

1. **A. CALL TO ORDER** –Mayor Soiseth called the meeting to order at 6:01 p.m.
PRESENT: Councilmembers Amy Bublak, Bill DeHart, Matthew Jacob, Steven Nascimento, and Mayor Soiseth.
ABSENT: None

B. SALUTE TO THE FLAG

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

Mayor Soiseth advised he would be continuing Items 2A and 2B, “CDBG Grant Selection Committee” appointments, to the March 10, 2015 City Council meeting.

Assistant to the City Manager for Economic Development/Housing Program Services Manager Maryn Pitt provided information about the grant committee and the selection process.

- A. **Continued to the March 10, 2015 City Council meeting.** CDBG Grant Selection Committee (Community Members)
- B. **Continued to the March 10, 2015 City Council meeting.** CDBG Grant Selection Committee (Council Representative)

3. **A. SPECIAL BRIEFINGS:** None

B. STAFF UPDATES: None

C. PUBLIC PARTICIPATION:

Turlock Librarian Diane Bartlett provided an update on current programs including a Dr. Seuss celebration, In-N-Out Burger “Cover to Cover” event, Dr. Seuss story and craft time, kite making class, St. Patrick’s Day event, Lego day, and family game day.

Vernon Price spoke regarding the Five Faces of Oppression & Empowerment: Self in Community, and marginalization/powerlessness of the homeless.

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

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

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

B. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS: None

5. CONSENT CALENDAR:

Action: Motion by Councilmember Nascimento, seconded by Councilmember DeHart, to adopt the consent calendar. Motion carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

- A. **Resolution No. 2015-029** Accepting Demands of 1/15/15 in the amount of \$1,261,902.53; Demands of 1/22/15 in the amount of \$997,479.35; Demands of 1/29/15 in the amount of \$316,100.84
- B. Motion: Accepting Minutes of Special Meeting of February 3, 2015; Minutes of Regular Meeting of February 10, 2015
- C. Motion: Approving Amendment No. 1 to the agreement with Pires, Lipomi + Navarro Architects and increasing the total compensation in the amount of \$14,780 (Fund 426-40-415.51260) for City Project No. 12-60B, "Turlock Regional Transit Center Phase 2 Design and Master Plan"
- D. **Resolution No. 2015-030** Authorizing the refund of \$1,265 to the State of California Department of Housing and Community Development for program income funds as agreed to in the Neighborhood Stabilization Program and Program Income Reuse Plan and appropriating \$1,265 to account number 258-41-496.47312 "Reimbursement to HCD"
- E. **Resolution No. 2015-031** Appropriating \$27,200 from account number 256-41-486.47225_001 "Affordable Housing Development -Current" to account number 256-41-486.43060_000 "Contract Services" to provide funding for the City of Turlock's obligation with regard to the MOU with the County of Stanislaus for the Development of the 2015-2020 Consolidated Plan and 2015 Annual Action Plan
- F.
 - 1. Motion: Approving an agreement with CNC Environmental, LLC, for a Granular Activated Adsorption System for the Municipal Services Department for a period of thirty six (36) months, in an amount not to exceed \$50,000, from Water Fund 420-52-550-435040 "PCE Monitoring & Remediation"
 - 2. **Resolution No. 2015-032** Appropriating \$20,000 to account 420-52-550-43504 "PCE Monitoring and Remediation" to be funded by revenue received in account 420-52-550-35507 "PCE Recovery" from an award of funds from the Cleanup and Abatement Account by the State Water Resources Control Board for the purpose of PCE Remediation System Optimization and Groundwater Monitoring and Reporting in Downtown Turlock
- G. Motion: Approving an amendment to Contract No. 11-929, regarding a name change from Terra Renewal West, LLC to Denali Water Solutions of Russellville, AR
- H. Motion: Approving an agreement with Condor Earth Technologies, Inc. to provide Environmental Consulting Services to assist with a three (3) Year Compliance Audit for the California Accidental Release Prevention (CalARP) Program for the Chlorine Facility at the City of Turlock Regional Water Quality Control Facility in an amount not to exceed \$6,820 from Fund 410-51-530.43336 "CalARP Compliance Audit"
- I. Motion: Approving the Memorandum of Understanding between the City of Turlock and Stanislaus Men's Senior Baseball League for the use of Pedretti Park for adult baseball programs within the community

