

- 0. A. **CALL TO ORDER** – Mayor Bublak called the meeting to order at 6:00 p.m.
- B. **SALUTE TO THE FLAG**
- C. **ROLL CALL:**

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

PRESENT: Councilmembers Nicole Larson, Andrew Nosrati, Gil Esquer, and Mayor Amy Bublak.  
 ABSENT: Councilmember Becky Arellano.

- 1. **CLOSED SESSION:** None

2. **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 Esquer, Approving the agenda as posted. Motion carried 4/0 by the following vote:

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

3. **PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS:**

- A. Proclamation: National Night Out, August 6, 2019, accepted by Chief of Police Ninus C. Amirfar

Mayor Bublak issued a proclamation to Chief of Police Ninus C. Amirfar in recognition of National Night Out, August 6, 2019.

**DECLARATION OF CONFLICTS:** None

*Agenda Item 3C was heard out of order.*

- C. Proclamation: In recognition of community members Jim and Val Heckendorf, accepted by Jim and Val Heckendorf

Mayor Bublak issued a proclamation to Jim and Val Heckendorf in recognition of their gracious efforts and contributions to the local Turlock community and continuous support of

community programs.

- B. Presentation: Donation to the City of Turlock Police Department Explorer Program, presented by the Dennis Wallace Foundation

The Dennis Wallace Foundation presented a donation to the City of Turlock Police Department Explorer Program.

- D. Briefings: Homelessness Workgroups Progress Reports and Recommendations

Mayor Bublak provided an overview of this item including each Councilmember having a workgroup concerning homelessness and this being an opportunity for them to provide an update regarding their workgroup's meetings/progress.

City Manager Robert C. Lawton introduced Assistant to the City Manager for Economic Development Maryn Pitt who presented information regarding the Point in Time Count, core strategies for addressing homelessness, sources of funding, tools for connecting individuals to resources, partnerships, housing, projects, and next steps (short and long term).

Council and staff discussed this information.

Councilmember Esquer spoke regarding a previous meeting held by the Homelessness Prevention / Jobs Workgroup, a recent joint meeting held with Councilmember Larson and her workgroup, and stated he will continue to explore and seek input.

Councilmember Larson provided an overview of the Community Engagement Workgroup efforts including having met three times, established goals, a recent joint meeting held with Councilmember Esquer of which meeting topics included portable restroom options, mental health disengagement certificate training programs, and creation of a business owners rights pamphlet, and recommendation of a community access center.

Councilmember Nosrati provided an overview of the Housing Workgroup efforts including previous meetings held, outreach efforts with partners, his individual meetings with community members, office hours, and a town hall meeting, having published a policy recommendation for the City to work toward addressing the needs and concerns of the entire community, encouraged community members to attend VI-SPDAT training, and recommendations to formally adopt a policy (strategy) related to homelessness and form a community wellness and sustainable living commission.

Council discussed this information.

Mayor Bublak opened public participation.

The following members of the public spoke:

Venita Quammo  
Jim Cordero  
Deanna Garcia  
Bob Crawford  
Terri Shaver

Kayleen Hibma  
 Mary Jackson  
 Michael Camara  
 Molly Amant  
 Myrna Wachs  
 DJ Fransen

*Councilmember Esquer stepped down from the dais at 7:26 p.m.*

Michael Puffer

*Councilmember Esquer returned to the dais at 7:30 p.m.*

Cole Foubert

Mayor Bublak closed public participation.

Council and staff further discussed the workgroup’s recommendations including identifying measurables, developing priorities, goals, and policy statements, researching options such as the Portland Loo, and the formation of a commission.

**4. PUBLIC PARTICIPATION:**

The following members of the public spoke:

Terri Shaver  
 Michael Camara

Staff provided brief comment in response to public comment.

