

0. A. CALL TO ORDER – Mayor Bublak called the meeting to order at 6:07 p.m.

B. SALUTE TO THE FLAG

Mayor Bublak announced that members of Council and staff are participating in the meeting via the Zoom system and advised that the Council meeting is being streamed on the City’s website, YouTube, and Spectrum Channel 2.

Mayor Bublak also announced that members of the public will be given the opportunity to address the Council during public participation as well during the presentation of public hearing / discussion items and noted the City Clerk will provide additional details once we near the public participation section of the meeting.

C. ROLL CALL:

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

PRESENT: Councilmembers Becky Arellano (*via teleconference*), Nicole Larson, Andrew Nosrati, Gil Esquer, and Mayor Amy Bublak.

ABSENT: None

D. DECLARATION OF CONFLICTS: None

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

Councilmember Esquer requested Consent calendar Item 6C be removed for separate consideration due to a possible conflict.

1. CLOSED SESSION:

The Closed Session item(s) 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 Larson, Approving the agenda as posted. Motion carried 5/0 by the following vote:

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

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

- A. Recognition: Employee of the Month – July 2020, Electronic Instrumentation Technician, Senior Robin Dysart

Mayor Bublak announced that Electronic Instrumentation Technician, Senior Robin Dysart is the Employee of the Month for July 2020 and read his bio.

- B. Proclamation: National Health Center Week, August 9-15, 2020

Mayor Bublak read the Proclamation for National Health Center Week, August 9-15, 2020

- C. Appointment: City of Turlock and Stanislaus State University Joint Taskforce on Diversity and Inclusion – One (1) Member of City Council

Mayor Bublak recommended that Councilmember Larson be appointed to serve on the City of Turlock and Stanislaus State University Joint Taskforce on Diversity and Inclusion.

Councilmember Larson suggested her service as an alternate and recommended Councilmember Nosrati be appointed to serve as the primary.

Mayor Bublak noted the Council would make one (primary) appointment now and follow up with the Taskforce regarding the need for an alternate.

Action: Motion by Councilmember Larson, seconded by Councilmember Esquer, appointing Councilmember Nosrati to serve on the City of Turlock and Stanislaus State University Joint Taskforce on Diversity and Inclusion. Motion carried 5/0 following vote:

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

*City Clerk Jennifer Land announced that members of the public will be given the opportunity to address Council on items that are within the subject matter jurisdiction of the City Council and on any item on tonight's agenda. For items listed on the agenda, we ask that you please defer your comments until that item is heard by the Council. 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.

4. PUBLIC PARTICIPATION:

The following members of the public spoke:

Liberty Santiago
 Jim Cordero
 Joseph Asoofi
 Stuart Sims
 Kit
 Milt Triewailer
 Dan Frisch
 Michael Camara
 Lisette Sims
 James Weaver

City Attorney Douglas L. White advised regarding the appropriateness of Council and staff comments in response to public comment that are within the scope of City business.

Council and staff provided brief comment in response to public comment.

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

None

6. CONSENT CALENDAR:

Mayor Bublak announced that Consent Calendar Item 6C would not be removed for separate consideration and that Consent Calendar Item 6K would be removed for separate consideration. Councilmember Larson requested Consent Calendar Item 6F be removed for separate consideration.

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

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

- A. **Resolution No. 2020-107:** Accepting Weekly Demands of 7/9/20 in the amount of \$1,538,081.46; Monthly Demands of 4/30/20 in the amount of \$2,357,181.86; Monthly Demands of 5/31/20 in the amount of \$1,674,220.76
- B. **Motion:** Accepting Minutes of the Special Meeting of June 16, 2020; Minutes of the Special Meeting of July 6, 2020
- C. **Motion:** Approving Amendment No. 1 to the Agreement with DF Engineering, of Modesto, California in the amount of \$5,940 (Non-General Fund - Fund 215), bringing the contract total to \$128,718 for professional engineering and surveying services for City Project No. 16-60 "Linwood Avenue Pedestrian Improvements"
- D. **Motion:** Approving the advertisement for construction bids for City Project No. 17-53 "Golden State Rehabilitation 20th Century Boulevard to Main Street"