- J. Motion: Approving the Memorandum of Understanding between the City of Turlock and the Turlock American Little League for the use of Pedretti Park for youth baseball programs within the community
- K. Motion: Authorizing the City Manager or his designee to execute an agreement between Turlock Police Department and California State University Stanislaus Police Department agreeing to conform to all the California Law Enforcement Telecommunication Systems (CLETS) policies
- L. Motion: Rejecting Claim for Damages filed by Brandon Lee Wilson

6. FINAL READINGS:

- A. **Ordinance No. 1206-CS**, Amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2014-02 (Potter’s Landing)] as Introduced on January 25, 2005 was passed and adopted 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

Resolution No. 2015-033 Establishing Conditions of Approval for Planned Development District No. 271 (PD 271), Rezone 2014-02 [Potter’s Landing], was introduced by Councilmember DeHart, seconded by Councilmember Nascimento, and carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

7. PUBLIC HEARINGS

- A. Sr. Accountant Marie Lorenzi presented the staff report on the request to authorize the issuance by the Colorado Health Facilities Authority of its Revenue Refunding Bonds, Series 2015 (Covenant Retirement Communities, Inc.) in one or more series in an aggregate principal amount not to exceed \$125,000,000 (the “Series 2015 Bonds”), of which not more than \$23,000,000 shall be for the benefit of Covenant Village of Turlock, Covenant Village Care Center, Sequoia Place and Covenant Village of Turlock Care Center; and Related Matters.

Covenant Village Assistant Executive Director Chuck Johnson provided information about Covenant Village and the services they provide.

Mayor Soiseth opened the public hearing. No one spoke. Mayor Soiseth closed the public hearing.

Action: **Resolution No. 2015-034** Authorizing the Issuance by the Colorado Health Facilities Authority of its Revenue Refunding Bonds, Series 2015 (Covenant Retirement Communities, Inc.) in one or more series in an aggregate principal amount not to exceed \$125,000,000 (the “Series 2015 Bonds”), of which not more than \$23,000,000 shall be for the benefit of Covenant Village of Turlock, Covenant Village Care Center, Sequoia Place and Covenant Village of Turlock Care Center; and Related Matters was introduced by Councilmember Bublak, seconded by Councilmember DeHart, and carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

8. SCHEDULED MATTERS:

- A. City Manager Roy Wasden presented the staff report on the request to accept and endorse the City Manager’s appointment of Kellie Jacobs-Hunter to the position of Administrative Services Director effective March 2, 2015.

Kellie Jacobs-Hunter thanked Council for the reception honoring her appointment.

Mayor Soiseth asked for public comment. No one spoke. Mayor Soiseth closed public comment.

Action: **Resolution No. 2015-035** Accepting and endorsing the City Manager’s appointment of Kellie Jacobs-Hunter to the position of Administrative Services Director effective March 2, 2015 was introduced by Councilmember Bublak, seconded by Councilmember DeHart, and carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

- B. Development Services Director Mike Pitcock presented the staff report on the request to approve an agreement with Stott Outdoor Advertising of Chico, California, to sell and maintain advertising on the exteriors of Turlock’s “Blast” and “Dart” urban services and remit a portion of the sales revenue to the City in the form of purchased transit tickets to be distributed to recognized charitable organizations and the Turlock Unified School District.

Council and staff discussion included Councilmember Bublak’s role in bringing this idea forward, future sign ordinance review and related enhanced revenue opportunities, and fare box recovery procedures.

Mayor Soiseth asked for public comment. No one spoke. Mayor Soiseth closed public comment.

