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**CALL TO ORDER**

Mayor Bublak called the meeting to order at 6:00 p.m.

**SALUTE TO THE FLAG**

**ROLL CALL AND DECLARATION OF CONFLICTS**

Present: Councilmembers Nicole Larson, Andrew Nosrati, Rebecka Monez, Vice Mayor Pam Franco, and Mayor Amy Bublak.  
Absent: None

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
None	None	None	None	None

**1. APPROVAL OF AGENDA AS POSTED OR AMENDED**

Action: Motion by Councilmember Monez, seconded by Vice Mayor Franco, to approve the agenda as posted. Motion carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

**2. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS**

- A. Presentation: Employee of the Month – Christi Burbank (June) and Maggie Gonzalez (July)  
Mayor Bublak recognized City of Turlock Christi Burbank and Maggie Gonzales as employees of the month for June and July and congratulated them on their achievement.
- B. Presentation: Opportunity Stanislaus – Quarterly Report  
Dave White, CEO of Opportunity Stanislaus thanked the City of Turlock for their partnership and introduced Maisie Silva and Herman Sulvalsa who provided the report which included an overview of the various programs through the Valley Sierra Small Business Development Center, outreach efforts to local businesses, statistics displaying the number of clients they are serving, and various training opportunities that will be available in the upcoming months.

**3. PUBLIC PARTICIPATION**

Mayor Bublak announced that it was the time for public participation and the following members of the public spoke:

Preet Rai  
Miguel Doneso  
Milt Triewailer  
Ron Bridegroom

Shay  
Ron Puffer  
Cheryl Reiland

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With no further comments, Mayor Bublak closed public participation. Staff and City Council responded to questions from the public.

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

Action: Motion waiving reading of all ordinances on the Agenda, except by title. Motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

**5. CONSENT CALENDAR**

Consent Items 5B, 5D, 5E, and 5H were pulled for separate consideration.

Consent Item 5N was not considered and pulled from the agenda.

- A. **Resolution 2022-179:** Accepting Weekly Demands of 09/01/2022 in the amount of \$678,613.22, the demands of 09/08/2022 in the amount of \$3,833,783.61 and the demands of 09/15/2022 in the amount of \$2,264,616.63
- B. *Pulled for separate consideration - Resolution:* Approving Amendment No. 1 to an Agreement between the City of Turlock and HSQ Technology for Supervisory Control and Data Acquisition System for the Municipal Services Department, increasing compensation by \$100,000 (Non-General Fund), for a total not-to-exceed amount of \$150,000 per year
- C. **Resolution 2022-181:** Rescinding Resolution No. 2020-127 and adopting an amended Conflict of Interest Code for the City of Turlock to update the list of designated employees and reporting categories for filing of the Fair Political Practices Commission (FPPC) Statement of Economic Interests Form 700 (*Christel*)
- D. *Pulled for separate consideration - Resolution:* Initiating proceedings for the formation of Turlock Self Storage (Development Project No. 22-027) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area and directing the City Engineer to act as the Engineer of Work and produce an Engineer's Report which details the annual costs to the development (*Madden*)
- E. *Pulled for separate consideration - Resolution:* Initiating proceedings for the formation of the Crowell Subdivision (Development Project No. 22-028) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area and directing the City Engineer to act as the Engineer of Work and produce an Engineer's Report which details the annual costs to the development (*Madden*)
- F. Motion: Accepting improvements for City Project No. 22-019 "Well No. 38 On-site Fire Hydrant" and authorizing the City Engineer to file a Notice of Completion (*Madden*)
- G. **Resolution 2022-184:** Approving a Facilities Management Agreement between the City of Turlock and the Turlock Regional Aviation Association for facilities management of the Turlock Municipal Airport and authorizing the City Manager to execute the Agreement and all related documents

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- H. *Pulled for separate consideration - Resolution*: Approving a Professional Services Agreement with VESTRA Resources, Inc. for Geographic Information System (GIS) services, for a period of three (3) years, in the annual amount not-to-exceed \$100,000
- I. **Resolution 2022-186**: Awarding bid and approving a Supplier Agreement with Safe-T-Lite of Modesto, Inc., of Modesto, California, in an amount not to exceed \$90,000 during a period of three (3) years, for the rental of temporary traffic control devices on an as-needed basis related to City projects and special events
- J. **Resolution 2022-187**: Formalizing a partnership between the City of Turlock, Turlock Police Department and Turlock Police Activities League
- K. **Resolution 2022-188**: Approving modifications to the job description of Supervising Emergency Services Dispatcher and changing the title to Public Safety Communications Assistant Supervisor and approving the amendment to the salary schedule
- L. **Resolution 2022-189**: Reclassifying the Public Safety Business Analyst, Fire to Fire Operations Support Analyst, approving revisions to the relevant job description, amending the salary schedule, and approving revisions to the Public Safety Business Analyst job description
- M. Motion: Accepting the improvements and authorizing the City Engineer to file a Notice of Completion for “Legends North No. 3” Subdivision, Project No. 7045
- N. *Pulled from agenda, not considered - Resolution*: Initiating proceedings of the formation of “Parcel Map 21-05 Hackler” (Development Project No. 21-024) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area and directing the City Engineer to act as the Engineer of Work and produce an Engineer’s Report which details the annual costs to the development

