

0. A. **CALL TO ORDER** – Mayor Bublak called the meeting to order at 6:03 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:** None

1. **CLOSED SESSION:**

*The Closed Session items for this meeting have been agendized and will be heard toward the latter part of the meeting.*

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 Arellano, 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: Employee of the Month, November 2019, Maintenance Worker, Sr. Hans Visser

Mayor Bublak issued a Certificate of Recognition to Maintenance Worker, Sr. Hans Visser as the Employee of the Month award winner for November 2019.

4. **PUBLIC PARTICIPATION:**

The following members of the public spoke:

Stanislaus County Turlock Public Library Supervising Librarian Diane Bartlett

Stanislaus County Supervisor Vito Chiesa  
Milt Triewailer  
Sister Jann Fliflet  
Molly Amant  
Ed Friedberg  
Harry Boucher

Mayor Bublak requested Interim City Manager Michael I. Cooke review the Code of Conduct with each Councilmember.

**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 requested Consent Calendar Item 5W 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. 2019-211:** Accepting Weekly Demands of 10/24/19 in the amount of \$1,524,787.04; Weekly Demands of 10/31/19 in the amount of \$1,583,871.75; Weekly Demands of 11/7/19 in the amount of \$3,940,115.65; Weekly Demands of 11/14/19 in the amount of \$401,860.52
- B. **Motion:** Accepting Minutes of the Special Meeting of October 22, 2019; Minutes of the Regular Meeting of October 22, 2019
- C.
  1. **Motion:** Accepting improvements for City Project No. 12-60C “Turlock Regional Transit Center Phase 2” and authorizing the City Engineer to file a Notice of Completion
  2. **Resolution No. 2019-212:** Re-appropriating unexpended 2018-19 funds in the amount of \$104,295 to account number 426-40-415.51260 “Transit Hub” to be funded by a combination of Federal Transportation Funds, Prop 1B funds, and Local Transportation Funds (LTF) to properly account for the remaining costs associated with City Project No. 12-60C “Turlock Regional Transit Center Phase 2”
- D. **Resolution No. 2019-213:** Approving a Memorandum of Understanding (MOU) with Stanislaus County for City Project No. 14-79 “Golden State Blvd/Golf Road & Berkeley Ave Intersection Project” for the design and right of way phases of the project

