

# City of Turlock Joint City Council and Successor Agency to the Turlock Redevelopment Agency Agenda



December 13, 2022

6:00 p.m.

City of Turlock Yosemite Room  
156 S. Broadway, Turlock, California

**AMENDMENT NO. 1**  
**12/12/2022**

\*\*and via teleconference:  
Royal Hawaiian Hotel  
2259 Kalakaua Avenue  
Honolulu, Hawaii 96815  
Telephone No. 808-923-7311

Mayor/Chairperson  
**Amy Bublak**

Council Members/Agency Members  
**Nicole Larson/Kevin Bixel Rebecka Monez**  
**Andrew Nosrati/Cassandra Abram Pam Franco**  
Vice Mayor

City Manager  
**Reagan M. Wilson**  
City Clerk  
**Julie Christel**  
City Attorney  
**George A. Petrulakis**

**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 five (5) 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](http://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.

## 5:00 p.m. – 6:00 p.m. Public reception for incoming/outgoing Council Members

- A. Call to Order  
B. Salute to the flag

### 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. Proclamation: Turlock High School Football Team

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- B. Presentation: Little Artist Competition
- C. Appointment: Measure A Citizen Oversight Committee
- D. Appointment: Measure L Citizen Oversight Committee
- E. Appointment: Planning Commission
- F. Appointment: Parks, Arts and Recreation Commission
- G. Appointment: CDBG Grant Selection Committee (Community Members)

**4. RECOGNITION OF OUTGOING COUNCIL MEMBER NICOLE LARSON AND COUNCIL MEMBER ANDREW NOSRATI BY CITY MANAGER WILSON**

**5. ELECTION RESULTS**

- A. Resolution: Reciting the facts of the General Municipal Election held in said City of Turlock on the 8th day of November, 2022, declaring the results thereof and such other matters as are provided by law (*Christel*)
- B. Oath of Office for Mayor
- C. Oath of Office for Council Members
- D. Special Oath administered by the Honorable Ruben A. Villalobos
- E. New Council Seated

**---INTERMISSION---**

**6. 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 five (5) 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.

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

**8. 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. Motion: Accepting Weekly Demands of 10/27/2022 in the amount of \$1,139,171.32, 11/3/2022 in the amount of \$2,269,486.97, 11/10/2022 in the amount of \$1,863,551.65, 11/17/2022 in the amount of \$1,123,427.92, and 11/24/2022 in the amount of \$2,972,825.55
- B. Motion: Accepting Minutes of the Regular Meeting of 11/15/2022  
**Amended to correct City Council vote on Item 8F**

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- C. Resolution: Adopting the 2023 City Council meeting schedule in accordance with Turlock Municipal Code Section 2-1-02 (*Christel*)
- D. Resolution: Approving Side Letter Agreement Between the City of Turlock and the Management Employees Regarding Degree Pay (*Dhami*)
- E. Resolution: Approving Side Letter Agreement Between the City of Turlock and the Management Employees Regarding Vehicle Allowances (*Dhami*)
- F. Resolution: Reaffirming the Proclamation of a Local Emergency in Response to a continuing Unsheltered Homeless Crisis (UHC) within the City of Turlock and Confirming Rules and Regulations No. 1 Made and Issued on July 13, 2021 (*Eddy*)
- G. Resolution: Approving City-wide pay ranges for part-time employees in accordance with California Department of Industrial Relations Minimum Wage Requirement, effective January 1, 2023, and adjusting the part-time pay range schedule to coincide with the competitive job market (*Dhami*)
- H. Motion: Accepting the City of Turlock Local Appointment (Maddy Act) List for 2023 (*Christel*)
- I. Resolution: Approving an Agreement for services with SemiTorr Group, LLC for digester repairs and preventative maintenance services for the Municipal Services Department in an annual amount not-to-exceed \$150,000.00 (*Goodman*)
- J. Resolution: Approving a Service Agreement for Fire Sprinkler, Suppression System Inspections, Repairs and Maintenance Services between the City of Turlock and HCI Systems, Inc. in an annual amount not-to-exceed \$120,000.00 (*Moreno*)
- K. Resolution: Approving Contract Change Order No. 1 in the amount of \$100,997.00 (Fund 215 – Streets – Grant Funded Projects) with Phase 1 Construction, of Atwater, California, for City Project No. 17-58 “Safe Route to Schools Pedestrian Improvements, Various Locations” bringing the contract total to \$1,138,976.05 (*Schulze*)
- L. Resolution: Approving Contract Change Order No. 4 in the amount of \$9,445.35 (Fund 420 “Water Enterprise”) with Mountain Cascade Inc., of Livermore, California, for construction of City Project No. 18-69 “Surface Water Distribution System Improvements” bringing the contract total to \$32,773,133.42 (*Schulze*)
- M. Resolution: Approving an agreement for services with WesTech Engineering, Inc. for the “Biotower Rehabilitation Project” for the Municipal Services Department and the Public Works Department in the total compensation amount not-to-exceed \$650,000.00 (*Goodman*)
- N. Resolution: Adopting a revision to the Public Transportation Agency Safety Plan (PTASP) for the City of Turlock for Fiscal Year 2022-23 and certify compliance with the Bipartisan Infrastructure Law PTASP requirements at 49 U.S.C. § 5329(d) (*Schulze*)

**9. FINAL READINGS**

None

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**10. PUBLIC HEARINGS**

- A. Ordering the improvements and formation of the Turlock Self Storage (Development Project No. 22-027) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, and confirming the diagram and benefit assessments as set forth in the Engineer's Report and the levying and collection of assessments set forth therein for Fiscal Year 2022-2023 for Turlock Self Storage (Development Project No. 22-027) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, pursuant to Resolution No. 97-128 (*Schulze*)