Action: Motion by Councilmember Monez, seconded by Vice Mayor Franco, adopting the consent calendar. Motion carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Consent Agenda Item 5B was pulled for separate consideration.

- B. **Resolution 2022-180**: Approving Amendment No. 1 to an Agreement between the City of Turlock and HSQ Technology for Supervisory Control and Data Acquisition System for the Municipal Services Department, increasing compensation by \$100,000 (Non-General Fund), for a total not-to-exceed amount of \$150,000 per year.

Mayor Bublak opened the item for public participation. The following members of the public spoke:

Ron Puffer

With no further comment, Mayor Bublak closed the public comment period.

Action: Approve Resolution 2022-180 approving Amendment No. 1 to an Agreement between the City of Turlock and HSQ Technology for Supervisory Control and Data Acquisition System for the Municipal Services Department, increasing compensation by \$100,000 (Non-General Fund), for a total not-to-exceed amount of \$150,000 per year as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

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Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Consent Agenda Item 5D was pulled for separate consideration.

- D. **Resolution 2022-182:** Initiating proceedings for the formation of Turlock Self Storage (Development Project No. 22-027) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area and directing the City Engineer to act as the Engineer of Work and produce an Engineer’s Report which details the annual costs to the development.

Mayor Bublak opened the item for public participation. The following members of the public spoke:

Ron Puffer  
Ron Bridegroom

With no further comment, Mayor Bublak closed the public comment period.

Action: Approve Resolution 2022-182 initiating proceedings for the formation of Turlock Self Storage (Development Project No. 22-027) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area and directing the City Engineer to act as the Engineer of Work and produce an Engineer’s Report which details the annual costs to the development as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Consent Agenda Item 5E was pulled for separate consideration.

- E. **Resolution 2022-183:** Initiating proceedings for the formation of the Crowell Subdivision (Development Project No. 22-028) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area and directing the City Engineer to act as the Engineer of Work and produce an Engineer’s Report which details the annual costs to the development.

Mayor Bublak opened the item for public participation. The following members of the public spoke:

Ron Puffer  
Ron Bridegroom

With no further comment, Mayor Bublak closed the public comment period.

Action: Approve Resolution 2022-183 initiating proceedings for the formation of the Crowell Subdivision (Development Project No. 22-028) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area and directing the City Engineer to act as the Engineer of Work and produce an Engineer’s Report which details the annual costs to the development as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

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Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Consent Agenda Item 5H was pulled for separate consideration.

- H. **Resolution 2022-185:** Approving a Professional Services Agreement with VESTRA Resources, Inc. for Geographic Information System (GIS) services, for a period of three (3) years, in the annual amount not-to-exceed \$100,000 (Machado)

Mayor Bublak opened the item for public participation. The following members of the public spoke:

Ron Bridegroom  
Milt Triewailer

With no further comment, Mayor Bublak closed the public comment period.

Action: Approve Resolution 2022-185 approving a Professional Services Agreement with VESTRA Resources, Inc. for Geographic Information System (GIS) services, for a period of three (3) years, in the annual amount not-to-exceed \$100,000.00 as motioned by Vice Mayor Franco, seconded by Councilmember Monez, and carried by 5/0.

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

**6. FINAL READINGS**

- A. Action: **Ordinance 2022-1292 cs:** Second and final reading of an Ordinance amending the Turlock Municipal Code (TMC) Section 4-3-411, Dangerous Fireworks Prohibited: Penalties, adding new language pertaining to illegal fireworks and a proposed fee schedule of \$1,000.00, \$1,500.00 and \$2,000.00 for the use, display or sale of illegal fireworks for the first, second, third and subsequent offenses within one (1) year of the offense.

Fire Marshal Bickle provided a very brief summary of the ordinance.

Mayor Bublak opened the public hearing at 7:13 p.m. and requested public participation. The following members of the public spoke:

Cheryl Reiland  
Ron Puffer

With no further comment, Mayor Bublak closed public comment and the public hearing at 7:17 p.m.

Staff responded to questions from the public.