- E. Motion: Accepting improvements for City Project No. 16-57 “Intersection Improvements at Hawkeye Avenue and N. Denair Avenue” and authorizing the City Engineer to file a Notice of Completion
- F. Motion: Approving Contract Change Order No. 3 in the amount of \$61,489.19 (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 \$28,136,371.41
- G. Motion: Approving Contract Change Order No. 9, in the amount of \$42,704.92, for City Project No. 17-30 “West Main Corridor Rehabilitation,” bringing the contract total to \$8,026,732.85
- H. Motion: Approving Contract Change Order No. 2 in the amount of \$30,247.53 (Fund 426), bringing the contract total to \$658,522.60 for City Project No. 17-51 “Roger K. Fall Transit Center Phase 3 TI”
- I. Motion: Approving Amendment No. 1 to an Agreement with Nelson\Nygaard Consulting Associates, Inc., of San Francisco, California, to provide a two (2) month extension for the development and delivery of a Short-Range Transit Plan (S RTP) in support of City Project No. 18-34 “Short-Range Transit Plan FY 2019-24”
- J.
  1. Motion: Approving a Retainer Agreement with BSK Associates, of Livermore, CA for materials testing and inspection services for a period of twenty-four (24) months, with an option to extend the Agreement for one (1) additional two-year term, in an annual amount not to exceed \$150,000, for a total not-to-exceed amount of \$600,000, over the four-year term of the Agreement, if all renewal periods are exercised, in a form approved by the City Attorney
  2. Motion: Approving a Retainer Agreement with Kleinfelder West Inc., of Stockton, CA for materials testing and inspection services for a period of twenty-four (24) months, with an option to extend the Agreement for one (1) additional two-year term, in an annual amount not to exceed \$150,000, for a total not-to-exceed amount of \$600,000, over the four-year term of the Agreement, if all renewal periods are exercised, in a form approved by the City Attorney
  3. Motion: Approving a Retainer Agreement with NV5, of Nevada City, CA for materials testing and inspection services for a period of twenty-four (24) months, with an option to extend the Agreement for one (1) additional two-year term, in an annual amount not to exceed \$150,000, for a total not-to-exceed amount of \$600,000, over the four-year term of the Agreement, if all renewal periods are exercised, in a form approved by the City Attorney
  4. Motion: Approving a Retainer Agreement with Wallace-Kuhl & Associates, of Sacramento, CA for materials testing and inspection services for a period of twenty-four (24) months, with an option to extend the Agreement for one (1) additional two-year term, in an annual amount not to exceed \$150,000, for a total not-to-exceed amount of \$600,000, over the four-year term of the Agreement, if all renewal periods are exercised, in a form approved by the City Attorney
- K. Motion: Approving the execution of a Lien Agreement for deferred payment of Development Impact fees in the amount of \$164,897.68 between the City of Turlock and GGD Oakdale, LLC, 2800 N Tegner Road, Turlock, CA 95382
- L. Motion: Approving the execution of a Lien Agreement for deferred payment of Development Impact fees in the amount of \$169,093.22 between the City of Turlock and W Main Street Enterprises, LLC, 2300 W Main Street, Turlock, CA 95380
- M.
  1. Motion: Approving Amendment No. 1 to the Subdivision Improvement Agreement with Fairbanks Ranch 1, LLC, conditioned upon construction of improvements for the Fairbanks Ranch subdivision (Development Project No. 14-73), developed by Fairbanks Ranch 1, LLC in a form approved by the City Attorney

2. **Motion:** Approving the Subdivision Improvement Agreement with RBK Development Inc., conditioned upon construction of improvements for the Les Chateaux subdivision (Development Project No. 14-76), developed by RBK Development Inc. in a form approved by the City Attorney
- N. **Resolution 2019-214:** Appropriating \$12,000.00 to account number 305-40-460.43169 from the Admin portion of fund 305 "Capital Facility Fees" Unallocated Reserves, appropriating \$1,600.00 to account number 307-40-460.43169 from the Admin portion of fund 307 "Northeast Turlock Master Plan" Unallocated Reserves, appropriating \$1,600.00 to account number 230-40-460.43169 from the Admin portion of fund 230 "Northwest Triangle Specific Plan" Unallocated Reserves, appropriating \$1,600.00 to account number 308-40-460.43169 from the Admin portion of fund 308 "Turlock Regional Industrial Park" Unallocated Reserves, appropriating \$1,600.00 to account number 411-51.536.43169 from the Admin portion of fund 411 "Storm Drainage Construction" Unallocated Reserves, appropriating \$1,600.00 to account number 414-51-536.43169 from the Admin portion of Fund 414 "Sewer Line/Trunk Construction" Unallocated Reserves to pay for the preparation of an annual fee report
- O. **Motion:** Approving an Agreement between the City of Turlock and Turlock Community Theatre, Inc. for the purpose of utilizing the Turlock Community Theatre for recreation dance classes on Wednesday and Thursday evenings and the end of session recital, from January 8, 2020 to April 10, 2020, in the amount of \$110 per day not to exceed twenty (20) class uses and one (1) recital use not to exceed \$1,187 additionally for staffing and fees associated with the rental policy at a total of \$3,387
- P. **Motion:** Approving an Agreement with Condor Earth Technologies, Inc. for various environmental consulting services at the City of Turlock's Regional Water Quality Control Facility (RWQCF) (wastewater treatment plant) for three (3) years, with an option to extend the Agreement for two (2) additional one-year terms, in annual amount not to exceed \$50,000, for a total not-to-exceed amount of \$250,000, over the 5-year term of the Agreement, if all renewal periods are exercised
- Q. **Motion:** Awarding RFQ No. 19-038 and approving an Agreement with Craig Safety Group for Safety Management Services for the Municipal Services Department, for a period of two (2) years, with an option to extend the Agreement for three (3) additional one-year terms, in an annual amount not to exceed \$50,000 and a total amount not to exceed \$250,000 over the 5-year term of the Agreement, if all renewal periods are exercised
- R. **Resolution 2019-215:** Approving the purchase of one (1) Biogas Safety Selector Valve, two (2) Biogas Relief Valves with Flame Arrester, one (1) Emergency Relief Manhole Cover, and one (1) Biogas Soft Goods Kit for the Municipal Services Department from Metering Instrumentation Controls, Inc., in an amount not to exceed \$62,535 (including a 10% contingency) from Fund 410 (Water Quality Control), without compliance to formal bid procedures pursuant to Turlock Municipal Code Section 2-7-08(b)(2)
- S. **Resolution 2019-216:** Replacing Resolution No. 2019-042 and adopting a new Resolution authorizing the City of Turlock to enter into a funding agreement with the State Water Resources Control Board for the Downtown Turlock PCE Project in a form approved by the City Attorney and authorizing and designating the Municipal Services Director as the project director for the Downtown Turlock PCE Project
- T. **Resolution 2019-217:** Approving a revised job description for the position of Utilities Manager, modifying the required certificates, effective December 10, 2019
- U. **Resolution 2019-218:** Adopting the 2020 City Council meeting schedule in accordance with Turlock Municipal Code Section 2-1-02