Action: Motion by Councilmember Bublak, seconded by Councilmember DeHart, Approving an agreement with Stott Outdoor Advertising of Chico, California, to sell and maintain advertising on the exteriors of Turlock’s “Blast” and “Dart” urban services and remit a portion of the sales revenue to the City in the form of purchased transit tickets to be distributed to recognized charitable organizations and the Turlock Unified School District. Motion carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

- C. Deputy Director of Development Services/Planning Debbie Whitmore presented the staff report on the request to authorize the City Manager to enter into a sole source professional services agreement with Dyett & Bhatia Urban and Regional Planners without following formal bidding procedures; approve the award of a professional services agreement to Dyett & Bhatia Urban and Regional Planners for the 5th Cycle update to the City of Turlock Housing Element for an amount not to exceed \$48,840; and appropriate \$48,840 to account number 110-40-400.43753 “Contract Services Housing Element Update” to be funded from Fund 110 “General Fund” reserve balances to prepare the State-mandated update to the City of Turlock Housing Element.

Mayor Soiseth asked for public comment. No one spoke. Mayor Soiseth closed public comment.

Sophie Martin of Dyett & Bhatia spoke regarding Dyett & Bhatia’s ability to serve the Turlock community well due to their familiarity with Turlock’s goals, policies and programs.

Action: Motion by Councilmember Nascimento, seconded by Councilmember DeHart, Authorizing the City Manager to enter into a sole source professional services agreement with Dyett & Bhatia Urban and Regional Planners without following formal bidding procedures, having found that the circumstances listed in Turlock Municipal Code, Title 2, Chapter 7, Section 2-7-08(b)(2), (b)(3), and (b)(4) have been satisfied. Motion carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

Motion by Councilmember Nascimento, seconded by Councilmember DeHart, Approving the award of a professional services agreement to Dyett & Bhatia Urban and Regional Planners for the 5th Cycle update to the City of Turlock Housing Element for an amount not to exceed \$48,840. Motion carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

Resolution No. 2015-036 Appropriating \$48,840 to account number 110-40-400.43753 “Contract Services Housing Element Update” to be funded from Fund 110 “General Fund” reserve balances to prepare the State-mandated update to the City of Turlock Housing Element was introduced by Councilmember Nascimento, seconded by Councilmember DeHart, and carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

- D. Parks, Recreation & Public Facilities Director Allison Van Guilder introduced Carnegie Arts Center Director Lisa McDermott who presented the Carnegie Arts Foundation Annual Report 2014 and approve a new fee schedule for the Carnegie Arts Center and amendment number 3 to the lease agreement between the City of Turlock and The Carnegie Arts Center Foundation, a California non-profit corporation, for the City owned area and building located at 250 North Broadway, Turlock, California.

Mayor Soiseth asked for public comment.

Jeannie Ferrari spoke regarding free programs offered by the Carnegie Arts Center, including Family Friday and the Sunday Lecture Series.

Mayor Soiseth closed public comment.

Council and staff discussion included the proposed fee schedule and the importance of creating an adjustable fee structure due to the varying nature of events that occur at the Center.

Mayor Soiseth reopened public comment.

Robert Allen, a representative of a new group for the homeless named “Fired Up,” spoke regarding availability at the Carnegie for talent shows, beauty pageants, and street entertainment for the homeless population.

Mayor Soiseth closed public comment.

Council discussion included support for the work that has been done at the Center, including praise for the youth participation that was envisioned.

Action: Motion by Councilmember Bublak, seconded by Councilmember DeHart, Accepting the Carnegie Arts Foundation Annual Report 2014. Motion carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

Motion by Councilmember DeHart, seconded by Councilmember Nascimento, Approving a new fee schedule (“Exhibit A”) for the Carnegie Arts Center and amendment number 3 (“Exhibit B”) to the lease agreement between the City of Turlock and The Carnegie Arts Center Foundation, a California non-profit corporation, for the City owned area and building located at 250 North Broadway, Turlock, California (Carnegie Arts Center). Motion carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

Mayor Soiseth handled Scheduled Matters Item 8F prior to Item 8E.

Mayor Soiseth advised that City Council Scheduled Matters Item 8F and Successor Agency to the Redevelopment Agency Scheduled Matters Item 6A would be handled concurrently.

