

1. **A. CALL TO ORDER** – Mayor Soiseth called the meeting to order at 6:15 p.m.  
PRESENT: Councilmembers Gil Esquer, Bill DeHart, Amy Bublak, Matthew Jacob, and Mayor Gary Soiseth.  
ABSENT: None
  
- B. SALUTE TO THE FLAG**
  
2. **PROCLAMATIONS, PRESENTATIONS, RECOGNITIONS, ANNOUNCEMENTS & APPOINTMENTS:**
  - A. Mayor Soiseth presented a Certificate of Recognition to Police Lieutenant Joey Mercado, as the City of Turlock Employee of the Month – February 2017 award winner, for his guidance, going the extra mile, and encouragement to all. Lieutenant Mercado thanked the City Manager, City Council, and the Police Chief and noted what an honor it is receiving this recognition and working for the City of Turlock. Police Chief Amirfar spoke about Lieutenant Mercado's dedication, the positive example he sets for law enforcement and staff, and thanked him for his service.
  
  - B. Mayor Soiseth recognized Staff Services Technician Kim Hammack and Senior Planner Katie Quintero as recipients of the 2017 Tyler Excellence Award for their instrumental efforts and assistance with implementing the New World Systems Community Development Suite. Ms. Hammack thanked the Council for this acknowledgement. Ms. Quintero spoke about the citywide efforts that have also contributed to the implementation of the system and receipt of this award.
  
  - C. Mayor Soiseth presented a Proclamation to VFW Post 5059 Senior Vice Commander Ducheneaux and American Legion Post 88 Commander Bruce in recognition of Vietnam Veterans Day. Commander Bruce spoke about his experience when returning from Vietnam and how respect and gratitude for the Military has improved since that time. Senior Vice Commander Ducheneaux thanked the Mayor and City Council for their support.
  
  - D. Assistant to the City Manager for Economic Development/Community Housing Maryn Pitt provided information about the Business Incentive Program and introduced business owner Lorie Wilson of Warrior Yoga. Mayor Soiseth and Councilmember Bublak presented a check to Ms. Wilson on behalf of her participation in the Business Incentive Program. Ms. Wilson thanked the community and Council for their support, spoke about her businesses' upcoming one year anniversary, the relationships made since opening her business, and encouraged attendance at a yoga class.
  
  - E. Central San Joaquin Valley Risk Management Authority (CSJVRMA) Administrator Jeanette Workman and Assistant Administrator Chrissy Mack presented information regarding the CSJVRMA including the City's membership and services provided.

Council discussed this item.

**3. A. SPECIAL BRIEFINGS:**

**1. CALIFORNIA STATE UNIVERSITY STANISLAUS**

CSUS Student Government Relations Coordinator Noriel Mostajo spoke about a recent visit to the State Capital where he and fellow students met with legislators regarding potential tuition increases and welcomed Mayor Soiseth to attend the third annual One-on-One with the Mayor to be held on April 4, 2017.

**B. STAFF UPDATES**

**1. Policy Goals and Implementation Plan**

Municipal Services Director Michael Cooke presented an update on groundwater resources.

Council and staff discussed this item.

**2. Capital Projects, Building Activity, and Transit**

Development Services Director Mike Pitcock provided an update on Capital Projects, Transit, and Building Activity.

**C. PUBLIC PARTICIPATION – RELATED TO SCHEDULED MATTERS ITEM 8F**

Mayor Soiseth opened public participation and invited members of the public to speak about Scheduled Matters Item 8F.

Candace Gonsalves, downtown business owner and volunteer for the Downtown Business Alliance, shared comments and concerns from some of the downtown merchants regarding the proposed event including impacts of the road closure, notification process, setting precedence for future events in the downtown, and interruption of business during peak hours. Ms. Gonsalves also acknowledged the efforts of City staff and the applicant, offered suggestions such as modifying the times of the road closure or identifying an alternate route, and proposed that future events be held on Sundays.

Hilary Smith, downtown business owner, shared concerns on behalf of her business and the Greenery Nursery including congestion, parking, and losing peak business hours. Ms. Smith also suggested moving this event and future parades to Sundays.

Mayor Soiseth closed public participation related to Scheduled Matters Item 8F and handled Scheduled Matters Item 8F out of order.