- V. **Resolution 2019-219**: Accepting a monetary donation in the amount of \$1,500.00 for the development of an Economic Profile 2019 Brochure and a non-monetary donation in the amount of \$66.91 for pizza and water provided at a Community Workshop held on November 18, 2019
- W. *Removed for separate consideration.*
- 5W. **Motion**: Authorizing the Interim City Manager to continue engaging in professional services performed by Stephanie Jantzen to provide strategic communications services and approving Amendment No. 1 to an Agreement with Stephanie Jantzen, extending the term of the agreement and increasing the compensation by an additional \$25,000 for an amount not to exceed \$45,000 from Non General Fund account number 120-10-120.47367 “Economic Development Expenses”

Council and staff discussed this item.

Mayor Bublak opened public participation.

The following members of the public spoke:

Richard Mowery

Mayor Bublak closed public participation.

Council and staff further discussed this item.

**Action:** Motion by Councilmember Nosrati, seconded by Councilmember Larson, Authorizing the Interim City Manager to continue engaging in professional services performed by Stephanie Jantzen to provide strategic communications services and approving Amendment No. 1 to an Agreement with Stephanie Jantzen, extending the term of the agreement and increasing the compensation by an additional \$25,000 for an amount not to exceed \$45,000 from Non General Fund account number 120-10-120.47367 “Economic Development Expenses”. Motion carried 5/0 by the following vote:

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

**7. FINAL READINGS:**

- A. **Recommended Action:**  
**Ordinance:** Amending the Turlock Municipal Code Chapter 7-7 regarding Street Trees, Chapter 10-2 regarding Trees and Shrubs, and Chapter 10-3 regarding Recreation for general language clean up and updates related to current functions and services of the Parks, Recreation & Public Facilities Department as introduced at the November 12, 2019 City Council meeting

Ordinance: Amending the Turlock Municipal Code Title 3, Chapter 1, Article 8 regarding Garage Sales related to garage sales permits and for general language clean up and updates related to current functions and services of the Parks, Recreation & Public Facilities Department as introduced at the November 12, 2019 City Council meeting

Ordinance: Amending the Turlock Municipal Code Title 5, Chapter 2 regarding Regulation of Parades and Special Events related to insurance requirements, indemnification, issuance of permits, general language clean up and updates related to current functions and services of the Parks, Recreation & Public Facilities Department and other general updates to the code as introduced at the November 12, 2019 City Council meeting

