

# City Council Meeting Agenda

**AMENDMENT NO. 2**  
**09/11/2023**



September 12, 2023

6:00 p.m.

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

Mayor  
**Amy Bublak**

Council Members  
**Kevin Bixel**  
**Cassandra Abram**  
**Rebecka Monez**  
**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 three (3) 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.

## CALL TO ORDER SALUTE TO THE FLAG ROLL CALL AND DECLARATION OF CONFLICTS

### 1. 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.

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

- Updated** A. Presentation      CDBG-CV (Covid) Update (*Fagan*)  
B. Briefing              Potential City Council Policies for City Council Committees (*Bublak*)  
**Updated** C. Briefing              Sales Tax Update (*Moreno*)

### 3. 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 three (3) 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.

**CITY OF TURLOCK  
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**Next City Council Resolution: 2023-201**

**Next Ordinance: 1307-CS**

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

**5. 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 08/17/2023 in the amount of \$1,597,127.27, 08/24/2023 in the amount of \$3,890,358.71, EFT Payments of April 2023 in the amount of \$6,706,850.23, May 2023 in the amount of \$3,622,616.85, and June 2023 in the amount of \$3,962,434.34
- B. Motion: Accepting Minutes of the 08/22/2023 Regular Meeting of the City of Turlock City Council
- C. Resolution 2023-XXX: Approving a Settlement Agreement and Release, Contract Change Order No. 2 (Final) in the amount of \$47,500 (Non-General Fund - Fund 410 Water Quality Control), bringing the contract total to \$266,857.80, and authorizing the City Engineer to file a Notice of Completion for City Project No. 20-026 "RWQCF Flotator No. 3 Recoating" (*Fremming*)
- D. 1) Resolution 2023-XXX: Appropriating \$178,540 to Fund 218 "Measure L" account number 218-40-462-51270 "Construction Project" to be funded by Fund 218 "Measure L" unallocated reserves for City Project No. 22-035 "Intersection Improvements at Countryside Drive and Business Entrance"
- 2) Resolution 2023-XXX: Approving a Professional Services Agreement with Sandis, of Modesto, California, in a form approved by the City Attorney, in the not-to-exceed-amount of \$138,540 for professional design services for City Project No. 22-035 "Intersection Improvements at Countryside Drive and Business Entrance" to be funded by Fund 218 "Measure L" account number 218-40-462-51270 (*Schulze*)
- E. Resolution 2023-XXX: Authorizing the City Manager to enter into an agreement with Konica Minolta Business Solutions U.S.A., Inc. (Konica Minolta), for document management services, in an amount not to exceed \$300,000 for three (3) years, where funding has been budgeted in the respective departments account 43226 "Document Imaging System" and contingent on the availability of budgeted funds (*Showalter*)
- F. Resolution 2023-XXX: Authorizing the City Manager to enter into an agreement with Mid Valley IT for a one (1) year term, not to exceed the value of \$100,000 with the option for two (2) one (1) year extensions, not to exceed the value of \$300,000, if all renewal periods are exercised, from Fund 501 "Information Technology" account 501-10-130.43060\_000 "Contract Services" for specialized support and project consulting (*Showalter*)
- G. Resolution 2023-XXX: Re-appropriating \$401,940 to account number 412-51-536.51270 "Construction Project" from Fund 412 "Sewer Construction" unallocated reserves and re-appropriating \$291,060 to account number 421-52-552.51270 "Construction Project" from Fund 421 "Water Line Construction" unallocated reserves to provide adequate funding for City Project No. 20-013 "Water and Sewer Main Extensions – N. Golden State Boulevard" in Fiscal Year 2023-24 (*Schulze*)

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**6. FINAL READINGS**

**7. PUBLIC HEARINGS**

- A. Approving the Fiscal Year 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program (CDBG), CDBG-CARES and HOME Investment Partnership Program (HOME), and authorizing submission of the CAPER to the United States Department of Housing and Urban Development (HUD), and authorizing the City Manager to execute related necessary documents (*Quintero*)

**Recommended Action:** Resolution 2023-XXX: Approving the Fiscal Year 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program (CDBG), CDBG-CARES and HOME Investment Partnership Program (HOME), and authorizing submission of the CAPER to the United States Department of Housing and Urban Development (HUD), and authorizing the City Manager to execute related necessary documents

**8. ACTION ITEMS**

- A. Rescinding Resolution No. 2023-087 authorizing the City Manager, or their designee, to negotiate a ground lease agreement and any collateral agreements, in a form approved by the City Attorney, with Custom Containers 915 for transitional housing units, for homeless veterans and seniors (*Quintero*)

**Updated**

**Recommended Action:** 2023-XXX: **Rescinding Resolution No. 2023-087** authorizing the City Manager, or their designee, authority to negotiate a ground lease agreement and any collateral agreements, in a form approved by the City Attorney, with Custom Containers 915 for transitional housing units, for homeless veterans and seniors