**SCHEDULED MATTERS ITEM 8F**

Parks, Recreation and Public Facilities Director Allison Van Guilder presented the staff report on the request to determine closure of sections of Florence Street between North Laurel Street and North Broadway, North Broadway between Florence Street and West Main Street, West Main Street to East Canal Drive, East Canal Drive to Berkeley Avenue, and Berkeley Avenue to west bound East Canal Drive to Crane Park, for the Assyrian American Civic Club to host the Assyrian New Year Parade, is exempt from the provisions of the

California Environmental Quality Act (CEQA) in accordance with Section 15304 (Minor Alterations to Land) of the CEQA Guidelines AND authorize the closure of sections of Florence Street between North Laurel Street and North Broadway, North Broadway between Florence Street and West Main Street, West Main Street to East Canal Drive, East Canal Drive to Berkeley Avenue, and Berkeley Avenue to west bound East Canal Drive to Crane Park for pedestrian safety, for the Assyrian American Civic Club to host the Assyrian New Year Parade, on Saturday, March 25, 2017 at specified times, and authorize the City Manager to apply appropriate conditions and restrictions on the street closure.

Director Van Guilder also provided information about the notification process for special events of this nature and conversations with the applicant to identify alternative approaches to mitigate some of the concerns.

President of the Assyrian American Civic Club Sam David spoke about the Assyrian New Year celebration, acknowledged concerns of the business community, exploration of alternative routes, and inquired about the primary concern of the location/route.

Council discussed this item.

Mayor Soiseth requested the applicant, members of the public, and staff to have a sidebar discussion to explore an alternate route or time.

Turlock Librarian Diane Bartlett advised that another event will be held this same day at the Carnegie Arts Center which will require parking on Broadway.

After meeting with the applicant and members of the public, Director Van Guilder reported that an alternate route and time was identified, re-routing the procession past the Public Safety Facility to the fairgrounds. Director Van Guilder noted staff would be working through the notification process for the proposed alternate route.

Council and staff discussed the proposed alternate route and time as related to the notification process and the process of delegating authority for street closures.

*Mayor Soiseth recessed the meeting at 8:27 p.m. to allow staff time to formulate the alternate route and time into the action.*

*Mayor Soiseth reconvened the meeting at 8:35 p.m.*

Prior to introduction of the resolutions, Mayor Soiseth noted Resolution No. 2013-126 would be used for some of the road closures within the proposed route (Broadway between Florence Street and Front Street) that were not included in the agenda, granting authority to the City Manager to close these roads. Mayor Soiseth also noted staff would provide notice to individuals who work and live in the proposed route area.

**Action:** **Resolution No. 2017-043:** Determining closure of sections of Florence Street between North Laurel Street and North Broadway, North Broadway between Florence Street and West Main Street, West Main Street between South Broadway and South First Street, for the Assyrian American Civic Club to host the Assyrian New Year Parade, is exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15304 (Minor Alterations to Land) of the CEQA Guidelines as introduced by Councilmember Jacob, seconded by Councilmember DeHart, and carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

**Resolution No. 2017-044:** Authorizing the closure of sections of Florence Street between North Laurel Street and North Broadway, North Broadway between Florence Street and West Main Street, West Main Street between South Broadway and South First Street for pedestrian safety, for the Assyrian American Civic Club to host the Assyrian New Year Parade, on Saturday, March 25, 2017 with closures beginning at 8:00 a.m. and concluding at 1:00 p.m., and authorizing the City Manager to apply appropriate conditions and restrictions on the street closure as introduced by Councilmember DeHart, seconded by Councilmember Jacob, and carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

**PUBLIC PARTICIPATION – RELATED TO ALL OTHER MATTERS**

Mayor Soiseth re-opened public participation related to all other matters.

Turlock Librarian Dianne Bartlett provided information about the upcoming Library Visioning Session to be held at the Carnegie Arts Center on March 25 from 10:00 a.m. to 2:00 p.m.

Anthony Castillo spoke about his concerns with immigration and noted he would like to discuss this matter with the Council. Mayor Soiseth directed staff to contact Mr. Castillo to set-up these meetings.

**4. A. MOTION WAIVING READING OF ALL ORDINANCES ON THE AGENDA**

**Action:** Motion by Councilmember DeHart, seconded by Councilmember Bublak, waiving reading of all ordinances on the agenda, except by title. Motion carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

**B. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS:** None

**C. DISCLOSURE OF TOP TEN/MAXIMUM CONTRIBUTORS**

**5. CONSENT CALENDAR:**

**Action:** Motion by Councilmember Jacob, seconded by Councilmember DeHart, adopting the consent calendar. Motion carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