Ordinance: Amending the Turlock Municipal Code Chapter 10-1, Parks, regarding general language clean up and updates related to current functions and services of the Parks, Recreation & Public Facilities Department, prohibited acts and park hours as introduced at the November 12, 2019 City Council meeting

Ordinance: Amending the Turlock Municipal Code Title 10 Parks and Recreation adding Chapter 10-4 regarding Filming Activities related to film permits and activities in the City as introduced at the November 12, 2019 City Council meeting

Ordinance: Amending the Turlock Municipal Code Title 5, Chapter 20, Section 4 regarding Property Removal for general language clean up and updates related to current functions and services of the City as introduced at the November 12, 2019 City Council meeting

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

**Action:** **Ordinance No. 1265-CS**, Motion by Councilmember Esquer, seconded by Councilmember Arellano, Amending the Turlock Municipal Code Chapter 7-7 regarding Street Trees, Chapter 10-2 regarding Trees and Shrubs, and Chapter 10-3 regarding Recreation for general language clean up and updates related to current functions and services of the Parks, Recreation & Public Facilities Department as introduced at the November 12, 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	No	Yes	Yes	Yes

**Ordinance No. 1266-CS**, Motion by Councilmember Esquer, seconded by Councilmember Arellano, Amending the Turlock Municipal Code Title 3, Chapter 1, Article 8 regarding Garage Sales related to garage sales permits and for general language clean up and updates related to current functions and services of the Parks, Recreation & Public Facilities Department as introduced at the November 12, 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	No	Yes	Yes	Yes

**Ordinance No. 1267-CS**, Motion by Councilmember Esquer, seconded by Councilmember Arellano, Amending the Turlock Municipal Code Title 5, Chapter 2 regarding Regulation of Parades and Special Events related to insurance requirements, indemnification, issuance of permits, general language clean up and updates related to current functions and services of the Parks, Recreation & Public Facilities Department and other general updates to the code as introduced at the November 12, 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	No	Yes	Yes	Yes

**Ordinance No. 1268-CS**, Motion by Councilmember Esquer, seconded by Councilmember Arellano, Amending the Turlock Municipal Code Chapter 10-1, Parks, regarding general language clean up and updates related to current functions and services of the Parks, Recreation & Public Facilities Department, prohibited acts and park hours as introduced at the November 12, 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	No	Yes	Yes	Yes

**Ordinance No. 1269-CS**, Motion by Councilmember Esquer, seconded by Councilmember Arellano, Amending the Turlock Municipal Code Title 10 Parks and Recreation adding Chapter 10-4 regarding Filming Activities related to film permits and activities in the City as introduced at the November 12, 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	No	Yes	Yes	Yes

**Ordinance No. 1270-CS**, Motion by Councilmember Esquer, seconded by Councilmember Arellano, Amending the Turlock Municipal Code Title 5, Chapter 20, Section 4 regarding Property Removal for general language clean up and updates related to current functions and services of the City as introduced at the November 12, 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	No	Yes	Yes	Yes

**B. *Recommended Action:***

***Ordinance:*** Amending the Turlock Municipal Code Title 2, Chapter 7, Section 08, regarding bidding requirements and Section 10, regarding approval of contract amendments by the City Manager as introduced at the November 12, 2019 City Council meeting

City Attorney Douglas L. White provided an overview of this item including the proposed amendment to increase the City Manager signing (procurement) authority to enter into contracts up to \$100,000.

Mayor Bublak opened public participation.

The following members of the public spoke:

Milt Trieweiler  
 Terri Shaver

Mayor Bublak closed public participation.