- E. 1. **Resolution No. 2020-108**: Approving the submission of a grant application for the WaterSMART Drought Response Program for City Project No. 18-69 "Surface Water Distribution System Improvements" committing to the obligations associated with receipt of a financial assistance grant and cooperative agreement, and authorizing the City Manager to sign all documents related to the WaterSMART grant
2. **Motion**: Approving Amendment No. 2 with Carollo Engineers of Walnut Creek, California in the amount of \$32,664 (Non-General Fund - Fund 420), bringing the contract total to \$2,711,236 for professional engineering design services for City Project No. 18-69 "Surface Water Distribution System Improvements"
- F. *Item removed for separate consideration.*
- G. 1. **Motion**: Awarding a Retainer Agreement with ECORP Consulting, Inc., of Rocklin, CA, for City Project No. 20-017 "RFQ for Retainer Agreement for Environmental Study Services" in an amount not to exceed \$150,000 annually
2. **Motion**: Awarding a Retainer Agreement with Rincon Consultants, Inc., of Sacramento, CA, for City Project No. 20-017 "RFQ for Retainer Agreement for Environmental Study Services" in an amount not to exceed \$150,000 annually
- H. 1. **Motion**: Awarding a Retainer Agreement with Associated Right of Way Services, Inc., of Pleasant Hill, CA, for City Project No. 20-018 "RFQ for Retainer Agreement for Right-of-Way and Property Appraisal Services" in an amount not to exceed \$150,000
2. **Motion**: Awarding a retainer agreement with Bender Rosenthal, Inc., of Fresno, CA, for City Project No. 20-018 "RFQ for Retainer Agreement for Right-of-Way and Property Appraisal Services" in an amount not to exceed \$150,000
3. **Motion**: Awarding a retainer agreement with Hamner, Jewel and Associates, of Fresno, CA, for City Project No. 20-018 "RFQ for Retainer Agreement for Right-of-Way and Property Appraisal Services" in an amount not to exceed \$150,000
- I. **Motion**: Approving a Professional Services Agreement between the City of Turlock and West Yost Associates for the preparation of the 2020 Urban Water Management Plan in an amount not to exceed \$98,230 from account number 420-52-550.43320 "Special Services/Projects" (Non-General Fund)
- J. **Resolution No. 2020-109**: Re-appropriating unspent funds to Fiscal Year 2020-21 in the amount of \$15,000 (non-general fund) to account number 506-00-000-223.51020 "Equipment Replacement" from Fund 506 "Vehicle/Equipment Replacement" unallocated reserves in Program 223 "Water Enterprise" for the purchase of one (1) 2019 Ford Fusion Energi Plug-In Hybrid Sedan Titanium for the Municipal Services Department from Downtown Ford Sales of Sacramento, California, and \$20,000 to account number 506-00-000-223.37235 "San Joaquin Valley Air Pollution Control District Grant" revenue for grant proceeds
- K. *Item removed for separate consideration.*
- L. **Motion**: Awarding RFQ No. 20-015 and approving an Agreement with Joe Gomes & Sons, Inc. for gasoline and diesel fuel card lock fueling service for city vehicles and equipment, for a period of three (3) years, with an option to extend the Agreement for three (3) additional one-year terms, in an annual amount not to exceed \$600,000 and a total amount not to exceed \$3,600,000 over the 6-year term of the Agreement, if all renewal periods are exercised
- 6F. **Motion**: Approving the advertisement for construction bids for City Project No. 20-001 "Southeast Quadrant Road Rehabilitation"

Council and staff discussed this item.

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

Action: Motion by Councilmember Larson, seconded by Councilmember Esquer, Approving the advertisement for construction bids for City Project No. 20-001 "Southeast Quadrant Road Rehabilitation". Motion carried 4/1 by the following vote:

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

6K. Resolution: Authorizing the City Manager to work with the City Attorney to update and finalize the Non-Disclosure Agreement for potential new industries

Council and staff discussed this item.

Mayor Bublak opened public participation.

The following members of the public spoke:

Milt Trieweiler

Mayor Bublak closed public participation.

Staff provided brief comment in response to public comment.

Action: Resolution No. 2020-110: Authorizing the City Manager to work with the City Attorney to update and finalize the Non-Disclosure Agreement for potential new industries as introduced by Councilmember Arellano, seconded by Councilmember Larson, and approved 5/0 by the following vote:

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

7. **FINAL READINGS:** None

8. **PUBLIC HEARINGS:** None

9. **ACTION ITEMS:**

A. City Manager Toby Wells presented the staff report on the request to adopt a Resolution of Support for the City of Turlock Police Department

City Manager Wells also provided information regarding the green sheet with proposed changes for this item.

Councilmember Larson spoke regarding her proposed changes to the resolution of support.

Mayor Bublak opened public participation.

The following members of the public spoke:

Ron Bridegroom
Bill DeHart
James Weaver

Mayor Bublak closed public participation.

Council discussed this item including support of the Police Department and postponement of the item to the next Council meeting.

Mayor Bublak introduced a modified motion to postpone this item to the next Council meeting. Councilmember Esquer seconded the modified motion.