**5. MOTION WAIVING READING OF ALL ORDINANCES ON THE AGENDA, EXCEPT BY TITLE**

**Action:** Motion by Councilmember Esquer, seconded by Councilmember Larson, Waiving reading of all Ordinances on the agenda, except by title. Motion carried 4/0 by the following vote:

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

**6. CONSENT CALENDAR:**

**Action:** Motion by Councilmember Esquer, seconded by Councilmember Larson, adopting the consent calendar. Motion carried 4/0 by the following vote:

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

- A. **Resolution No. 2019-142**: Accepting Weekly Demands of 6/20/19 in the amount of \$2,229,694.15; Weekly Demands of 6/27/19 in the amount of \$5,544,901.17
- B. **Motion**: Accepting Minutes of the Regular Meeting of June 25, 2019
- C.
  - 1. **Motion**: Accepting notification of Contract Change Order No. 1 (Final), in the amount of \$1,664.40, for City Project No. 18-28 "2018 SB-1 Road Maintenance and Rehabilitation Slurry Seal" bringing the contract total to \$208,664.40
  - 2. **Motion**: Accepting improvements for City Project No. 18-28 "2018 SB-1 Road Maintenance and Rehabilitation Slurry Seal" and authorizing the City Engineer to file a Notice of Completion
- D.
  - 1. **Motion**: Approving a Retainer Agreement with DF Engineering, of Modesto, CA for on-call land surveying services, under City Project No. 19-40 "On-Call Land Surveying Services," in an amount not to exceed \$30,000 per Fiscal Year, for a total of four (4) years
  - 2. **Motion**: Approving a Retainer Agreement with GDR Engineering, of Ceres, CA for on-call land surveying services, under City Project No. 19-40 "On-Call Land Surveying Services," in an amount not to exceed \$30,000 per Fiscal Year, for a total of four (4) years
- E.
  - 1. **Motion**: Approving an Agreement between the Stanislaus County Office of Education, the City of Turlock, and the Turlock Unified School District, authorizing the acceptance of an allocation of funds, and execution of a grant agreement to implement the After School Education and Safety (ASES) Program
  - 2. **Resolution No. 2019-143**: Approving budget adjustments to the appropriate account numbers for the After School Education and Safety (ASES) program in Fund 270 "Recreation Grants and Donations" as delineated on Attachment A to the Resolution
- F. **Resolution No. 2019-144**: Approving a resolution of the City Council of the City of Turlock approving the application for Statewide Park Development and Community Revitalization Program Grant Funds
- G. **Motion**: Awarding RFB No. 19-019 and approving an Agreement with Hach Company for a Water Quality Data Management System for the Municipal Services Department, Water Quality Control Division, for a period of twelve (12) months, with an option to extend the Agreement for three (3) additional one-year terms, in an annual amount not to exceed \$60,188 for the first year and a total not-to-exceed amount of \$75,000 over the 4-year term of the Agreement, if all renewal periods are exercised
- H. **Motion**: Approving an Agreement between the City of Turlock and the Turlock Unified School District for Police Officer services at Turlock High School and Pitman High School
- I. **Resolution No. 2019-145**: Accepting an allocation of funds and appropriating funds for the 2019 Pet Lovers License Plate grant program from the California Department of Food and Agriculture (CDFA) in the amount of \$15,000 to be appropriated into revenue account number 266-20-255-348.35071 "Pet Lovers License Plate Grant" and expenditure account 266-20-255-348.47160 "Pet Lovers License Plate Grant" in Fund 266 "Police Grants" Program 348 "Animal Services"
- J. **Motion**: Approving the Final Map and Subdivision Improvement Agreement with Fairbanks Ranch 1, LLC, conditioned upon construction of improvements for the Fairbanks Ranch subdivision (Development Project No. 14-24), developed by Fairbanks Ranch 1, LLC

**7. FINAL READINGS:**

- A. **Ordinance**: Amending the Zoning Map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code [Rezone 2019-01 (Turlock Dental Care)] as introduced at the July 9, 2019 City Council meeting

Mayor Bublak opened public participation. No one spoke. Mayor Bublak closed public participation.

**Action:**        **Ordinance No. 1256-CS:** Motion by Councilmember Esquer, seconded by Councilmember Larson, Amending the Zoning Map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code [Rezone 2019-01 (Turlock Dental Care)] as introduced at the July 9, 2019 City Council meeting was passed and adopted 4/0 by the following vote:

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

**Resolution No. 2019-146:** Establishing Conditions of Approval for Planned Development 277 (Turlock Dental Care) as introduced by Councilmember Esquer, seconded by Councilmember Larson, and carried 4/0 by the following vote:

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

- B.        **Ordinance:** Amending the Zoning Map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code [Rezone 2019-02 (Warrior Crossing)] as introduced at the July 9, 2019 City Council meeting

Mayor Bublak opened public participation. No one spoke. Mayor Bublak closed public participation.