Council and staff discussed this item including action previously taken by Council at the first reading (introduction of the ordinance), contract oversight and updates, removal of “without limitation” language, amending the proposed City Manager signing (procurement) authority increase from \$100,000 to \$50,000, comparison of other city’s procurement authority, operational efficiencies, checks and balances, contract administration and reporting mechanisms, and accountability of budget processes.

Councilmember Esquer introduced a modified motion to amend the City Manager’s signing (procurement) authority from \$100,000 to \$50, 000 with the omission of “without limitation” language. Councilmember Nosrati seconded the modified motion.

**Action:** **Ordinance No. 1271-CS**, Motion by Councilmember Esquer, seconded by Councilmember Nosrati, Amending the Turlock Municipal Code Title 2, Chapter 7, Section 08, regarding bidding requirements and Section 10, regarding approval of contract amendments by the City Manager with amendments to omit the language “without limitation” throughout and decrease the procurement authority of the City Manager from \$100,000 to \$50,000 as introduced at the November 12, 2019 City Council meeting was passed and adopted 3/2 by the following vote:

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

**8. PUBLIC HEARINGS**

- A. Chief Building Official Eric Picciano presented the staff report on the request to amend the Turlock Municipal Code Title 8, Chapter 1, Article 1; Chapter 2, Article 1; Chapter 5, Article 1; and Chapter 6, Article 1 to adopt the 2019 California Building Standards Code with specific modifications based on local conditions including new requirements for factory-built chimneys or fireplaces and new requirements for fire sprinklers

Council and staff discussed this item.

Mayor Bublak opened the public hearing.

The following members of the public spoke:



Harry Boucher

Mayor Bublak closed the public hearing.

**Action:** Motion by Councilmember Esquer, seconded by Councilmember Larson introducing an Ordinance for first reading amending the Turlock Municipal Code Title 8, Chapter 1, Article 1; Chapter 2, Article 1; Chapter 5, Article 1; and Chapter 6, Article 1 to adopt the 2019 California Building Standards Code with specific modifications based on local conditions and setting the final reading date for January 14, 2020. Motion carried 4/1 by the following vote:

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

- B. Fire Marshal Gomes presented the staff report on the request to amend the Turlock Municipal Code Title 4, Chapter 3, Article 1, Article 2, Article 3, and Article 4 to adopt the 2019 California Fire Code with specific modifications based upon local conditions incorporating simple changes in various chapters related to layout or numbering sequences, storage, handling or usage of Class III, III-A and III-B liquids, and various fire department access abilities

Council and staff discussed this item.

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

**Action:** Motion by Councilmember Nosrati, seconded by Councilmember Larson, introducing an Ordinance for first reading amending the Turlock Municipal Code Title 4, Chapter 3, Article 1, Article 2, Article 3, and Article 4 to adopt the 2019 California Fire Code with specific modifications based upon local conditions and setting the final reading date for January 14, 2020. Motion carried 4/1 by the following vote:

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

- C. Finance Customer Service Supervisor Beth Morgan presented the staff report on the request to authorize staff to implement a quadrant-based utility service billing cycle for garbage, rubbish, and garden refuse, sewer service, and water service in accordance with California SB 998 Discontinuation of residential water service AND amend the Turlock Municipal Code Title 6, Chapters 3, 4, and 5, regarding payment of collection charges for garbage, rubbish, and garden refuse, sewer service, and water service to implement a quadrant-based utility service billing cycle. Ms. Morgan reviewed requirements of SB988 the Water Shut Off Protection Act, the increased efficiencies of quadrant billing, quadrant size, proposed billing cycles and timeline of implementation

Council and staff discussed this item.