Action: Motion by Mayor Bublak, seconded by Councilmember Esquer, postponing this item to the August 25, 2020 City Council meeting. Motion carried 4/1 by the following vote:

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

- B. Parks, Recreation and Public Facilities Director Allison Van Guilder presented the staff report on the request to approve the California Military Department's request to end the ninety-nine (99) year lease as a result of the lead mitigation in the former indoor shooting range, accepting the facility "as is" and directing the City Manager to facilitate the transfer of the facility back to the City of Turlock AND Accepting the appraisal report (Exhibit A) for the property located at 1040 Flower St. AND Directing staff to proceed with the "Letter of Interest" (Exhibit B) process to evaluate potential development opportunities for the property located at 1040 Flower St.

Council and staff discussed this item.

Mayor Bublak opened public participation.

The following members of the public spoke:

Milt Triewailer
Cheryl Reiland
Joseph Asoofi

Mayor Bublak closed public participation.

Council and staff further discussed this item.

Action: **Resolution No. 2020-111:** Approving the California Military Department’s request to end the ninety-nine (99) year lease as a result of the lead mitigation in the former indoor shooting range, accepting the facility “as is” and directing the City Manager to facilitate the transfer of the facility back to the City of Turlock as introduced by Councilmember Nosrati, seconded by Councilmember Larson, and approved 5/0 by the following vote:

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

Motion by Councilmember Nosrati, seconded by Councilmember Larson, Accepting the appraisal report (Exhibit A) for the property located at 1040 Flower St. Motion carried 5/0 by the following vote:

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

Motion by Councilmember Nosrati, seconded by Councilmember Larson, Directing staff to proceed with the “Letter of Interest” (Exhibit B) process to evaluate potential development opportunities for the property located at 1040 Flower St. Motion carried 5/0 by the following vote:

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

10. CITY MANAGER REPORTS/UPDATES:

A. Administrative Services

1. Economic Development Update

A written staff update was included in the agenda packet.

B. Development Services

1. Monthly Department Update

Interim Development Services Director Nathan Bray provided an update regarding capital projects including project status and timelines.

Council and staff discussed this item.

C. Fire Department

1. COVID-19 Update

Interim Fire Chief Gary Carlson and City Manager Toby Wells provided an update regarding COVID-19 including distance learning at the schools, the Central Valley identified as a hotspot, positive cases, backlog for testing, an increase in deaths over the last two weeks, the importance of social distancing, hand washing, and face

coverings, and staffing capacity at local hospitals including assistance/support from the National Guard for the hospital systems.

Council and staff discussed this item.

- D. Parks, Recreation and Public Facilities
 - 1. Columbia Park Update

Parks, Recreation and Public Facilities Director Allison Van Guilder provided an update regarding the subcommittee's continued efforts to survey/research regional aquatics facilities and the Prop 68 grant application process.

Council and staff discussed this item.

11. COUNCIL ITEMS FOR FUTURE CONSIDERATION:

Mayor Bublak requested an updated regarding trenching processes/projects.

Councilmember Nosrati spoke regarding recognitions for the community including Assyrian Martyrs Day.

12. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS:

Councilmember Esquer spoke regarding COVID-19 compliance measures.

Councilmember Larson spoke regarding COVID-19 precautions. Councilmember Larson also apologized for the occurrences/conduct earlier in the meeting regarding the resolution of support for the Police Department.

Mayor Bublak expressed concerns with transparency and communication, more specifically decisions/discussions regarding a distance learning camp.

Councilmember Nosrati spoke regarding City Council conduct and demeaning treatment toward City staff.

13. CLOSED SESSION:

City Clerk Jennifer Land introduced the Closed Session Items.

- A. *Threat to Public Services or Facilities*, Cal. Gov't Code §54957(a)
"This chapter shall not be construed to prevent the legislative body of a local agency from holding closed sessions with the Governor, Attorney General, district attorney, agency counsel, sheriff, or chief of police, or their respective deputies, or a security consultant or a security operations manager, on matters posing a threat to the security of public buildings, a threat to the security of essential public services, including water, drinking water, wastewater treatment, natural gas service, and electric service, or a threat to the public's right of access to public services or public facilities."
Consultation with: City Manager Toby Wells and City Attorney Douglas L. White

- B. Public Employee Performance Evaluation, Cal. Gov't Code §54957(b)(1)
"Subject to paragraph (2), this chapter shall not be construed to prevent the legislative body of a local agency from holding closed sessions during a regular or special meeting to consider the appointment, employment, evaluation of performance, discipline, or dismissal of a public employee or to hear complaints or charges brought against the employee by another person or employee unless the employee requests a public session."
Title: City Manager

14. REPORTS FROM CLOSED SESSION:

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

15. ADJOURNMENT

Mayor Bublak adjourned the regular meeting at 10:12 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

Allison Martin, Deputy City Clerk
Jennifer Land, City Clerk