**Action:**        **Ordinance No. 1257-CS:** Motion by Councilmember Esquer, seconded by Councilmember Nosrati, Amending the Zoning Map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code [Rezone 2019-02 (Warrior Crossing)] as introduced at the July 9, 2019 City Council meeting was passed and adopted 4/0 by the following vote:

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

**Resolution No. 2019-147:** Establishing Conditions of Approval for Planned Development 276 (Warrior Crossing) as introduced by Councilmember Esquer, seconded by Councilmember Nosrati, and carried 4/0 by the following vote:

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

**8. PUBLIC HEARINGS**

- A. Interim Development Services Director Nathan Bray presented the staff report on the request to Confirm Diagrams, Assessments, the Engineer’s Report, and the Levying and Collection of Assessments as originally proposed for Fiscal Year 2019-20 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

Mayor Bublak opened the public hearing. No one spoke. Mayor Bublak closed the public hearing.

**Action:** **Resolution No. 2019-148:** Confirming Diagrams, Assessments, the Engineer’s Report, and the Levying and Collection of Assessments as originally proposed for Fiscal Year 2019-20 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 as introduced by Councilmember Larson, seconded by Councilmember Nosrati, and carried 4/0 by the following vote:

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

- B. City Attorney Douglas L. White presented a staff report on the request to introduce an Ordinance for first reading amending the Turlock Municipal Code Title 5, Chapter 5-21, Section 5-21-103 and Section 5-21-104, to clarify the distance requirements for cannabis businesses from sensitive uses

Council and staff discussed this item.

Mayor Bublak opened the public hearing.

The following members of the public spoke:

Zach Drivon  
Mike Warda  
Robert Puffer

Mayor Bublak closed the public hearing.

Councilmember Esquer introduced a modified motion to remove the language regarding Section 5-21-104. Councilmember Larson seconded the modified motion. City Attorney Douglas L. White noted a green sheet had been prepared to reflect the omission of Section 5-21-104.

**Action:** Motion by Councilmember Esquer and seconded by Councilmember Larson, Introducing an Ordinance for first reading amending the Turlock Municipal Code Title 5, Chapter 5-21, Section 5-21-103, to clarify the distance requirements for cannabis businesses from sensitive uses and setting the final reading date for August 13, 2019. Motion carried 3/1 by the following vote:

Councilmember Arellano	Councilmember Nosrati	Councilmember Larson	Councilmember Esquer	Mayor Bublak
Absent	Yes	Yes	Yes	No

- C. City Attorney Douglas L. White presented a staff report on the request to introduce an Ordinance for first reading amending the Turlock Municipal Code Title 5, Chapter 5-21, adding Section 5-21-113, to establish a cannabis business social equity program

Council and staff discussed this item.

Mayor Bublak opened the public hearing.

The following members of the public spoke:

Zach Drivon  
 Ron Roberts  
 DJ Fransen  
 Byron Bogaard

Mayor Bublak closed the public hearing.

Council and staff further discussed this item including concerns with preferential treatment or disqualifying someone based on a minor crime, expungement process, laws, and parameters of the background process.

A majority of Council expressed lack of support for this type of program at this time; therefore, no formal action was taken on this item.

**9. ACTION ITEMS: None**

**10. CITY MANAGER REPORTS/UPDATES:**

1. Fire Department
  1. Public Safety Briefing

A written staff update was included in the agenda packet.

2. Police Department
  2. Public Safety Briefing

A written staff update was included in the agenda packet.

**11. COUNCIL ITEMS FOR FUTURE CONSIDERATION:**

Councilmember Larson spoke regarding recommendations made by her workgroup and requested they be reviewed/considered.

**12. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS:**

Councilmember Esquer spoke regarding correspondence he received from Mr. Ed Maze who expressed thanks to those who were responsible for placing a speed limit sign near Broadway Park.

Councilmember Nosrati spoke regarding an upcoming town hall meeting to be held on August 3, 2019 at the Assyrian American Civic Club.

Councilmember Larson spoke regarding her and Councilmember Nosrati's efforts to more productively present and consolidate media engagement (social media and press releases).

**13. CLOSED SESSION (*continuation of Closed Session if necessary*):** None

**14. REPORTS FROM CLOSED SESSION:** None

**15. ADJOURNMENT**

Motion by Councilmember Esquer, seconded by Councilmember Nosrati, to adjourn the regular meeting at 8:55 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

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Jennifer Land  
City Clerk