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

**Action:** Motion by Councilmember Nosrati, seconded by Councilmember Arellano, Authorizing staff to implement a quadrant-based utility service billing cycle for garbage, rubbish, and garden refuse, sewer service, and water service in accordance with California SB 998 Discontinuation of residential water service. Motion carried 5/0 by the following vote:

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

Motion by Councilmember Nosrati, seconded by Councilmember Arellano, introducing an Ordinance for first reading amending the Turlock Municipal Code Title 6, Chapters 3, 4, and 5, regarding payment of collection charges for garbage, rubbish, and garden refuse, sewer service, and water service to implement a quadrant-based utility service billing cycle and setting the final reading date January 14, 2020. 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:**

- A. Part Time Finance Director Tina Envia presented the staff report on the request to accept the City of Turlock’s audited Financial Statements for the fiscal year ended June 30, 2018 and related reports. Ms. Envia reviewed the audit process, auditor’s opinions, internal controls, financial statements, revenues and expenditures, and financial trends

Council and staff discussed this item.

Mayor Bublak opened public participation.

The following members of the public spoke:

Richard Mowery  
 Robert Puffer

Mayor Bublak closed public participation.

**Action:** Motion by Councilmember Esquer, seconded by Councilmember Arellano, Accepting the City of Turlock’s audited Financial Statements for the fiscal year ended June 30, 2018 and related reports. Motion carried 5/0 by the following vote:

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

- B. Interim City Manager Michael I. Cooke presented the staff report on the request to authorize the Interim City Manager to enter into a Professional Services Agreement between the City of Turlock and Grassroots Laboratory to conduct public opinion research (polling) of likely voters about Turlock’s quality of life and standard of public services, including voter attitudes towards various revenue measures in a total amount not to exceed \$40,000 from Non General Fund account number 120-10-120.47367 “Economic Development Expenses” in a form approved by the City Attorney

Council and staff discussed this item.

Mayor Bublak opened public participation.

The following members of the community spoke:

Terri Shaver  
Michael Camara  
Robert Puffer  
Milt Trieweler

Mayor Bublak closed public participation.

Council and staff further discussed this item.

**Action:** Motion by Councilmember Arellano, seconded by Councilmember Larson, Authorizing the Interim City Manager to enter into a Professional Services Agreement between the City of Turlock and Grassroots Laboratory to conduct public opinion research (polling) of likely voters about Turlock’s quality of life and standard of public services, including voter attitudes towards various revenue measures in a total amount not to exceed \$40,000 from Non General Fund account number 120-10-120.47367 “Economic Development Expenses” in a form approved by the City Attorney. Motion carried 4/1 by the following vote:

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

*Mayor Bublak recessed the City Council meeting at 8:25 p.m.*

*Mayor Bublak reconvened the City Council meeting at 8:29 p.m.*

- C. Interim Development Services Director Nathan Bray presented the staff report on the request to revise the limits of project 4 (Golden State Boulevard from Geer to Canal, Hawkeye to Walnut, and Tuolumne to Monte Vista) of the previously approved 60/20/20 road funding strategy with the limits of Golden State Boulevard from Crane to Hawkeye, to the extent that funding allows AND provide direction to staff on development of an additional road project based on the availability of funding, pothole repair cost and location, information on bonding and trench repair projects

Council and staff discussed this item including bonding, checks and balances of trenching processes/standards, status of pothole repairs during rainy weather, and review of pavement condition index (PCI) calculations and costs associated with the evaluated pothole locations.

Mayor Bublak opened public participation.

The following members of the public spoke:

Harry Boucher

Mayor Bublak closed public participation.

Council and staff further discussed this item and provided direction to staff regarding utilization of both streetsaver and pothole data collection, consideration of residential and collector streets, and continued use of the 60/20/20 strategy to prepare a list of potential road projects for the five-year period (development of the 5-year Capital Improvement Plan).

