

0. A. **CALL TO ORDER** – Mayor Bublak called the meeting to order at 6:05 p.m.

B. **SALUTE TO THE FLAG**

C. **ROLL CALL:**

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

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

ABSENT: None

D. **DECLARATION OF CONFLICTS:**

Councilmember Arellano announced she would be voluntarily recusing herself from participating in Public Hearing Item 8B (*as clarified during Public Hearing Item 8B*).

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 Arellano, seconded by Councilmember Larson, Approving the agenda as posted. Motion carried 5/0 by the following vote:

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

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

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

Mayor Bublak issued a Proclamation to Fire Captain Frank Saldivar in recognition of Breast Cancer Awareness Month, October 2019.

Councilmember Esquer spoke regarding the Resolution “Not In Our Community” (adopted by the City Council in September 2017) and reaffirmed support on the matter.

**4. PUBLIC PARTICIPATION:**

The following members of the public spoke:

Donna Endsley  
Michelle Park  
DJ Fransen

Council and 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 Nosrati, seconded by Councilmember Larson, Waiving reading of all Ordinances on the agenda, except by title. Motion carried 5/0 by the following vote:

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

**6. CONSENT CALENDAR:**

*Mayor Bublak noted the Green Sheet for Consent Calendar Item 6H and also noted the request for Consent Calendar Item 6I to be removed for separate consideration.*

**Action:** Motion by Councilmember Nosrati, seconded by Councilmember Arellano, adopting the amended consent calendar. Motion carried 5/0 by the following vote:

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

- A. **Resolution No. 2019-166:** 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 No. 2019-167: 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 No. 2019-168: 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. Removed for separate consideration.
- 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
- 6I. 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

Council and staff discussed this item.

Mayor Bublak opened public participation.

The following members of public spoke:

DJ Fransen

Mayor Bublak closed public participation.

Staff provided brief comment in response to public comment.

**Action:**        **Resolution No. 2019-169:** 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 as introduced by Councilmember Arellano, seconded by Councilmember Larson, and carried 3/2 by the following vote:

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

**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

City Attorney Douglas L. White provided an overview of this item.

Council and staff discussed this item.

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

**Action:**        **Ordinance No. 1262-CS,** Motion by Councilmember Nosrati, seconded by Councilmember Esquer, 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 was passed and adopted 4/1 by the following vote:

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

**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

City Attorney Douglas L. White provided an overview of this item.

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

**Action:** **Ordinance No. 1263-CS**, Motion by Councilmember Nosrati, seconded by Esquer, 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 was passed and adopted 4/1 by the following vote:

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

**8. PUBLIC HEARINGS**

- A. City Attorney Douglas L. White introduced the staff report on the 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

Council, staff, and the applicant discussed this item.

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

**Action:** Motion by Councilmember Larson, seconded by Councilmember Esquer, 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 and setting the final reading date for October 8, 2019. Motion carried 4/1 by the following vote:

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

*For Public Hearing Item 8B, City Attorney Douglas L. White clarified that Councilmember Arellano voluntarily recused herself. Councilmember Arellano confirmed voluntary recusal and stepped down from the dais.*

- B. Interim Development Services Director Nathan Bray presented the staff report on the 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

Council and staff discussed this item.

Mayor Bublak opened the public hearing.

The following members of the public spoke:

Mike Warda

Mayor Bublak closed the public hearing.

**Action:** **Resolution No. 2019-170:** Ordering the vacation abandonment (AB 18-01) of the 400 block of Third Street right-of-way between “C” Street and “D” Street as introduced by Councilmember Esquer, seconded by Councilmember Nosrati, and carried 4/1 by the following vote:

Councilmember Arellano	Councilmember Nosrati	Councilmember Larson	Councilmember Esquer	Mayor Bublak
Not Participating	Yes	Yes	Yes	Yes

- C. Assistant to the City Manager for Economic Development/Housing Maryn Pitt presented the staff report on the 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

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

**Action:** Motion by Councilmember Arellano, seconded by Councilmember Larson, 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. Motion carried 5/0 by the following vote:

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

**9. ACTION ITEMS:** None

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

A. Fire Department

1. Public Safety Briefing

A written staff update was included in the agenda packet.

B. Police Department

2. Public Safety Briefing

A written staff update was included in the agenda packet.

C. Development Services Department

1. West Main Street Rehabilitation/Construction Project Update

Interim Development Services Director Nathan Bray provided an update regarding the West Main Street rehabilitation project.

Council and staff discussed this item.

At the request of Council, Interim Development Services Director Nathan Bray also provided an update regarding Olive and Wayside and West Main and West Avenue intersection projects.

Council and staff discussed this item.

Interim City Manager Michael I. Cooke spoke regarding tonight being Administrative Services Director Kellie Jacobs-Hunter's last meeting with the City of Turlock and acknowledged her hard work and dedication over the last few years. Director Jacobs-Hunter spoke about what an honor it has been to serve this the Council and the citizens of Turlock and noted it has been a pleasure to work with the best group of dedicated City employees.

**11. COUNCIL ITEMS FOR FUTURE CONSIDERATION: None**

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

Councilmember Esquer spoke regarding concerns he has received regarding the charging station at the Broadway parking lot and noted he has addressed this matter with staff to correct the issues.

Councilmember Arellano encouraged and welcomed participation at the upcoming roads workshop (to be held on September 26, 2019).

Councilmember Larson spoke regarding her attendance/meetings earlier in the day in Sacramento with legislator groups regarding infrastructure needs, drinking water sustainability, and other needs of the Turlock community and expressed thanks to Interim Development Services Director Nathan Bray and Interim City Manager for their assistance in helping her prepare for these meeting.

Mayor Bublak spoke regarding Administrative Services Director Kellie Jacob-Hunter's departure, the upcoming roads workshop, encouraged attendance at CSUS Warrior Day (to be held on September 25, 2019 in Central Park), and recommended backgrounds be completed before applicants move forward in the cannabis process.

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

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

**15. ADJOURNMENT**

Mayor Bublak adjourned the regular meeting at 7:03 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

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Jennifer Land  
City Clerk