- B. 1) Appropriating \$1,363,368.00 from Fund 117 "Cannabis" unassigned reserves to account number 117-10-190.48001\_335 "Transfers Out to F301 for Columbia Pool" and Fund 301 "Capital Improvement" account number 301-50-520.38001\_335 "Transfers In Fr F117 Cannabis for Columbia Pool" to be expensed from account number 301-50-520.51300 "Construction Repairs/Improvements" to provide necessary funding for City Project No. 19-51 "Columbia Pool Improvements"; 2) Appropriating \$923,756.00 to Fund 301 "Capital Improvement," account number 301-50-520.51300 "Construction Repairs/Improvements" from unallocated reserves; 3) Appropriating \$805,000.00 from Fund 119 "American Rescue Plan Act" unassigned reserves to account number 119-10-118-48003\_004 "Transfers Out – ARPA Columbia Pool Improvements" and Fund 301 "Capital Improvement" account number 301-50-520.38001\_004 "Transfers In-ARPA Columbia Pool Improvements" to be expensed from account number 301-50-520.51300 "Construction Repairs/Improvements" to provide necessary funding for City Project No. 19-51 "Columbia Pool Improvements"; and 4) Awarding bid and approving an Agreement with Bobo Construction, Inc., of Elk Grove, California, in a form approved by the City Attorney, in the amount of \$5,770,695.04 and authorizing a contingency amount of \$350,000.00 (6.1%) for construction of City Project No. 19-51 "Columbia Pool Improvements" to be funded by Fund 301 "Capital Improvement" account number 301-50-520.51300 (*Schulze*)

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**Recommended Action:**

- 1) Resolution 2023-XXX: Appropriating \$1,363,368.00 from Fund 117 “Cannabis” unassigned reserves to account number 117-10-190.48001\_335 “Transfers Out to F301 for Columbia Pool” and Fund 301 “Capital Improvement” account number 301-50-520.38001\_335 “Transfers In Fr F117 Cannabis for Columbia Pool” to be expensed from account number 301-50-520.51300 “Construction Repairs/Improvements” to provide necessary funding for City Project No. 19-51 “Columbia Pool Improvements”
  - 2) Resolution 2023-XXX: Appropriating \$923,756.00 to Fund 301 “Capital Improvement,” account number 301-50-520.51300 “Construction Repairs/Improvements” from unallocated reserves
  - 3) Resolution 2023-XXX: Appropriating \$805,000.00 from Fund 119 “American Rescue Plan Act” unassigned reserves to account number 119-10-118-48003\_004 “Transfers Out – ARPA Columbia Pool Improvements” and Fund 301 “Capital Improvement” account number 301-50-520.38001\_004 “Transfers In-ARPA Columbia Pool Improvements” to be expensed from account number 301-50-520.51300 “Construction Repairs/Improvements” to provide necessary funding for City Project No. 19-51 “Columbia Pool Improvements”
  - 4) Resolution 2023-XXX: Awarding bid and approving an Agreement with Bobo Construction, Inc., of Elk Grove, California, in a form approved by the City Attorney, in the amount of \$5,770,695.04 and authorizing a contingency amount of \$350,000.00 (6.1%) for construction of City Project No. 19-51 “Columbia Pool Improvements” to be funded by Fund 301 “Capital Improvement” account number 301-50-520.51300
- C. Awarding bid and approving an Agreement between the City of Turlock and Sfadia Inc. dba Green Energy Innovations of Buena Park, California in the amount of \$395,000.00 and authorizing a contingency amount of \$39,500.00 (10%) for construction of City Project No. 21-044 "Pedretti Park Lighting Improvements" to be funded by Fund 120 “Tourism” account number 120-10-120.51270 “Construction Project” (*Schulze*)
- Recommended Action:** Resolution 2023-XXX: Awarding bid and approving an Agreement between the City of Turlock and Sfadia Inc. dba Green Energy Innovations of Buena Park, California in the amount of \$395,000.00 and authorizing a contingency amount of \$39,500.00 (10%) for construction of City Project No. 21-044 "Pedretti Park Lighting Improvements" to be funded by Fund 120 “Tourism” account number 120-10-120.51270 “Construction Project”
- D. Affirming the Community Events and Activities Grant Funding as submitted by the Parks, Arts, and Recreation Commission (PARC) (*Vargas*)
- Recommended Action:** Resolution 2023-XXX: Affirming the Community Events and Activities Grant Funding as submitted by the Parks, Arts, and Recreation Commission (PARC)
- E. Awarding bid and approving an Agreement with Knife River Construction, of Stockton, California in the amount of \$4,591,036.00 and authorizing a contingency amount of \$229,552.00 (5.0%) for construction of City Project No. 18-67 "Water Main and Sewer Replacement 2023" to be funded by Fund 420 “Water Enterprise” account number 420-52-551.51126 (*Schulze*)

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**Recommended Action:** Resolution 2023-XXX: Awarding bid and approving an Agreement with Knife River Construction, of Stockton, California in the amount of \$4,591,036.00 and authorizing a contingency amount of \$229,552.00 (5.0%) for construction of City Project No. 18-67 "Water Main and Sewer Replacement 2023" to be funded by Fund 420 "Water Enterprise" account number 420-52-551.51126

**9. 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. City Manager's Monthly Reports (*Wilson*)

**10. COUNCIL ITEMS FOR FUTURE CONSIDERATION**

**11. 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.

**12. CLOSED SESSION**

**13. REPORTS FROM CLOSED SESSION**

**14. ADJOURNMENT**

**DECLARATION OF POSTING**

I, Julie Christel, City Clerk for the City of Turlock, certify that I caused to be posted a copy of the City of Turlock City Council Agenda for the Regular Meeting of Tuesday, September 12, 2023 at City Hall, 156 S. Broadway, Turlock, California, 95380 on Thursday, September 7, 2023.

Dated: September 7, 2023

/s/Julie Christel

Julie Christel  
City Clerk