- A. **Resolution No. 2017-045:** Accepting Weekly Demands of 02/02/17 in the amount of \$440,804
- B. *Motion:* Accepting Minutes of the Special Meeting of February 28, 2017 and Minutes of the Regular Meeting of February 28, 2017
- C. *Motion:* Approving an Underground Electric Service Installation Agreement with Turlock Irrigation District for City Project No. 12-60C "Turlock Regional Transit Center Phase 2" in the amount of \$159,780.52
- D. *Motion:* Approving the Sole to Soul 5K Fun Run event utilizing the public right-of-way (sidewalks), hosted by Turlock High School Future Leaders of America Club (FLA), on Saturday, April 22, 2017 from 8:00 a.m. to 2:00 p.m., and authorizing the City Manager to apply appropriate conditions and restrictions to the event
- E.
  - 1. *Motion:* Approving Amendment No. 3 to a Professional Services Agreement between the City of Turlock and Geoanalytical Laboratories for additional laboratory analysis services for the North Valley Regional Recycled Water Program (NVRWP) and National Pollutant Discharge Elimination System (NPDES) permitting requirements, increasing the compensation to an annual amount of \$260,000
  - 2. **Resolution No. 2017-046:** Appropriating \$21,000 to account number 410-51-530.43340 "North Valley Regional Recycled Water Program" and \$102,000 to account number 410-51-530.43316 "NPDES Permit Studies" from Fund 410 Water Quality Control Operating Reserves
- F. *Motion:* Authorizing issuance of Request for Proposal (RFP) No. 17-403 for contract laboratory services for testing and analysis of water, wastewater, recycled water, soil, and sludge
- G. *Motion:* Approving an Agreement between the City of Turlock and the 38th District Agricultural Association authorizing City Staff to conduct training on non-City owned property
- H. **Resolution No. 2017-047:** Appropriating \$297 to 242-00-000-213.51010 "Computer" from Fund 242 "Computer Replacement-Police" reserve balance, \$1,877 to 242-00-000-228.51010 "Computer" from Fund 242 "Computer Replacement-Engineering" reserve balance, and \$468 to 242-00-000-221.51010 "Computer" from "Computer Replacement-Parks, Recreation & Public Facilities" reserve balance for the purchase of replacement computer equipment
- I. *Motion:* Approving an Agreement between the City of Turlock and Charter Communications to provide primary internet service, in an amount not to exceed \$410 per month, for a period of 5 years

- J. Motion: Approving an Agreement between the City of Turlock and Utility Telecom to provide secondary internet service, in an amount not to exceed \$500.01 per month, for a period of 37 months
- K. **Resolution No. 2017-050**: Authorizing the Mayor or City Manager to execute agreements for legal services performed by the City Attorney for other agencies
- L. Motion: Rejecting Claims for Damages filed by Sherri Rozar
- M. Motion: Rejecting Claims for Damages filed by Steve Johnson
- N. Motion: Rejecting Claims for Damages filed by Mario A. Garcia
- O. Motion: Rejecting Claims for Damages filed by Julie Lorch
- P. Motion: Rejecting Claims for Damages filed by Vanessa Gutierrez

**6. FINAL READINGS:**

- A. **Ordinance No. 1231-CS** Amending Chapter 5-16 (Christmas Tree Sales Lots) and Title 9 (Zoning Ordinance) of the Turlock Municipal Code (Ordinance Amendment 2016-02) to improve the permit process and timeline for Christmas tree sales lots, modify attached patio cover and air conditioner setbacks, revise Noise Standards, modify landscaping and irrigation requirements, update wireless communication facilities regulations, modify use classifications and permitting requirements, modify property development standards, modify requirements for underground utilities, amend setbacks for recycling and solid waste disposal facilities, redefine group homes and group quarters permitting requirements, and allow for electronic noticing, as introduced at the February 28, 2017 meeting, and passed 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

**7. PUBLIC HEARINGS:** None

**8. SCHEDULED MATTERS:**

*Mayor Soiseth noted that Scheduled Matters Item 8A would be handled concurrently with Successor Agency Scheduled Matters Item 6A.*

- A. Senior Accountant Marie Lorenzi presented the staff report on the request to authorize the acceptance by the City, as the housing successor, of a property (located at 301 Starr Avenue) conveyed by the Successor Agency to the Turlock Redevelopment Agency pursuant to the Long Range Property Management Plan and taking related actions. Council discussed this item.

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

**Action:**        **Resolution No. 2017-048:** Authorizing the acceptance by the City, as the housing successor, of a property (located at 301 Starr Avenue) conveyed by the Successor Agency to the Turlock Redevelopment Agency pursuant to the Long Range Property Management Plan and taking related actions as introduced by Councilmember Bublak, seconded by Councilmember Jacob, and carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

- B.        Development Services Department Director Mike Pitcock presented the staff report on the request to approve a Signal Interconnect Agreement in the amount of \$1,031,167 (Fund 215) with the Union Pacific Railroad of Omaha, Nebraska in connection with City Project No. 14-28 “Intersection Improvements at North Golden State Boulevard and Fulkerth Road” AND approve a Public Highway At-Grade Crossing Agreement in the amount of \$380,514 (Fund 215) with the Union Pacific Railroad of Omaha, Nebraska in connection with City Project No. 14-28 “Intersection Improvements at North Golden State Boulevard and Fulkerth Road”.