Action: Ordinance 2022-1292 cs: Second and final reading of an Ordinance amending the Turlock Municipal Code (TMC) Section 4-3-411, Dangerous Fireworks Prohibited: Penalties, adding new language pertaining to illegal fireworks and a proposed fee schedule of \$1,000.00, \$1,500.00 and \$2,000.00 for the use, display or sale of illegal fireworks for the first, second, third and subsequent offenses within one (1) year of the offense as introduced by Councilmember Monez, seconded by Vice Mayor Franco, and carried 4/1 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
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Yes	No	Yes	Yes	Yes
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B. This item was heard out of order, after Item 7A, Public Hearings.

**7. PUBLIC HEARINGS**

A. Adopting an updated cost recovery in the schedule of fees to include Pedicab services pursuant to Turlock Municipal Code Title 3, Chapter 3, Section 304.

This item was heard out of order, before Item 6B, Final Readings.

Mayor Bublak opened the public hearing at 7:18 p.m. and requested public participation. The following members of the public spoke:

Noel Dickey

Mayor Bublak closed the public hearing at 7:25 p.m.

Police Support Operations Manager Fortado responded to questions from Ms. Dickey regarding fee schedules and inspections. Police Chief Hedden responded to questions regarding the use of glass bottles/cups on the pedicab.

Councilmember Nosrati discussed creating a program that assists new businesses by waiving or deferring fees for a few years and requested an amendment to the proposed ordinance to include a pilot program where fees are waived for the first year, and to amend the fee structure. Mayor Bublak stated she would not be comfortable approving this without review and input from the Finance Director on the fiscal impacts. Vice Mayor Franco also expressed concern regarding potential litigation and how do you choose which businesses would benefit from his proposal and which would not. Councilmember Larson liked the idea of creating new criteria for economic incentivization program for new businesses and have staff look in to it.

City Attorney Petrulakis provided comment regarding the amendment.

Motion by Councilmember Nosrati, seconded by Councilmember Larson to adopt an updated cost recovery in the schedule of fees to include Pedicab services pursuant to Turlock Municipal Code Title 3, Chapter 3, Section 304 with an amendment to include a one-year exemption from fees for any new pedicab business. Motion failed 2/3 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	No	No	No

There was discussion regarding the creation of a business incentivization program for new businesses and having staff look in to this.

Action: **Resolution 2022-208** adopting an updated cost recovery in the schedule of fees to include Pedicab services pursuant to Turlock Municipal Code Title 3, Chapter 3, Section 304, motioned by Councilmember Monez, seconded by Vice Mayor Franco, and passed 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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At the close of this item, Mayor Bublak brought forth Item 6B, Final Readings.

- 6B. **Ordinance 2022-1293 cs**: Second and final reading of an Ordinance amending the Turlock Municipal Code (TMC) to add Title 3, Chapter 1, Article 13 to address the regulations and operation of pedicabs for hire within the City of Turlock.

Mayor Bublak opened the public hearing at 8:47 p.m. and with no public participation, closed the public hearing at 8:47 p.m.

Action: Ordinance 2022-1293 cs: Approve the second and final reading of an Ordinance amending the Turlock Municipal Code (TMC) to add Title 3, Chapter 1, Article 13 to address the regulations and operation of pedicabs for hire within the City of Turlock as introduced by Vice Mayor Franco, seconded by Councilmember Larson, and carried 4/1 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	No	Yes

**PUBLIC HEARING Item 7B**

- 7B. Request for the City Clerk to confirm: a) Proof of publication of notice of public hearing; b) signed waiver and consent; c) completed and signed ballot; and, d) signed Certificate of Clerk regarding receipt of property owner waiver and consent form and ballot declaring election results AND Mayor and City Council conduct public hearing confirming that no protests have been received – close hearing and adopt the two resolutions below, AND calling a special, mailed-ballot election respecting proposed Annexation Number 34 to existing Community Facilities District Number 2 (Services Mitigation) AND declaring the results of mailed-ballot election respecting proposed Annexation Number 34 to Community Facilities District Number 2 (Services Mitigation) and ordering annexation (*Quintero*)

Director Quinter provided a staff report regarding the proposed annexation Number 34 to existing Community Facilities District Number 2 and the results of the mailed-ballot election respecting proposed Annexation Number 34 to Community Facilities District Number 2 and the ordering of the annexation. City Clerk Christel confirmed the proof of publication of notice of public hearing, signed waiver and consent, completed and signed ballot, and signed Certificate of Clerk regarding receipt of property owner waiver and consent form and ballot declaring election results.

Mayor Bublak opened the public hearing at 8:48 p.m. and with no public participation, closed the public hearing at 8:49 p.m.