- F. Sr. Accountant Marie Lorenzi presented the staff report on the request to approve a Loan Agreement for Avena Bella Phase II project costs between the Successor Agency of the Turlock Redevelopment Agency and the City of Turlock; approve a Loan Agreement for Public Safety Facility’s contracts costs between the Successor Agency to the Turlock Redevelopment and the City of Turlock; approve a Loan Agreement for City advance for ROPS 14-15A Enforceable Obligations between the Successor Agency of the Turlock Redevelopment Agency and the City of Turlock.

Mayor Soiseth asked for public comment. No one spoke. Mayor Soiseth closed public comment.

Action: **Resolution No. 2015-037** Approving a Loan Agreement for Avena Bella Phase II project costs between the Successor Agency to the Turlock Redevelopment Agency and the City of Turlock was introduced by Councilmember Bublak, seconded by Councilmember DeHart, and carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

Resolution No. 2015-038 Approving a Loan Agreement for Public Safety Facility’s contracts costs between the Successor Agency to the Turlock Redevelopment Agency and the City of Turlock was introduced by Councilmember Bublak, seconded by Councilmember DeHart, and carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

Resolution No. 2015-039 Approving a Loan Agreement for City advance for ROPS 14-15A Enforceable Obligations between the Successor Agency to the Turlock Redevelopment Agency and the City of Turlock was introduced by Councilmember Bublak, seconded by Councilmember DeHart, and carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

- E. Assistant to the City Manager for Economic Development/Housing Program Services Maryn Pitt presented the staff report on the request to approve a multifamily rehabilitation loan and any necessary tenant relocation of the property located at 1480 Lambert Way, Turlock, California, in the amount of \$270,000 and approve the sale of the property located at 1480 Lambert Way, Turlock, California (APN 061-040-004-000), to be sold to We Care, a non-profit organization, in the amount of \$350,000, subject to the terms and conditions.

Maris Sturtevant, We Care Board of Directors member, spoke in favor of the item for reasons that it would be a wonderful opportunity for them to own and operate family transitional units.

Council and staff discussion included potential use of VASH vouchers for the property.

Mayor Soiseth asked for public comment.

Vernon Price spoke in favor of the project and VASH vouchers.

Mayor Soiseth closed public comment.

Action: Motion by Councilmember Jacob, seconded by Councilmember DeHart, Approving a multifamily rehabilitation loan and any necessary tenant relocation of the property located at 1480 Lambert Way, Turlock, California, in the amount of \$270,000 as outlined in Attachment A. Motion carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

Motion by Councilmember Jacob, seconded by Councilmember DeHart, Approving the sale of the property located at 1480 Lambert Way, Turlock, California (APN 061-040-004-000), to be sold to We Care, a non-profit organization, in the amount of \$350,000, subject to the terms and conditions as outlined in Attachment B. Motion carried 5/0 by the following vote:

Councilmember DeHart	Councilmember Nascimento	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

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

10. **COUNCIL COMMENTS:**

Councilmember Nascimento thanked We Care Facility staff for a recent tour they provided for him and commended them for their excellent work.

Councilmember DeHart commended Sr. Accountant Marie Lorenzi for her excellent work associated with the Successor Agency, including keeping track of the ROPS and working with the Department of Finance.

11. **CLOSED SESSION:**

City Attorney Phaedra Norton introduced the Closed Session items.

- A. **Conference with Legal Counsel – Pending Litigation, Cal. Gov't Code §54956.9(d)(4)**
“For purposes of this section, litigation shall be considered pending when any of the following circumstances exist... Based on existing facts and circumstances, the legislative body of the local agency has decided to initiate or is deciding whether to initiate litigation.”

Potential Case: (1 case)

Action: No reportable action.

- B. **Conference with Labor Negotiators, Cal. Gov't 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 Negotiators: Roy W. Wasden/Dave Young

Employee Organization: Turlock Associated Police Officers

Action: No reportable action.

12. **ADJOURNMENT:**

Motion by Councilmember DeHart, seconded by Councilmember Nascimento, to adjourn at 7:45 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

Kellie E. Weaver
City Clerk