

City Council Meeting Agenda



August 11, 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
J. 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, August 11, 2026**

Next City Council Resolution: 2026-101

Next Ordinance: 1351-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, August 11, 2026**

Next City Council Resolution: 2026-101

Next Ordinance: 1351-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. Recognition: Rylee Ramos
- B. Presentation: City Treasurer Investment Portfolio Review

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 July 10, 2026 Through July 16, 2026 in the Amount of \$5,412,247.45
- B. Accepting the Minutes of the July 28, 2026 City Council Meeting
- C. Accepting Improvements for City Project No. 23-046 "Well No. 29 Chlorination" and Authorizing City Engineer to File a Notice of Completion (Engineering)
- D. 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)
- E. Declaring the Intention to Order Annexation No. 36 for the Property Located at 145 Twentieth Century Blvd, (Stanislaus County Assessor's Parcel 042-011-049), to Existing Community Facilities District No. 2 (Services Mitigation) (Development Services)
- F. Authorization to Purchase the Meridian Archer 1200 Hostile Vehicle Mitigation Barrier System for a Total not to Exceed Amount of \$388,476.98 (Municipal Services)

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, August 11, 2026**

Next City Council Resolution: 2026-101

Next Ordinance: 1351-CS

- G. Approving an Agreement Between Golden State Communications and the City of Turlock, in an Amount not Exceed \$600,000 for Annual Subscriber Radio Maintenance for the Period of July 1, 2026 Through June 30, 2030 (Police)
- H. Determining City Project No. 25-064 "Senior Center Parking Lot Improvements" is Exempt from CEQA, Awarding Bid and Approving an Agreement with Tosted Asphalt, Inc., of Fresno, California in the Amount of \$155,693.02 and Authorizing a Construction Contingency Amount of \$15,569.30 (10%)(Engineering)

7. FINAL READINGS

8. PUBLIC HEARINGS

- A. Approving the Engineer's Report and Confirming Diagrams, Assessments, and Ordering the Levying and Collection of Assessments as Originally Proposed for Fiscal Year 2026-2027 for all Landscaping and Lighting Assessment Districts and all Street Maintenance Benefit Assessment Areas in the City of Turlock Pursuant to Resolution No. 97-128 (Engineering)

9. ACTION ITEMS

- A. Awarding Bid and Approving an Agreement with Teichert Construction in the Amount of \$20,280,558.00 and a Contingency Amount of \$2,028,000.00 (10%) to be Funded by Fund 115 "Measure A - Roads" Bond Proceeds, Fund 215 "Streets - Grant Funded Projects", and Fund 218 "Measure L" for Construction of City Project No. 23-052 "Mark Thomas Task Order No. 2 for Roads Program - Geer Road" (Roads Program)
- B. Approving Amendment No. 22 for Task Order No. 7A Under the Terms of the Master Agreement (City Contract No. 2024-111) with NV5, Inc. for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$3,676,805.76 for City Project No. 23-052 (Roads Program)
- C. General Plan Amendment 2026-01, Introduction of Ordinance Amendment 2026-01 & Rezone 2026-01 (Housing Element): Council to consider Adoption of the 2023-2031 Housing Element, Amendments to the Land Use and Economic Development Element of the General Plan to Incorporate the Commercial Residential Mixed-Use Designation (CRMU), and Changes to the General Plan Designation of Multiple Properties to CRMU as Well as First Reading and Introduction of the Ordinance for Adoption of the Addition of Article 6 to Chapter 9-3 of the Municipal Code to Establish Standards for the CRMU District and Rezoning of Multiple Properties to CRMU.

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

**CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, August 11, 2026**

Next City Council Resolution: 2026-101

Next Ordinance: 1351-CS

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.

A. Monthly Department Reports

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

13. CLOSED SESSION

- A. Threat to Public Services, Public Facilities, Critical Infrastructure Controls, Critical Infrastructure Information Relating to Cybersecurity, Cal. Gov't Code §54957(a)(1)
"This chapter does not prevent the legislative body of a local agency from holding closed sessions with the Governor, Attorney General, district attorney, agency counsel, sheriff, or chief of police, or other law enforcement or security personnel, 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, a threat to the public's right of access to public services or public facilities, or a threat to critical infrastructure controls or critical infrastructure information relating to cybersecurity."
Consultation with: City Attorney Katie Lucchesi, and IT Director Nicklaus Showalter
- 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

15. ADJOURNMENT