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SEPTEMBER 17, 2020
5:30 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

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MINUTES
Special Meeting
Turlock City Council

- 0. A. CALL TO ORDER – Mayor Bublak called the meeting to order at 5:31p.m.
- B. SALUTE TO THE FLAG
- C. ROLL CALL:

Councilmember Arellano	Councilmember Larson	Councilmember Nosrati	Councilmember Esquer	Mayor Bublak
Yes	Absent	Yes	Yes	Yes

PRESENT: Councilmembers Becky Arellano, Andrew Nosrati, Gil Esquer, and Mayor Amy Bublak.

ABSENT: Councilmember Nicole Larson (*arrived at 5:38 p.m.*)

- D. DECLARATION OF CONFLICTS: None

1. 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.

Action: Motion by Councilmember Nosrati, seconded by Councilmember Arellano, Approving the agenda as posted. Motion carried 4/0 by the following vote:

Councilmember Arellano	Councilmember Larson	Councilmember Nosrati	Councilmember Esquer	Mayor Bublak
Yes	Absent	Yes	Yes	Yes

*City Clerk Jennifer Land announced that members of the public will be given the opportunity to address the Council concerning any item that has been described in the notice for this meeting. For those who are interested in addressing the Council, please press the "raise hand" feature on your screen or press *9 from your telephone keypad once the Mayor opens public comment and before she closes public comment.*

Members of the public will be allotted three (3) minutes for comments and will be taken in the order of which requests are received. When it is a member's turn to speak, they will hear an automated prompt indicating their line has been unmuted – and that is when the three (3) minutes will begin.

Lastly, we request members who choose to address the Council to please state their first and last name in the event any follow up is needed; however, this is not mandatory.

2. PUBLIC PARTICIPATION:

The following members of the public spoke:

- Milt Trieweiler
- Robert Puffer
- Denise G.
- Michael Camara
- Natalia Campbell
- Meredith Sturvin

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Julie Fox
Peter Jensen
Cathy Doo
Christian Curby
Cathy Doo
Ron Bridegroom
WCAMStudios
Lisette Sims
Debbie Hall-Koffinow
Gianna Nunes
Allison Jeffery
Caleb Sexton
Stuart Sims
Elisha Coleman
Mary Jackson
Donna Endsley
Kayleen Hibma

3. WORKSHOP

- A. The City Council will review, discuss, and provide direction to staff regarding the Westside Revitalization Plan

City Manager Toby Wells spoke regarding the purpose of this meeting being for Council to discuss this item and provide direction to staff regarding the actions and associated timeframes to bring back at a future meeting.

Councilmember Nosrati provided an overview of the Westside Revitalization Plan to address immediate mitigation efforts of homelessness, develop long term solutions for affordable housing, and beautification plans for the Westside community. Councilmember Nosrati also spoke regarding the importance of improved coordination between the City and County as well as establishing a community commission to maintain the plan.

Councilmember Esquer spoke regarding community engagement efforts to date, implementing a starting point, establishing partnerships, and the formation of a community commission.

Council discussed this item including community engagement, identifying 1-3 items within the plan that staff can move forward with based on available resources, discussions with the County, utilization of service providers, positive sentiment behind the plan, explore mixed-use zoning, funding for the CARES Team, formation of a long-standing commission, incorporating the homelessness survey into the plan, previous homelessness workgroup efforts, encouraging citizens to keep the community clean, and review of the budget.

Council also discussed the four (4) priorities established by Council earlier in the year and how this plan fits in within those priorities.

Mayor Bublak opened public participation.

The following members of the public spoke:

Milt Trieweiler
Michael Camara
Lisette Sims
Mary Jackson
Kayleen Hibma
Stuart Sims
Debbie Hall-Koffinow

Mayor Bublak closed public participation.

Council further discussed this item including beautification being key, identifying associated costs for funding some of the actions, not duplicating efforts, forming an ad-hoc working group in conjunction with service providers, enhancing the CARES Team, developing an access center with social workers, identifying a low barrier cold-weather shelter, options for permanent dumpsters, potential priorities/actions for staff to begin exploring (beautification, CARES Team program, and an access center), and requesting the County or the Stanislaus Homeless Alliance to review this plan.

Police Chief Ninus C. Amirfar provided information regarding the CARES Team no longer being an active/funded program and that the Neighborhood Resources Officer program would be more appropriate to implement.

Assistant to the City Manager for Economic Development/Housing Maryn Pitt provided information regarding the current programs, efforts, and services being provided in the Turlock Community.