**Recommended Action:** Resolution: Ordering the improvements and formation of the Turlock Self Storage (Development Project No. 22-027) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, and confirming the diagram and benefit assessments as set forth in the Engineer's Report and the levying and collection of assessments set forth therein for Fiscal Year 2022-2023 for the Turlock Self Storage (Development Project No. 22-027) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, pursuant to Resolution No. 97-128

- B. Introducing an Ordinance for first reading amending the Turlock Municipal Code (TMC) Title 2, Administration, adding Chapter 2-13, Article 13, regarding augmenting state law provisions on local lobbying (*Petrulakis*)

**Recommended Action:** Ordinance: Introduce an Ordinance for first reading amending the Turlock Municipal Code (TMC) Title 2, Administration, adding Chapter 2-13, Article 13, regarding augmenting state law provisions on local lobbying

- C. Approving a Resolution of Support for the issuance of the California Public Finance Authority Solid Waste Disposal Revenue Bonds (Divert Dev Co I LLC, Project) Taxable Series 2022 (Green Bonds) in an aggregate principal amount not to exceed \$70,000,000 for the purpose of financing the acquisition, construction, installation, improvement and/or equipping of public capital improvement consisting of solid waste disposal facilities and certain other matters relating thereto a project that will result in public benefits (*Sims*)

**Recommended Action:** Resolution: Approving a Resolution of Support for the issuance of the California Public Finance Authority Solid Waste Disposal Revenue Bonds (Divert Dev Co I LLC, Project) Taxable Series 2022 (Green Bonds) in an aggregate principal amount not to exceed \$70,000,000 for the purpose of financing the acquisition, construction, installation, improvement and/or equipping of public capital improvement consisting of solid waste disposal facilities and certain other matters relating thereto a project that will result in public benefits

**11. ACTION ITEMS**

- A. Authorizing the City Manager to enter into a Memorandum of Understanding (Agreement) with Legacy Health Endowment for a one-year period to convene organizations in the City of Turlock that provide help and services to homeless families and individuals to assess current approaches, and develop any needed new approaches, to address the challenge facing both the unsheltered homeless and the community at large (*Petrulakis*)

**Recommended Action:** Resolution: Authorizing the City Manager to enter into a Memorandum of Understanding (Agreement) with Legacy Health Endowment for a one-year period to convene organizations in the City of Turlock that provide help and services to

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homeless families and individuals to assess current approaches, and develop any needed new approaches, to address the challenge facing both the unsheltered homeless and the community at large

**12. ACTION ITEMS OF THE SUCCESSOR AGENCY FOR THE TURLOCK REDEVELOPMENT AGENCY**

- A. Accepting the Minutes of the Regular Meeting of the Successor Agency to the Turlock Redevelopment Agency of January 11, 2022 (*Christel*)

**Recommended Action:** *Motion:* Accepting the Minutes of the Regular Meeting of the Successor Agency to the Turlock Redevelopment Agency of January 11, 2022

- B. Request to approve proposed administrative budgets for the six-month fiscal periods from July 1, 2023 through December 31, 2023 and from January 1, 2024 through June 30, 2024 (*Moreno*)

**Recommended Action:** *Resolution:* Approving proposed administrative budgets for the six-month fiscal periods from July 1, 2023 through December 31, 2023 and from January 1, 2024 through June 30, 2024

- C. Request to approve a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2023 through June 30, 2024 (ROPS 23-24) pursuant to Health and Safety Code Section 34177 and taking related actions (*Moreno*)

**Recommended Action:** *Resolution:* Approving a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2023 through June 30, 2024 (ROPS 23-24) pursuant to Health and Safety Code Section 34177 and taking related actions

**13. 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. November Monthly Department Reports (*Wilson*)  
**Amended to include Public Works Monthly Report**
- B. First Quarter Financial Presentation (*Moreno*)
- C. Roads Program Update (*Schulze*)

**14. COUNCIL ITEMS FOR FUTURE CONSIDERATION**

**15. 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.

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**16. CLOSED SESSION**

- A. Conference with Real Property Negotiators – California Government Code §54956.8  
*“Notwithstanding any other provisions of this chapter, a legislative body of a local agency may hold a closed session with its negotiator prior to the purchase, sale, exchange, or lease of real property by or for the local agency to grant authority to its negotiator regarding the price and terms of payment for the purchase, sale, exchange, or lease.”*  
Property: 101 Wayside Drive, Turlock, California (APN No. 042-012-008-000)  
Agency Negotiator: Public Works Director Schulze  
Negotiating Parties: George P. Barghoud and Shirley A. Barghoud  
Under Negotiation: Price and terms of payment for the purchase of a partial property acquisition in fee and a temporary construction easement
- B. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov’t Code §54956.9(d)(2)  
*“For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist... A point has been reached where, in the opinion of the legislative body of the local agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency.”*  
Potential Case(s): (2 cases)
- C. Conference with Labor Negotiators - California Government Code §54957.6(a)  
*“Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency’s designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation.”*  
Agency Designated Representative: Deputy City Manager Sarah Eddy  
Employee Organization: Turlock Management Association – Public Safety  
Employee Organization: Turlock Firefighters Association – Local 2434
- D. Public Employee Performance Evaluation, Cal. Gov’t Code §54957(b)(1)  
Title: City Manager

**17. REPORTS FROM CLOSED SESSION**

**18. ADJOURNMENT**