

City Council Meeting Agenda



July 28, 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)

City Manager
John J. Murphy
City Clerk
Nichole Fiez
City Attorney
Katie O. Lucchesi

PUBLIC PARTICIPATION: Members of the public can participate in City Council meetings in the following ways:

1. Attending in person
 - City Hall Yosemite Room located at 156 S. Broadway, Turlock, California at 6:00 p.m.
2. Attending through zoom (Instructions below)
 - Webinar Link: <https://www.zoom.us/join>
 - Meeting ID: 867 6255 3296 Passcode: 092083
 - Call In: 1-669-444-9171 and press pound (#)

PUBLIC COMMENT: The public may address the City Council in person by completing the speaker cards and providing to the Police Officer. To address the City Council remotely, follow the **Instructions for Public Comment using Zoom**. Public comment will begin with speakers attending in-person first, followed by those attending via remote participation.

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.

GOVERNMENT CODE § 84308 REGULATIONS: To promote transparency and fairness in the governmental decision-making process, there are rules to prevent public officials from being unfairly influenced by contributors to their campaigns. The type of activity these laws were enacted to limit is often referred to as "pay-to-play," and is governed in California by Government Code section 84308. Parties to any proceedings involving a "license, permit, or other entitlement for use," as that term is defined in the Political Reform Act, pending before the City Council must disclose any campaign contribution over \$500 (aggregated) within the preceding 12 months made by the party, their agent, and those required to be aggregated with their contributions under Gov. Code § 82015.5. The disclosure must include the amount contributed and the name(s) of the contributor(s).

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, July 28, 2026**

Next City Council Resolution: 2026-093

Next Ordinance:1350-CS

INSTRUCTIONS FOR PUBLIC COMMENTS USING ZOOM

Follow these steps to log into Zoom from your computer or smart device (Your device must have audio capability to participate.):

Go To: www.zoom.us/join

Enter Meeting ID: 867 6255 3296 **Passcode:** 092083

Follow these steps to call into Zoom from your telephone:

Dial 1-669-444-9171 and press pound (#)

Enter Meeting ID: 867 6255 3296 and press pound (#) **Passcode:** 092083

1. **Use the “raise hand” function to join the queue to speak on the current agenda item** when the Chair calls the item for discussion.

Computer / Smart Device Users: You can find the raise hand option under your participant's name.

Telephone Users: Press star-nine (*9) on your phone to raise your hand. Press star-six (*6) to unmute when it is your turn to address City Council.

*Lower your hand if you choose not to speak or after you have made your comments by unchecking the raise hand option online.

2. Staff will call your name or the last four digits of your phone number when it is your time to speak.
3. You may state your name and city of residence at the beginning of your remarks for the minutes.
4. Speakers will have up to three minutes to make their remarks.
5. You may log off or hang up after making your comments.

DISCLAIMER: Participant names and/or phone numbers may be visible to all participants. The City records all public meetings.

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, July 28, 2026**

Next City Council Resolution: 2026-093

Next Ordinance:1350-CS

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, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS**

- A. Turlock Police Department Animal Services - Adoptable Pets
- B. Proclamation: National Night Out (Police)

6. **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 June 26, 2026 Through July 2, 2026 in the Amount of \$1,927,322.27, Weekly Demands of July 3, 2026 Through July 9, 2026 in the Amount of \$1,869,675.64, Accounts Payable EFT of May 1, 2026 Through May 31, 2026 in the Amount of \$346,936.63 and Payroll EFT of April 1, 2026 Through April 30, 2026 in the Amount of \$2,453,720.44 (Finance)
- B. Accepting the Investment and Cash Report for the Month of June 2026 in the Amount of \$327,293,714.96 (Finance)
- C. Accepting the Minutes of the July 14, 2026 Regular City Council Meeting (City Clerk)
- D. Awarding Bid and Approving an Agreement with Champion Industrial Contractors, Inc., of Modesto, California in the Amount of \$180,365.00 and Authorizing a Construction Contingency Amount of \$18,036.50 (10%), for City Project No. 25-067 "Public Safety Facility Boiler Replacements" (Engineering)
- E. Approving an Agreement with Cloudburst Consulting Group, Inc. for Technical Assistance for Housing Programs in an Amount not to Exceed \$150,000 (Housing)
- F. Awarding Bid and Approving an Agreement with Living Water Well Drilling in the Amount of \$177,000.00 and Authorizing a Construction Contingency Amount of \$17,700 (10.0%) for the