Action: **Resolution 2022-190** Calling a special, mailed-ballot election respecting proposed Annexation Number 34 to existing Community Facilities District Number 2 (Services Mitigation) as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: **Resolution 2022-191** Declaring the results of mailed-ballot election respecting proposed Annexation Number 34 to Community Facilities District Number 2 (Services Mitigation) and ordering annexation as motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

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Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

**8. ACTION ITEMS**

- A. Accepting the Turlock Downtown Property Owners Association 2021-2022 Annual Report to be filed with the City Clerk in accordance with California Streets and Highways Code Section 36650 (*Sims*)

Danny Mann with the Turlock Downtown Property Owners Association provided the 2021-2022 Annual Report. He discussed various events that were held, partnerships with other Turlock organizations including the TDBOC (Turlock Downtown Business Owner Committee), and various programs they have coming up.

Mayor Bublak opened the item for public participation and with no public participation, closed the comment period.

Action: **Resolution 2022-192:** Accepting the Turlock Downtown Property Owners Association 2021-2022 Annual report to be filed with the City Clerk in accordance with California Streets and Highways Code Section 36650 as motioned by Councilmember Monez, Vice Mayor Franco, and carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- B. Affirming or modifying the Community Events and Activities Grant Funding as submitted by the Parks, Arts, and Recreation commission (PARC) and taking the recommendation of the PARC to re-open the funding cycle with the remaining allocated funds (*Traini*)

Events Coordinator Traini provided a staff report regarding a request to affirm or modify the Community Events and Activities Grant Funding as submitted by the Parks, Arts, and Recreation commission (PARC) and taking the recommendation of the PARC to re-open the funding cycle with the remaining allocated funds.

Staff responded to questions from the City Council.

Mayor Bublak opened the item for public participation.

The following members of the public spoke:

Miguel Donoso

With no further comments, Mayor Bublak closed public participation.

Action: **Resolution 2022-193:** Affirming or modifying the Community Events and Activities Grant Funding as submitted by the Parks, Arts, and Recreation commission (PARC) and taking the recommendation of the PARC to re-open the funding cycle with the remaining allocated funds as motioned by Councilmember Monez, seconded by Councilmember Larson, and carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes



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- B. Providing the HUD Monitoring Report and notification received from HUD regarding the lead of the HOME Consortium (*Quintero*)

Director Quintero provided the HUD Monitoring Report and notification received from HUD regarding the HOME Consortium. She reviewed the 2010, 2014, 2019 findings and 2022 monitoring and discussed the steps staff is taking to correct issues stated in those findings. She stated that HUD notified the City on September 22, 2022 during a review of the Annual Action Plan and it was determined that the City needed to remain the lead agency until June 30, 2023.

Staff responded to questions from the City Council.

Mayor Bublak opened the item to public participation and comment was received from the following members of the public:

Miguel Donosa  
Milt Trieweiler  
Ron Puffer  
Ryan Taylor

With no further comment, Mayor Bublak closed public participation.

Staff responded to questions from the public.

Action: None. Information only.

## **9. CITY MANAGER REPORTS/UPDATES**

- A. Monthly Department Reports (*Wilson*)

City Manager Wilson advised the Monthly Department Reports were included in the Agenda Packet for Council's review. He also spoke about the Homeless presentation that City staff presented on September 22, 2022.

## **10. COUNCIL ITEMS FOR FUTURE CONSIDERATION**

Councilmember Nosrati stated he enjoyed the presentation from Opportunity Stanislaus and would like to see the City make a request to Stanislaus County for reimbursement for the cost of ARPA funds the City has spent over the years getting a countywide program in front of our businesses and believes it should be an ongoing level of service provided to the business sector of Turlock.

## **11. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS**

Councilmember Nosrati stated he would be doing the bus challenge suggested by Mr. Bridegroom, spoke about bike safety, and talked about land use and affordable housing.

Vice Mayor Franco provided thoughts on the Roads Workshops and the Homeless presentation held earlier in the month.

Councilmember Monez thanked Chief Hedden for all his work for the Homeless presentation and stated she has been receiving a lot of good feedback and suggestions from the public.

## **12. CLOSED SESSION**

- A. Conference with Labor Negotiators - California Government Code §54957.6(a)

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*Employee Organization: Turlock Management Association – Public Safety  
Employee Organization: Turlock Firefighters Association – Local 2434*

**13. REPORTS FROM CLOSED SESSION**

Mayor Bublak reported out of Closed Session stating there was nothing to report.

**14. ADJOURNMENT**

Mayor Bublak adjourned the meeting at 8:49 p.m.

Respectfully submitted

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Julie Christel, City Clerk  
City of Turlock