

**AUGUST 27, 2013**  
**6:00 p.m.**  
**City of Turlock Yosemite Room**  
**156 S. Broadway, Turlock, California**

**MINUTES**  
**Regular Meeting**  
**Turlock City Council**

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1. **A. CALL TO ORDER** – Mayor Lazar called the meeting to order at 6:03 p.m.  
PRESENT: Councilmembers Amy Bublak, Bill DeHart, Steven Nascimento, Forrest White,  
and Mayor John S. Lazar.  
ABSENT: None

*Deputy City Clerk Stacey Tonarelli seated at dais as Clerk.*

**B. SALUTE TO THE FLAG**

2. **PROCLAMATIONS, PRESENTATIONS, RECOGNITIONS, ANNOUNCEMENTS & APPOINTMENTS:**

- A. Mayor Lazar presented a Proclamation to Dan Madden, Director of Municipal Services, in honor of his retirement and service to the City of Turlock.

*City Clerk Kellie Weaver arrived at 6:08 p.m. and was seated at dais.*

- B. Assistant to the City Manager for Economic Development/Housing Program Services Maryn Pitt presented a Turlock Business Incentive Program check to Robert Britt of Classic Colors.

3. **A. SPECIAL BRIEFINGS:**

1. Turlock City Arts Commissioner Sergio Alvarado briefed the Council on the dates of the 2014 Spring Juried Art Show being selected as April 2, 2014 through May, 11, 2014, the call for entries for a new mural project at Columbia Park, and ad hoc committee approval for the placement of the Queen Shamiram statue.

**B. STAFF UPDATES:** None

**C. PUBLIC PARTICIPATION:** None

4. **A. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS:** None

5. **CONSENT CALENDAR:**

Councilmember Bublak requested that Item 5I be removed from the Consent Calendar for separate consideration.

**Action:** Motion by Councilmember DeHart, seconded by Councilmember White, and unanimously carried to adopt the amended consent calendar as follows:

- A. **Resolution No. 2013-145** Accepting Demands of 7/18/13 in the amount of \$3,086,464.29; Demands of 7/25/13 in the amount of \$1,488,904.22; Demands of 8/1/13 in the amount of \$520,459.87; Demands of 8/8/13 in the amount of \$1,224,251.73

- B. Motion: Accepting Minutes of Regular Meeting of August 13, 2013
- C. 1. Motion: Approving Contract Change Order No. 1 (Final) in the amount of \$647.08 (Fund 215) for City Project No. 11-18, "Purchase of CNG Street Sweeper," bringing the contract total to \$278,564.72  
2. Motion: Accepting improvements for City Project No. 11-18, "Purchase of CNG Street Sweeper," and authorizing the City Engineer to file a Notice of Completion
- D. 1. Motion: Approving Contract Change Order No. 1 (Final) in the amount of \$6,288.80 (Fund 255) for City Project No. 12-57, "Soderquist Sidewalk Improvements Phase 2," bringing the contract total to \$97,125.80  
2. Motion: Accepting improvements for City Project No. 12-57, "Soderquist Sidewalk Improvements Phase 2," and authorizing the City Engineer to file a Notice of Completion
- E. Motion: Making the determination that City Project No. 13-46, "Senior Center Fence Installation," is exempt from the provisions of CEQA in accordance with Section 15303 (d), "New Construction or Conversion of Small Structures," and awarding bid and approving an agreement in the amount of \$9,705 (Fund 301) with Golden Bay Fence plus Iron Works, Inc., Stockton, California, for City Project No. 13-46, "Senior Center Fence Installation"
- F. Motion: Authorizing an agreement between the City of Turlock and Keyes Community Services District for the disposal of sanitary sewer collection system solids to the Turlock Regional Water Quality Control Facility
- G. Motion: Approving an agreement renewal between independent contractor Dragon Sports and the City of Turlock to offer youth self-defense classes
- H. Motion: Approving a Memorandum of Understanding among Stanislaus County Office of Education, the City of Turlock and the Turlock Unified School District, and authorizing the acceptance of an allocation of funds and execution of a grant agreement to implement the ASES Program (Supporting After School for Everyone)
- I. *Removed for separate consideration*
- J. 1. Motion: Determining that the project is exempt from CEQA pursuant to Section 15303 or 15304 of the California Environmental Quality Act Guidelines  
2. Motion: Authorizing the attached agreement with Old Castile Properties, LP, to provide water service to 5213 West Main Street (APN 023-040-008)  
3. Motion: Authorizing staff to submit an application to the Stanislaus Local Agency Formation Commission for an Out-of-Boundary Service Agreement

**Item 5I**

Parks, Recreation and Community Facilities Manager Allison Van Guilder presented the staff report on the request to approve Amendment No. 2 to the non-exclusive building lease agreement between the City of Turlock and Turlock Gospel Mission, a non-profit corporation, for the City owned area and building located at 1030 East Avenue, Turlock, California (Youth Center).