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, July 28, 2026**

Next City Council Resolution: 2026-093

Next Ordinance:1350-CS

Construction of City Project No. 24-003A "Downtown PCE Remediation - Drill Test Hole in Downtown Area" (Engineering)

- G. Awarding Bid and Approving an Agreement with Delgado Engineering in the Amount of \$204,100 and Authorizing a Construction Contingency Amount of \$20,410 (10.0%) for the Construction of City Project No. 20-010 "Corporation Yard Security & Lighting Improvements" (Engineering)
- H. Rescinding Resolution No. 2026-037 and Adopting a New Resolution Designating the Authorized Signatures for the City of Turlock Bank Accounts with Westamerica Bank and No Fiscal Impact (Finance)
- I. Initiating Proceedings for the Annual Levy of Assessments for Existing Landscaping and Lighting Assessment Districts and Street Maintenance Benefit Assessment Areas in the City of Turlock for Fiscal Year 2026-2027 (Engineering)
- J. Declaring the City Council's Intention for the Levy and Collection of Assessments, Preliminarily Approving the Engineer's Report, and Appointing a Time and Place for a Public Hearing for the Existing Landscaping and Lighting Assessment Districts and Street Maintenance Benefit Assessment Areas in the City of Turlock for Fiscal Year 2026-2027 (Engineering)
- K. Accepting Improvements for City Project No. 23-067 "Mark Thomas Task Order No. 3 for Roads Program CIP Projects" (Bid Package 1) and Authorizing a City Engineer to File a Notice of Completion (Roads Program)
- L. Approving an Agreement with Goldfarb & Lipman LLP to Provide Housing Legal Services Not to Exceed \$100,000 (Housing)
- M. Reaffirming the Determination Made by the City Manager in Response to the Emergency Created by the Inoperative Freezer Unit at the Animal Control Facility (City Project No. 26-041 "Animal Control Freezer Evaporator and Condenser Replacement") and Finding that the Emergency Will Not Permit a Delay Resulting from a Competitive Solicitation for Bids Pursuant to Public Contract Code Section 22050(c)(2) (Engineering)
- N. Awarding Bid and Approving an Agreement with RNR Paving in the Amount of \$474,102.90 and Authorizing a Construction Contingency Amount of \$47,410.29 (10%) for City Project No. 25-020 "Fire Station No. 33 Site Improvements", Appropriating Funds, and Determining the Award of Bid is Exempt from Provisions of CEQA (Engineering)
- O. Accepting an Allocation of \$246,037 to Administer the Cannabis Tax Fund Grant Program from the California Highway Patrol (Police)
- P. Approving the Final Map and Subdivision Improvement Agreement with Bright Development, Inc. for Verano Subdivision Phase 1 (VTSM 2024-02, Project No. 25-042 with No Direct Fiscal Impact (Engineering)

7. FINAL READINGS

- A. Second and Final Reading of an Ordinance Amending Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct) Chapter 17 (Itinerant Vendors) and Adding Turlock Municipal

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, July 28, 2026**

Next City Council Resolution: 2026-093

Next Ordinance:1350-CS

Code Title 5 (Public Welfare, Morals, and Conduct) Chapter 29 (Sidewalk Vendors) (City Attorney)

8. PUBLIC HEARINGS

9. ACTION ITEMS

- A. Fiscal Year 2026-2027 Staffing Level Budget Amendment for the Stanislaus Regional Water Authority Operations Fund 450 "SRWA - Operations" with a Fiscal Impact of \$143,815 but is Mitigated by a Reduction of Contract Help (Finance)

10. 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. The total time allotted for this public comment period shall not exceed thirty (30) minutes. 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.

11. 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.

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

13. CLOSED SESSION

- A. 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
- B. Conference with Legal Counsel – Existing Litigation pursuant to California Government Code §54956.9(d)(1)
Two Cases: Turlock Gospel Mission vs. City of Turlock (Case No. CV-26-007057), and People of the State of California vs City of Turlock (Case No. CV-26-007151).

14. REPORTS FROM CLOSED SESSION

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, July 28, 2026**

Next City Council Resolution: 2026-093

Next Ordinance:1350-CS

15. ADJOURNMENT