*Councilmember Jacob stepped down from the dais at approx. 7:36 p.m.*

*Councilmember Jacob returned to the dais at 7:41 p.m.*

Mayor Soiseth opened public participation.

Members of the public spoke about this item.

Mayor Soiseth closed public participation.

**Action:**        Motion by Councilmember Esquer, seconded by Councilmember Bublak, Approving a Signal Interconnect Agreement in the amount of \$1,031,167 (Fund 215) with the Union Pacific Railroad of Omaha, Nebraska in connection with City Project No. 14-28 “Intersection Improvements at North Golden State Boulevard and Fulkerth Road”. Motion carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

Motion by Councilmember Esquer, seconded by Councilmember Bublak, Approving a Public Highway At-Grade Crossing Agreement in the amount of \$380,514 (Fund 215) with the Union Pacific Railroad of Omaha, Nebraska in connection with City Project No. 14-28 “Intersection Improvements at North Golden State Boulevard and Fulkerth Road”. Motion carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

- C. Development Services Department Director Mike Pitcock presented the staff report on the request to delegate authority to the City Engineer and the City Land Surveyor to approve vacations for public service easements through a summary vacation process, for a period of 24 months, with an applicant right to appeal a denial to the City Manager.

Council discussed this item.

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

**Action:**        **Resolution No. 2017-049:** Delegating authority to the City Engineer and the City Land Surveyor to approve vacations for public service easements through a summary vacation process, for a period of 24 months, with an applicant right to appeal a denial to the City Manager as introduced by Councilmember DeHart, seconded by Councilmember Esquer, and carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

- D. Parks, Recreation and Public Facilities Manager Erik Schulze presented the staff report on the request to authorize issuance of Request for Proposal (RFP) No. 17-396 for rubber bark from tire-derived products to landscape the medians on Monte Vista Avenue and Christoffersen Parkway, east of Geer Road.

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

Council and staff discussed this item.

**Action:**        Motion by Councilmember Jacob, seconded by Councilmember Esquer, Authorizing issuance of Request for Proposal (RFP) No. 17-396 for rubber bark from tire-derived products to landscape the medians on Monte Vista Avenue and Christoffersen Parkway, east of Geer Road. Motion carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

- E. Parks, Recreation and Public Facilities Manager Erik Schulze presented the staff report on the request to accept the post event reports funded in part by the City of Turlock, through the Community Events and Activities Grant Program.

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

**Action:** Motion by Councilmember Jacob, seconded by Councilmember Bublak, Accepting the post event reports funded in part by the City of Turlock, through the Community Events and Activities Grant Program. Motion carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

F. *Scheduled Matters Item 8F was handled out of order.*

G. Police Chief Ninus Amrifar presented the staff report on the request to accept the City of Turlock Police Department 2016 Annual Report.

Police Chief Amrifar also commended staff for their support and efforts in developing the annual report.

Council discussed this item.

Mayor Soiseth opened public participation.

A member of the public spoke about this item.

Mayor Soiseth closed public participation.

**Action:** Motion by Councilmember Jacob, seconded by Councilmember Esquer, Accepting the City of Turlock Police Department 2016 Annual Report. Motion carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

H. Fire Chief Robert Talloni presented the staff report and a video on the request to accept the City of Turlock Fire Department 2016 Annual Report.

Council discussed this item.

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

**Action:** Motion by Councilmember DeHart, seconded by Councilmember Bublak, Accepting the City of Turlock Fire Department 2016 Annual Report. Motion carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

9. **NON-AGENDA ITEMS:** None

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

11. **COUNCIL COMMENTS:** None

12. **CLOSED SESSION:**

City Attorney Phaedra A. Norton introduced the Closed Session Item.

- A. Conference with Real Property Negotiators, Cal. Gov't 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: 1141 North Olive Avenue, Turlock, CA (APN No. 042-021-032)  
Agency Negotiator: City Manager Gary R. Hampton  
Negotiating Parties: Dale & Martha Lundquist  
Under Negotiation: Price and terms of payment

**Action:** No reportable action.

13. **ADJOURNMENT:**

Motion by Councilmember DeHart, seconded by Councilmember Bublak, to adjourn the open session of the regular meeting at 8:57 p.m. Motion carried unanimously.

Motion by Councilmember Bublak, seconded by Councilmember DeHart, to adjourn the closed session and the regular meeting at 9:30 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

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Jennifer Land  
City Clerk