City Manager Wells spoke about staff not having reviewed or provided input on the plan yet as they were awaiting Council direction, having heard Council consensus regarding beautification efforts and requested further clarification on any other focused actions, and also suggested for staff to review the document, obtain feedback from the County and other service providers/partners, and provide input/recommendations at a future meeting.

Council directed staff to further review this plan and provide recommendations at a future special meeting.

4. CLOSED SESSION:

- A. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)
"For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist... A point has been reached where, in the opinion of the legislative body of the local agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency."
Potential Case: (1 case)

5. REPORTS FROM CLOSED SESSION:

City Clerk Jennifer Land reported for the Closed Session Item that Councilmember Nosrati recused himself from participating in this item and that Council provided direction to staff but no reportable action was taken.

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6. ADJOURNMENT:

Mayor Bublak adjourned the special meeting at 8:42 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

Jennifer Land
City Clerk

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SEPTEMBER 22, 2020
5:00 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

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MINUTES
Special Meeting
Turlock City Council

0. A. CALL TO ORDER – Mayor Bublak called the meeting to order at 5:03 p.m.

B. ROLL CALL:

Councilmember Arellano	Councilmember Larson	Councilmember Nosrati	Councilmember Esquer	Mayor Bublak
Yes	Yes	Absent	Yes	Yes

PRESENT: Councilmembers Becky Arellano, Nicole Larson, Gil Esquer, and Mayor Amy Bublak.

ABSENT: Councilmember Andrew Nosrati

D. DECLARATION OF CONFLICTS: None

*City Clerk Jennifer Land announced that members of the public will be given the opportunity to address Council concerning any item that has been described in the notice for this meeting. For those who are interested in addressing the Council, please press the "raise hand" feature on your screen or press *9 from your telephone keypad once the Mayor opens public comment and before she closes public comment.*

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Lastly, we request members who choose to address the Council to please state their first and last name in the event any follow up is needed; however, this is not mandatory.

1. PUBLIC PARTICIPATION: None

2. CLOSED SESSION:

City Clerk Jennifer Land introduced the Closed Session Items.

All members of Council were present for the Closed Session discussion.

A. Conference with Labor Negotiators, Cal. Gov't Code §54957.6(a)
"Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation."

Agency Designated Representative: City Manager Toby Wells

Employee Organization: Turlock Associated Police Officers

Employee Organization: Turlock City Employees Association

Employee Organization: Turlock Firefighters Association-Local 2434

Employee Organization: Turlock Management Association-Public Safety

Unrepresented Employees: Accountant, Sr., Administrative Analyst, Administrative Services Director, Assistant to the City Manager for Economic Development/Community Housing, Chief Building Official, City Clerk, Community Housing Program Supervisor, Deputy Director Development

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Services/Planning, Development Services Director, Development Services Supervisor/City Surveyor, Executive Administrative Assistant/Deputy City Clerk, Executive Administrative Assistant/Municipal Services, Executive Administrative Assistant/Public Safety, Fire Chief, Human Resources Analyst, Sr., Human Resources Manager, Human Resources Technician, Information Technology Manager, Legal Assistant, Municipal Services Deputy Director, Municipal Services Director, Office Assistant I, Parks, Recreation and Public Facilities Director, Parks, Recreation and Public Facilities Manager, Payroll Coordinator, Police Business Unit Supervisor, Police Chief, Principal Civil Engineer, Regulatory Affairs Manager, Transit Manager, Utilities Manager, and Water Quality Control Division Manager.

- B. Conference with Real Property Negotiators, Cal. Gov't Code §54956.8
"Notwithstanding any other provisions of this chapter, a legislative body of a local agency may hold a closed session with its negotiator prior to the purchase, sale, exchange, or lease of real property by or for the local agency to grant authority to its negotiator regarding the price and terms of payment for the purchase, sale, exchange, or lease."
Property: 3500 N. Quincy Road, Denair, CA (APN No. 073-009-014)
Agency Negotiator: City Manager Toby Wells
Negotiating Parties: Good Shephard Lutheran Church, Pastor Ron Youngdale and Congregational President Charles Jahn
Under Negotiation: Price and terms of payment for the purchase of a partial property acquisition in fee and a temporary construction easement

3. REPORTS FROM CLOSED SESSION:

City Clerk Jennifer Land reported for the Closed Session Items that Council provided direction to staff, but no reportable action was taken.

4. ADJOURNMENT:

Mayor Bublak adjourned the special meeting at 5:51 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

Jennifer Land
City Clerk