

City Council Agenda



SEPTEMBER 24, 2019

6:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

Mayor
Amy Bublak

Council Members

Nicole Larson

Andrew Nosrati

Gil Esquer

Becky Arellano

Vice Mayor

Interim City Manager

Michael I. Cooke

City Clerk

Jennifer Land

City Attorney

Douglas L. White

SPEAKER CARDS: To accommodate those wishing to address the Council and allow for staff follow-up, speaker cards are available for any agenda item or any other topic delivered under Public Comment. Please fill out and provide the Comment Card to the City Clerk or Police Officer.

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.

NOTICE: Pursuant to California Government Code Section 54954.3, any member of the public may directly address the City Council on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the City Council's consideration of the item. Members of the public will be allowed three (3) minutes for comments.

AGENDA PACKETS: Prior to the City Council meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Council after distribution of the Agenda Packet are also available for public inspection in the City Clerk's Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

0. A. CALL TO ORDER

B. SALUTE TO THE FLAG

C. ROLL CALL

D. DECLARATION OF CONFLICTS

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.

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

- A. Recognition: Breast Cancer Awareness Month, October 2019, accepted by Fire Captain Frank Saldivar

4. PUBLIC PARTICIPATION

Pursuant to California Government Code Section 54954.3(a), this is the time set aside for members of the public to directly address the City Council on any item of interest to the public that is within the subject matter jurisdiction of the City Council and to address the Council on any item on tonight's agenda, including Consent Calendar items. You will be allowed three (3) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Council addresses the matter.

Pursuant to California Government Code Section 54954.2(a)(3), no action or discussion may be undertaken on any item not appearing on the posted agenda, except that the City Council, or its staff, may briefly respond to comments or questions from members of the public, provide a reference to staff or other resources for factual information, or direct staff to place the issue on a future agenda.

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

6. CONSENT CALENDAR:

Information concerning the consent items listed hereinbelow has been forwarded to each Councilmember prior to this meeting for study. Unless the Mayor, a Councilmember or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Council. The action taken by the Council in approving the consent items is set forth in the explanation of the individual items.

- A. Resolution: Accepting Weekly Demands of 8/22/19 in the amount of \$1,367,701.42; Weekly Demands of 8/29/19 in the amount of \$4,676,515.66
- B. Motion: Accepting Minutes of the Special Meeting of August 7, 2019; Minutes of the Special Meeting of August 7, 2019; Minutes of the Special Meeting of August 13, 2019; Minutes of the Regular Meeting of August 13, 2019; Minutes of the Special Meeting of August 26, 2019
- C. Motion: Approval of Contract Change Order No. 2 in the amount of \$182,224.22 (Fund 416) with Ranger Pipelines of San Francisco, California for City Project No. 17-22A "North Valley Regional Recycled Water Program – Turlock Component," bringing the contract total to \$28,074,882.22
- D. Motion: Awarding RFB No. 19-036 and approving an Agreement with Central Valley Concrete, Inc. for the supply of Aggregate, Asphaltic Concrete, and Related Materials at various City locations 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 \$15,000, for a total not-to-exceed amount of \$60,000, over the 4-year term of the Agreement, if all renewal periods are exercised
- E. Motion: Authorizing issuance of a Request for Proposal (RFP) for a Solid Waste Rate and Fee Study
- F. Resolution: Authorizing the acceptance of an allocation of funds, execution of a grant agreement, and the commitments necessary to administer the Selective Traffic Enforcement Program Grant through the California Office of Traffic Safety in an amount not to exceed \$40,000, appropriating said funds into the appropriate revenue and expenditure accounts in Fund 266 "Police Grants" Program 352 "OTS Step Grant" for FY 2019-20, and authorizing the City Manager to sign all documents required to apply this grant on behalf of the City of Turlock

