 2026-062: Adopting 2025 Joint Urban Water Management Plan

11. ACTION ITEMS

- A. Authorizing Construction Bids for Phase 1 of City Project No. 25-057 of the Citywide Water Meter Replacement Project (Engineering)

Acting Municipal Services Director Richards presented the item.

Mayor Bublak opened public comment at 7:18 PM and the following members of the public spoke:

John Gabelon
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment at 7:21 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: Authorizing staff to proceed with advertising the City Project No. 25-057 "System Wide AMI and Water Meter Installation - Phase 1"

- B. Accepting the City of Turlock’s Audited Financial Statements and Related Reports for the Fiscal Year Ended June 30, 2025 (Finance)

Finance Director Moreno presented the item with a consultant from Brown Armstrong

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Accountancy Corporation.

Mayor Bublak opened public comment at 7:34 PM and the following members of the public spoke:

Milt Trieweiler
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment at 7:36 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. 2026-063: Accepting the City of Turlock’s audited Financial Statements and related reports for the Fiscal Year ended June 30, 2025

- C. Approving an Agreement with the City of Modesto for Fire Administration Services (Fire Department)

Deputy Fire Chief Jelinek and Finance Director Moreno presented the item.

Mayor Bublak opened public comment at 7:47 PM and the following members of the public spoke:

Milt Trieweiler
Ron Bridegroom
Mary Jackson

With no further comments, Mayor Bublak closed public comment at 7:53 PM.

Motioned by Vice Mayor Monez, seconded by Councilmember Abram, to approve with an amendment to the contract 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. 2026-064: Approving an amended and restated agreement, in a form approved by the City Attorney, with the City of Modesto for Fire Administration Services, with the added condition that a Council Member standing for election shall not be eligible to serve on any committee established pursuant to this agreement while that Council Member is running for re-election

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

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Mayor Bublak extended well wishes to Councilmember Phillips as she proceeds to her next scheduled engagement. In addition, she provided clarification on her vote regarding the cannabis development agreements.

Vice Mayor Monez shared her appreciation to the City of Turlock staff.

13. CLOSED SESSION

Closed Session items were read out loud by City Clerk Fiez.

City Clerk Fiez opened the item for public comment at 8:20 PM. There were no comments from the public, and City Clerk Fiez closed public comment at 8:20 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
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

None

15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 9:13 PM.

Respectfully Submitted,



Christina Cabada, Deputy City Clerk