**Action:** Motion by Councilmember Esquer, seconded by Councilmember Larson Providing direction to staff on development of an additional road project based on the availability of funding (*direction to staff as noted above*). Motion carried 4/1 by the following vote:

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

Motion by Councilmember Nosrati, seconded by Councilmember Arellano, Revising the limits of project 4 (Golden State Boulevard from Geer to Canal, Hawkeye to Walnut, and Tuolumne to Monte Vista) of the previously approved 60/20/20 road funding strategy with the limits of Golden State Boulevard from Crane to Hawkeye, to the extent that funding allows. Motion carried 5/0 by the following vote:

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

- D. Assistant to the City Manager for Economic Development/Housing Maryn Pitt presented the staff report on the request to approve a Memorandum of Understanding between the City of Turlock and the County of Stanislaus to program and expend Homeless Emergency Aid Program Grant Funds in the amount of \$585,000 AND authorize the acceptance of grant funds from the Homeless Emergency Aid Program (HEAP) in the amount of \$585,000 and appropriate \$585,000 to revenue account number 257-41-489.34145 "HEAP Funding (Homeless Emergency Aid Program)".

Council and staff discussed this item including review of the bidding process (for project repairs), public health concerns, impacts to surrounding businesses related to the pilot project for storage of property, partnering with Turlock Scavenger for bin removal, and funding eligibility.

Mayor Bublak opened public participation.

The following members of the public spoke:

Harry Boucher

Molly Amant  
Michael Camara  
Christian Curby  
Richard Mowery  
Jim Cordero  
Michael Puffer  
Karina Franco  
Esmeralda Gutierrez  
Robert Puffer  
Ron Bridegroom  
DJ Fransen  
Mary Jackson  
Patricia Pena

Mayor Bublak closed public participation.

Staff provided brief comment in response to public comment.

Council and staff further discussed this item including having a separate discussion regarding alternate locations for property storage (homeless storage pilot project), monitoring sub-recipient contracts, deadlines associated with utilization of funding, eligible uses of funding, pilot program for the property storage facility, coordination with stakeholders and the community to identify a location, the benefits and impacts of using a City-owned property for the property storage facility, and clarification that the MOU doesn't cite a location, only specific activities.

Mayor Bublak introduced a modified motion to approve the Memorandum of Understanding with the first two listed activities (concerning the WeCare project and Gospel Mission project). Modified motion seconded by Councilmember Arellano.

**Action:** Motion by Mayor Bublak, seconded by Councilmember Larson, Approving a Memorandum of Understanding between the City of Turlock and the County of Stanislaus to program and expend Homeless Emergency Aid Program Grant Funds in the amount of \$585,000 for the first two listed activities concerning the WeCare and Turlock Gospel Mission projects. Motion carried 5/0 by the following vote:

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

Councilmember Larson introduced a modified motion to approve the Memorandum of Understanding for the third listed activity (concerning the homeless storage pilot project) with an address to be determined. Modified motion seconded by Councilmember Arellano.

Motion by Councilmember Larson, seconded by Councilmember Arellano, Approving a Memorandum of Understanding between the City of Turlock and the County of Stanislaus to program and expend Homeless Emergency Aid Program Grant Funds in the amount of \$585,000 for the third listed activity concerning the homeless storage pilot project with an address to be determined. Motion carried 3/2 by the following vote:

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

**Resolution 2019-220:** Authorizing the acceptance of grant funds from the Homeless Emergency Aid Program (HEAP) in the amount of \$585,000 and appropriating \$585,000 to revenue account number 257-41-489.34145 "HEAP Funding (Homeless Emergency Aid Program)" as introduced by Mayor Bublak, seconded by Councilmember Larson, and carried 5/0 by the following vote:

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

- E. Interim Development Services Director Nathan Bray presented the staff report on the request to reaffirm the declaration of emergency made by the Interim City Manager and declaring that there is a need to continue with the repair of the roadway, sewer, and storm facilities on W. Tuolumne Road between Golden State Boulevard and Tully Road.

Council and staff discussed this item.

Mayor Bublak opened public participation.

The following members of the public spoke:

Travis Regalo

Mayor Bublak closed public participation.

Staff provided brief comment in response to public comment.