- G. **Resolution:** Accepting a donation made to the City of Turlock Police Department from the Locke Family in the amount of \$1,124.24 to revenue account number 203-20-250.37200_000 "Donations General" and appropriating \$1,125.00 to expense account number 203-20-250.47360 "Spay/Neuter Program" to be utilized by Animal Services to offset expenses related to the Clear the Shelters event held on August 17, 2019
- H. **Motion:** Approving Amendment No. 1 to the Consortium Agreement between the City of Turlock and the Stanislaus Urban County for the purpose of undertaking HOME eligible housing assistance activities pursuant to Title II of the Cranston Gonzales National Affordable Housing Act of 1990, designating the City of Turlock as the lead agency of the Consortium and the Stanislaus Urban County comprised of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford and the County of Stanislaus as sub-recipients of HOME funds for federal fiscal years 2020-2022 as outlined in Exhibit A
- I. **Resolution:** Authorizing the City Manager to execute an agreement subordinating the Lien Agreement with Ten Pin Fun Center LLC for deferred payment of development impact fees in a form approved by the City Attorney
- J.
 - 1. **Motion:** Accepting the post event reports for the Community Events and Activities Grants funding as set forth in "Exhibit A"
 - 2. **Motion:** Accepting \$5,000 from the Assyrian American Civic Club of Turlock for the reimbursement of granted funds that were not used for the City of Turlock Community Events and Activities Grants Program

7. FINAL READINGS:

- A. ***Recommended Action:***
Ordinance: Adopting an Ordinance approving a Development Agreement by and between the City of Turlock and The Evergreen Market (Turlock), Inc. located at 693 N. Golden State Boulevard, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 061-041-006 as introduced at the September 10, 2019 City Council meeting (*White*)
- B. ***Recommended Action:***
Ordinance: Adopting an Ordinance approving a Development Agreement by and between the City of Turlock and Perfect Union Turlock, LLC located at 2500 N. Golden State Boulevard, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 088-007-025 as introduced at the September 10, 2019 City Council meeting (*White*)

8. PUBLIC HEARINGS:

- A. Request to introduce an Ordinance for first reading approving a Development Agreement by and between the City of Turlock and JDI Farms, Inc. located at 600 D Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 043-018-016 (*White*)

Recommended Action:
Ordinance: Introducing an Ordinance for first reading approving a Development Agreement by and between the City of Turlock and JDI Farms, Inc. located at 600 D Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 043-018-016

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- B. Request to order the vacation abandonment (AB 18-01) of the 400 block of Third Street right-of-way between “C” Street and “D” Street (*Bray*)

Recommended Action:

Resolution: Ordering the vacation abandonment (AB 18-01) of the 400 block of Third Street right-of-way between “C” Street and “D” Street

- C. Request to approve the Fiscal Year 2018-2019 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME), authorize submission of the CAPER to the United States Department of Housing and Urban Development (HUD), and authorize the City Manager or designee to execute related necessary documents (*Pitt*)

Recommended Action:

Motion: Approving the Fiscal Year 2018-2019 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME), authorizing submission of the CAPER to the United States Department of Housing and Urban Development (HUD), and authorizing the City Manager or designee to execute related necessary documents

9. ACTION ITEMS: None

10. 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. Fire Department (*Carlson*)
 - 1. Public Safety Briefing (*a written staff update is included in the agenda packet*)
- B. Police Department (*Amirfar*)
 - 2. Public Safety Briefing (*a written staff update is included in the agenda packet*)
- C. Development Services Department (*Bray*)
 - 1. West Main Street Rehabilitation/Construction Project Update

11. COUNCIL ITEMS FOR FUTURE CONSIDERATION

Requests for Council items for future consideration will be scheduled in accordance with the City of Turlock Elected and Appointed Officials’ Handbook (Resolution No. 2019-094), unless otherwise specified by the Mayor or a majority of the Council.

12. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS

Councilmembers may ask questions, provide comments, and make brief announcements on notable topics of interest. The Brown Act does not allow discussion or action by the legislative body.

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

14. REPORTS FROM CLOSED SESSION: None

15. ADJOURNMENT