

City Council Meeting Minutes



August 11, 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 failed 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, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS

A. Recognition: Rylee Ramos

Councilmember Phillips resented a recognition to Rylee Ramos, commending her hard work, deidication, and noteworthy achievements.

B. Presentation: City Treasurer Investment Portfolio Review

City Treasurer Abram presented a review of the investment portfolio.

6. CONSENT CALENDAR

Mayor Bublak opened the item for public comment at 6:07 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:07 PM.

Action: Motion: by Vice Mayor Monez, seconded by Councilmember Bixel, to adopt the Consent Calendar and carried 5/0 by the following vote:

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

- A. Accepting the Weekly Demands of July 10, 2026 Through July 16, 2026 in the Amount of \$5,412,247.45

Action: Approved Motion: 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

Action: Approved Motion: 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)

Action: Approved Motion: Accepting improvements for City Project No. 23-046 "Well No. 29 Chlorination" and authorizing the City Engineer to file a Notice of Completion.

- 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)

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 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)

- 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)

Action: Approved Resolution No. 2026-102: Declaring the Intention to Order Annexation No. 36 for the property located at 145 20th Century Boulevard, (Stanislaus County Assessor's Parcel 042-011-049), to Existing Community Facilities District No. 2 (Services Mitigation)

- 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)

Action: Approved Motion: Authorizing the purchase of the Meridian Archer 1200 Hostile Vehicle Mitigation Barrier System, including associated barrier units, trailer, deployment equipment, gates, arrestor cables, accessories, manufacturer training, shipping, and related appurtenances, for a total not to exceed amount of \$388,476.98, from Meridian Rapid

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Defense Group without compliance to formal bid procedures in accordance with Turlock Municipal Code Section 2-7-8(b)(2), and authorizing the City Manager to execute all documents necessary to complete the purchase.

- 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)

Action: Approved Motion: 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, where funding is budgeted in the respective departments funds.

- 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)

Action: Approved Resolution No. 2026-103: Determining City Project No. 25-064 "Senior Center Parking Lot Improvements" is exempt from the provisions of CEQA in accordance with Section 15302 of the CEQA guidelines.

Action: Approved Motion: 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%), for City Project No. 25-064 "Senior Center Parking Lot Improvements."

7. FINAL READINGS

None

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)

This item was introduced by City Engineer Bill Morris.

Mayor Bublak opened the item for public comment at 6:08 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:08 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
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Yes	Yes	Yes	Yes	Yes
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Action: Approved Resolution No. 2026-104: Approving the Engineer's Report for Fiscal Year 2026-2027 for all Landscaping and Lighting Assessment Districts and all Street Maintenance Benefit Assessment Areas in the City of Turlock

Action: Approved Resolution No. 2026-105: 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 (Exhibit A) and all Street Maintenance Benefit Assessment Areas (Exhibit B) in the City of Turlock pursuant to Resolution No. 97-128

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)

Road Program Manager Fred Pezeshk introduced the item.

Mayor Bublak opened public comment at 6:16 PM and the following member of the public spoke:

Leslie Stokes

With no further comments, Mayor Bublak closed public comment at 6:19 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: Awarding bid and approving an Agreement between the City of Turlock and A. Teichert & Son, Inc. dba Teichert Construction, of Roseville, CA, 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"

- 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)

Roads Program Manager Fred Pezeshk introduced the item.

Mayor Bublak opened the item for public comment at 6:24 PM. There were no comments from

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the public, and Mayor Bublak closed public comment at 6:24 PM.

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: Approving Amendment No. 22 for Task Order No. 7A 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 \$3,676,805.76 to be funded by Fund 218 "Measure L" for City Project No. 23-052 as "NV5 CM Task Order No. 7A for City Project No. 23-052"

- 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.

Development Services Director Werner introduced Andrew Hill who presented the Six Cycle Plan and Zoning Amendments.

Mayor Bublak opened public comment at 6:37 and the following member of the public spoke:

Milt Trieweller

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

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 No. 2026-105: In the matter of adopting General Plan Amendment 2026-01 (2023-2031 Housing Element and Commercial-Residential Mixed-Use District)

Approved First Reading of an Ordinance: In the matter of amending Title 9 (Zoning) of the Turlock Municipal Code adding Article 6 (Commercial-Residential Mixed-Use Zones) including Section 9-6-110 (Streamlined Ministerial Approval for Qualifying Housing Development Projects in Commercial-Residential Mixed-Use Zones), and amending Turlock Municipal Code 9-3-202 to implement the General Plan Housing Element

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Approved First Reading of an Ordinance: In the matter of amending the Zoning map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code (Rezone 2026-01)

10. PUBLIC PARTICIPATION

Mayor Bublak opened public comment at 6:41 PM and the following members of the public spoke:

Shawn Sheridan
Candice Bills
Leslie Stokes
Brad Bates
Ramon Rodriguez
Karina Mendoza
Milt Trieweller
Name not provided

With no further comments, Mayor Bublak closed public comment at 7:05 PM.

11. CITY MANAGER REPORTS/UPDATES

A. Monthly Department Reports

City Manager Murphy asked Municipal Director Fisher to come forward and provide an update on Montana Park, and City Manager Murphy announced the start of the new Fire Marshall.

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Councilmember Abram commented on the success of this year's National Night Out and highlighted the recent approval of an item on the Consent Calendar related to the installation of portable bollards. She expressed her appreciation to City staff and her fellow Councilmembers for their efforts in bringing the project to fruition. Councilmember Abram also extended her gratitude to the local firefighters who have been deployed to assist with wildfire response efforts in Oregon and Calaveras County.

Councilmember Bixel thanked the firefighters serving on out-of-area deployments and reassured the public that the Turlock Fire Department continues to maintain sufficient staffing and resources to ensure the safety of the community.

Vice Mayor Monez clarified information related to a recent social media post, noting that the City of Turlock does not currently have a data center and has no pending applications for one. She also expressed her appreciation to local firefighters and commended Fire Chief Serpa for his strategic leadership and planning. In addition, Vice Mayor Monez thanked Roads Program Manager Fred Psezeshk for his dedication and contributions to improvements along the Geer Road Corridor.

Councilmember Phillips shared that she attended National Night Out at Columbia Park and was pleased with the strong community participation and turnout. She also noted the successful grand opening of Chick-fil-A, which attracted a large number of residents and visitors.

Mayor Bublak stated that the Chick-fil-A grand opening experienced the company's largest first-day turnout to date, noting the positive economic impact the new business will have on the City of Turlock. The Mayor also announced that a Fire Advisory Board was established to provide a forum for discussing fire service-related issues, with Fire Chief Serpa expected to begin facilitating those

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discussions in the near future.

13. CLOSED SESSION

City Clerk Fiez read the closed sessions items out loud.

City Clerk Fiez opened public comment at 7:15 PM. With no comments from the public, City Clerk Fiez closed public comment at 7:15 PM.

- 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

None

15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 7:27 PM.

Respectfully Submitted,



Kelly Renteria, Deputy City Clerk