

City Council Meeting Minutes



July 28, 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, Erika Phillips, Vice Mayor Rebecka Monez and Mayor Amy Bublak

Absent: Kevin Bixel

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
None	Absent	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 4/0 by the following vote:

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

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

A. Turlock Police Department Animal Services - Adoptable Pets

Animal Services Supervisor Walthrop introduced an adoptable dog.

B. Proclamation: National Night Out (Police)

Police Support Operations Manager Fortado presented the proclamation.

6. CONSENT CALENDAR

Mayor Bublak opened the item for public comment at 6:05 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:05 PM.

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Action: Motion: by Vice Mayor Monez, seconded by Councilmember Abram, to adopt the Consent Calendar and carried 4/0 by the following vote:

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

- 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)

Action: Approved Motion: 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

- B. Accepting the Investment and Cash Report for the Month of June 2026 in the Amount of \$327,293,714.96 (Finance)

Action: Approved Motion: Accepting the Investment and Cash Report for the Month of June 2026 in the Amount of \$327,293,714.96

- C. Accepting the Minutes of the July 14, 2026 Regular City Council Meeting (City Clerk)

Action: Approved Motion: Accepting the Minutes of the July 14, 2026 Regular City Council Meeting

- 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)

Action: Approved Motion: 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."

Action: Approved Resolution No. 2026-093: Determining the award of bid for construction of City Project No. 25-067 "Public Safety Facility Boiler Replacements" is exempt from the provisions of CEQA in accordance with Section 15302 (Replacement or Reconstruction) of the CEQA guidelines.

- E. Approving an Agreement with Cloudburst Consulting Group, Inc. for Technical Assistance for

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Housing Programs in an Amount not to Exceed \$150,000 (Housing)

Action: Approved Motion: Approving an Agreement with Cloudburst Consulting Group, Inc. for Technical Assistance for Housing Programs in an Amount not to Exceed \$150,000

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

Action: Approved Motion: Awarding bid and approving an Agreement with Living Water Well Drilling of Merced, California in the amount of \$177,000.00 and authorizing a construction contingency amount of \$17,700 (10.0%) for the construction of City Project No. 24-003A "Downtown PCE Remediation - Drill Test Hole in Downtown Area" to be funded by Fund 423 "PCE Downtown (Prop 1 Grant)"

Action: Approved Resolution No. 2026-094: Determining the award of bid for the construction of City Project No. 24-003A "Downtown PCE Remediation - Drill Test Hole in Downtown Area" is exempt from the provisions of CEQA in accordance with Section 15306 (Information Collection) of the CEQA Guidelines

- 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)

Action: Approved Motion: Awarding bid and approving an Agreement with Delgado Engineering of Turlock, California 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 and Lighting Improvements" to be funded by Fund 116 "Special Public Safety", Fund 410 "Water Quality Control", Fund 420 "Water Enterprise", and Fund 426 "Transit".

Action: Approved Resolution No. 2026-095: Determining the award of bid for the construction of City Project No. 20-010 "Corporation Yard Security and Lighting Improvements" is exempt from the provisions of CEQA in accordance with Section 15301 (Existing Facilities) of the CEQA Guidelines.

- 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)

Action: Approved Resolution No. 2026-096: 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

- 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

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of Turlock for Fiscal Year 2026-2027 (Engineering)

Action: Approved Resolution No. 2026-097: 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

- 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)

Action: Approved Resolution No. 2026-098: 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

- 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)

Action: Approved Motion: 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

- L. Approving an Agreement with Goldfarb & Lipman LLP to Provide Housing Legal Services Not to Exceed \$100,000 (Housing)

Action: Approved Motion: Approving an Agreement with Goldfarb & Lipman LLP to Provide Housing Legal Services Not to Exceed \$100,000

- 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)

Action: Approved Motion: 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)

- 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)

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Action: Approved Motion: Awarding bid and approving an Agreement with RNR Paving, Inc., of Hayward, California 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."

Action: Approved Resolution No. 2026-099: Appropriate \$50,000 to account number 112-10-116.51270 "Construction Project" to be funded from Fund 112 "GF Reserve for Capital Purchases" unallocated reserves and determine the award of bid for construction of City Project No. 25-020 "Fire Station No. 33 Site Improvements" is exempt from the provisions of CEQA in accordance with Section 15302 of the CEQA Guidelines.

- O. Accepting an Allocation of \$246,037 to Administer the Cannabis Tax Fund Grant Program from the California Highway Patrol (Police)

Action: Approved Resolution No. 2026-100: Accepting an Allocation of \$246,037 to Administer the Cannabis Tax Fund Grant Program from the California Highway Patrol

- 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)

Action: Approved Motion: 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

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

Mayor Bublak opened the item for public comment at 6:06 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:06 PM.

Motioned by Vice Mayor Monez, seconded by Councilmember Abram and carried 4/0 by the following vote:

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

Action: Approved Ordinance 1350-CS: Amending Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct) Chapter 17 (Itinerant Vendors) and Adding Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct) Chapter 29

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8. PUBLIC HEARINGS

None

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)

This item was presented by Finance Director Moreno.

Mayor Bublak opened the item for public comment at 6:11 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:11 PM.

Motioned by Vice Mayor Monez, seconded by Councilmember Abram and carried 4/0 by the following vote:

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

Action: Approved Resolution No. 2026-101: Adopting Amendments to the Fiscal Year 2026-2027 Budget for Fund 450 "SRWA - Operations" Staffing Levels

10. PUBLIC PARTICIPATION

Mayor Bublak opened public comment at 6:12 PM and the following members of the public spoke:

Linda White
Candice Bills
Shawn Sheridan
Karina Mendoza
Abigail Pendleton

With no further comments, Mayor Bublak closed public comment at 6:26 PM.

11. CITY MANAGER REPORTS/UPDATES

City Manager Murphy reported ongoing meetings with City employees, local businesses, and community organizations within Turlock.

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Councilmember Abram encouraged community participation in National Night Out and expressed appreciation for the recent updates provided regarding library services and programs.

Vice Mayor Monez expressed gratitude to the Fire Department for its dedication, support, and

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efforts in responding to local fire incidents affecting the community.

Mayor Bublak provided a brief overview of the California Public Records Act and its applicability to Councilmembers. Mayor Bublak also encouraged residents to attend and participate in National Night Out activities.

13. CLOSED SESSION

City Clerk Fiez opened the item for public comment at 6:31 PM and the following members of the public spoke:

No name given
Julie Fox

With no further comments, Mayor Bublak closed public comment at 6:33 PM.

- 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

None

15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 7:22 PM.

Respectfully Submitted,



Christina Cabada, Deputy City Clerk