**Action:** Motion by Councilmember Arellano, seconded by Councilmember Nosrati, Reaffirming the declaration of emergency made by the Interim City Manager and declaring that there is a need to continue with the repair of the roadway, sewer, and storm facilities on W. Tuolumne Road between Golden State Boulevard and Tully Road. Motion carried 5/0 by the following vote:

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

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

A. Administrative Services

1. Board, Commission, and Committee Vacancies

Deputy City Clerk Stacey Tonarelli provided information regarding upcoming vacancies on the Planning Commission and Parks, Arts and Recreation Commission and also reminded about current vacancies on the Community Development Block Grant Selection Committee.

A written staff update was also included in the agenda packet.

2. Business License Tax Update

Assistant to the City Manager for Economic Development/Housing Maryn Pitt provided information regarding business license tax and adjustments for inflation allowable by the Turlock Municipal Code.

Interim City Manager Michael I. Cooke announced the upcoming retirement of Deputy City Clerk Stacey Tonarelli and noted that Executive Administrative Assistant Allison Martin would be filling in as an interim assignment.

Interim City Manager Michael I. Cooke also provided an update regarding the regional surface water supply project.

Council and staff discussed this item.

City Attorney Douglas L. White provided an update regarding the Cannabis Pilot Program.

B. Fire Department

1. Public Safety Briefing

A written staff update was included in the agenda packet.

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

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

Councilmember Arellano spoke regarding the Salvation Army needing Bell Ringers, expressed thanks to participants for attending the community workshops held in November, apologized to Ms. Molly Amant for a misunderstanding, and wished everyone happy holidays.

Mayor Bublak expressed thanks for another successful Christmas Parade, apologized to Mr. DJ Fransen, and requested the Interim City Manager to ensure the Council understands their Code of Conduct.

Councilmember Esquer spoke regarding mutual respect.

**13. CLOSED SESSION:**

City Attorney Douglas L. White introduced the Closed Session Items.

- A. Liability Claims, Cal. Gov't Code §54956.95  
*"For the purposes of [Section 54956.9], 'existing facts and circumstances' shall consist only of one of the following: The receipt of a claim pursuant to the Government Claims Act (Division 3.6 (commencing with Section 810) of Title 1 of the Government Code) or some other written communication from a potential plaintiff threatening litigation, which claim or communication shall be available for public inspection pursuant to Section 54957.5."*  
Claimant: Monica Kamara  
Agency Claimed Against: City of Turlock
  
- B. Liability Claims, Cal. Gov't Code §54956.95  
*"For the purposes of [Section 54956.9], 'existing facts and circumstances' shall consist only of one of the following: The receipt of a claim pursuant to the Government Claims Act (Division 3.6 (commencing with Section 810) of Title 1 of the Government Code) or some other written communication from a potential plaintiff threatening litigation, which claim or communication shall be available for public inspection pursuant to Section 54957.5."*  
Claimants: Rita and Jacklyn Machado  
Agency Claimed Against: City of Turlock
  
- C. Liability Claims, Cal. Gov't Code §54956.95  
*"For the purposes of [Section 54956.9], 'existing facts and circumstances' shall consist only of one of the following: The receipt of a claim pursuant to the Government Claims Act (Division 3.6 (commencing with Section 810) of Title 1 of the Government Code) or some other written communication from a potential plaintiff threatening litigation, which claim or communication shall be available for public inspection pursuant to Section 54957.5."*  
Claimant: Trevor Rice  
Agency Claimed Against: City of Turlock

**14. REPORTS FROM CLOSED SESSION:**

City Attorney Douglas L. White reported for Closed Session Item 13A (Claim Filed Against the City by Monica Kamara), Closed Session Item 13B (Claim Filed Against the City by Rita and Jacklyn Machado), and Closed Session Item 13C (Claim Filed Against the City by Trevor Rice) the City Council by a 5/0 vote rejected these claims for damages.

**15. ADJOURNMENT**

Mayor Bublak adjourned the regular meeting at 11:12 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

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Stacey Tonarelli, Deputy City Clerk  
Jennifer Land, City Clerk