Mayor Lazar asked for public comment.

Turlock Gospel Mission representative Chris Kiriakou spoke in favor of the agreement and provided information regarding steps taken to date related to the construction of their new facility.

Council discussion included consideration of a new lease with 6 month increment periods and updates by Turlock Gospel Mission presented every 6 months.

Mayor Lazar closed the public hearing.

Additional Council discussion included neighborhood concerns, concerns about loitering in City parks, various lease options, and positive achievements made as a result of the HAM Center's efforts.

Mayor Lazar reopened public comment.

Mr. Kiriakou spoke regarding termination options included in the proposed amendment and provided additional progress and funding information.

Mayor Lazar closed public comment.

Councilmember Bublak moved to extend the contract for an additional year, then return to Council to approve future extensions. Councilmember White requested to amend Councilmember Bublak's motion to add that expenses incurred by Turlock Gospel Mission would apply to the third year of the contract. Councilmember DeHart agreed to second the motion upon Councilmember Bublak agreeing to the amendment. Councilmember White clarified the motion, at which time City Manager Wasden offered an alternative, which was accepted by Councilmember Bublak, to implement the new contract, which would take care of offsetting the rent, but change the term to one year.

**Action:** Motion by Councilmember Bublak, seconded by Councilmember DeHart, to implement the new contract [Amendment No. 2 to the non-exclusive building lease agreement between the City of Turlock and Turlock Gospel Mission, a non-profit corporation, for the City owned area and building located at 1030 East Avenue, Turlock, California (Youth Center)], but change the amended term of agreement from two years to one year. Motion carried unanimously.

6. **FINAL READINGS:** None

7. **PUBLIC HEARINGS:** None

8. **SCHEDULED MATTERS:**

*Mayor Lazar advised the Mayor's Economic Development Task Force Item scheduled for tonight's meeting would be put forward.*

9. **COUNCIL ITEMS FOR FUTURE CONSIDERATION:**

Mayor Lazar requested consideration that Denair Park concerns be agendized for future discussion.

Councilmember White requested consideration that a tow yard compliance update be agendized and presented by Police staff.

**10. COUNCIL COMMENTS:**

Councilmember Bublak announced the upcoming Crime Stoppers dinner to be held in Modesto on September 20, 2013.

***Mayor Lazar adjourned to the Special Council Workshop on Draft Water Rates and Water Capacity Charges Study.***

***Mayor Lazar adjourned to the Successor Agency Meeting.***

***Mayor Lazar reconvened the Turlock City Council Meeting.***

**11. CLOSED SESSION:**

City Attorney Phaedra Norton introduced the Closed Session Item.

- A. Conference with Labor Negotiators, Cal. Gov't Code §54957.6  
Agency Negotiators: Roy W. Wasden/Dave Young  
Employee Organization: Turlock Associated Police Officers  
Employee Organization: Turlock City Employee Association  
Employee Organization: Turlock Firefighters Association. Local 2434  
Employee Organization: Turlock Management Association-Public Safety  
Unrepresented Employees: Accountant, Sr., Assistant to the City Manager for Economic Development/Community Housing, Community Housing Program Supervisor, Deputy Development Services Director/Planning, Development Services Director/City Engineer, Development Services Supervisor/City Surveyor, Executive Assistant to the City Manager/City Clerk, Finance Customer Service Supervisor, Fire Chief, Human Resources Manager, Human Resources Technician, Legal Assistant, Municipal Services Director, Municipal Services Deputy Director, Payroll Coordinator, Principal Civil Engineer, Regulatory Affairs Manager, Secretary/Deputy City Clerk, Executive Administrative Assistant/Public Safety, Technical Services Manager, Utilities Manager, Water Quality Control Division Manager

**Action:** No reportable action.

**12. ADJOURNMENT:**

Motion by Councilmember DeHart, seconded by Councilmember Bublak, to adjourn at 7:48 p.m.  
Motion carried unanimously.

RESPECTFULLY SUBMITTED

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Kellie E. Weaver  
City Clerk