

# City Council Agenda



**OCTOBER 8, 2019**

**6:00 p.m.**

**City of Turlock Yosemite Room**

**156 S. Broadway, Turlock, California**

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Mayor  
**Amy Bublak**

Council Members

**Nicole Larson**

**Andrew Nosrati**

**Gil Esquer**

**Becky Arellano**

Vice Mayor

Interim City Manager

**Michael I. Cooke**

City Clerk

**Jennifer Land**

City Attorney

**Douglas L. White**

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**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.

**0. A. CALL TO ORDER**

**B. SALUTE TO THE FLAG**

**C. ROLL CALL**

**D. DECLARATION OF CONFLICTS**

**1. CLOSED SESSION: None**

**2. 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.

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**3. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS: None**

**4. 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.

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

**6. 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. Resolution: Accepting Weekly Demands of 9/5/19 in the amount of \$1,168,458.73; Weekly Demands of 9/12/19 in the amount of \$533,339.83
- B. Motion: Accepting Minutes of the Special Meeting of August 27, 2019; Minutes of the Regular Meeting of August 27, 2019; Minutes of the Special Meeting of September 10, 2019; Minutes of the Regular Meeting of September 10, 2019
- C. Resolution: Accepting the Turlock Downtown Property Owners Association 2018-2019 Annual Report to be filed with the City Clerk in accordance with California Streets and Highways Code Section 36650
- D. Resolution: Approving a revision to the allocated personnel, adopted by the City Council on June 11, 2019, changing the allocation of a Wastewater Plant Operator I to a Wastewater Plant Operator Sr.
- E. Resolution: Increasing budgeted revenue in the amount of \$37,000 to account number 206-20-441.35197\_013 "Admin Fee Towed Vehicle Release" from anticipated fund balance with the closure of the OTS Grant in account number 266-20-255-350 "OTS Vehicle Impound" and appropriating \$19,500 from Fund 206 "Traffic Safety" anticipated unallocated reserves in the amounts of \$8,000 to account number 206-20-441.41100\_001 "Overtime Standard," \$3,000 to account number 206-20-441.43125\_036 "Maintenance Traffic Equipment," \$3,000 to account number 206-20-441.44001\_000 "Supplies General," and \$5,500 to account number 206-20-441.47095\_000 "Training General"
- F. Resolution: Authorizing the City Manager to execute all necessary documents related to submittal of an application, acceptance of an allocation of funds, and execution of a grant agreement with the State of California Department of Housing and Community Development for the Affordable Housing and Sustainable Communities Program
- G. Resolution: Accepting donations made to the City of Turlock Parks, Recreation and Public Facilities Department from various donors in January 2019 through June 2019 in the amount of \$549 (monetary donations) in account number 270-61-635-399.37200\_000 "Donations General" to fund a variety of Parks, Recreation and Public Facilities Department programs, scholarships, and activities

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7. **FINAL READINGS:**

A. ***Recommended Action:***

Ordinance: Adopting an Ordinance approving a Development Agreement by and between the City of Turlock and JDI Farms, Inc. located at 600 D Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 043-018-016 as introduced at the September 24, 2019 City Council meeting (*White*)

8. **PUBLIC HEARINGS:** None

9. **ACTION ITEMS:**

- A. Request to amend a portion of City Council Resolution No. 2015-128 and adopting a revised Supplemental Fee for Infrastructure Improvements required to implement the East Tuolumne Master Plan within the City of Turlock resulting in a lower master plan fee (*Bray*)

***Recommended Action:***

Resolution: Amending a portion of City Council Resolution No. 2015-128 and adopting a revised Supplemental Fee for Infrastructure Improvements required to implement the East Tuolumne Master Plan within the City of Turlock resulting in a lower master plan fee

- B. Request to accept a donation from MedMen to be used for the City of Turlock Active Military Banner Program in the amount of \$7,000 to be appropriated into revenue account number 269-60-614-414.37200\_000 "Donations General" and expenditure account number 269-60-614-414.44001\_000 "Supplies General" (*Traini*)

***Recommended Action:***

Resolution: Accepting a donation from MedMen to be used for the City of Turlock Active Military Banner Program in the amount of \$7,000 to be appropriated into revenue account number 269-60-614-414.37200\_000 "Donations General" and expenditure account number 269-60-614-414.44001\_000 "Supplies General"

- C. Request to approve the purchase and sale agreement, loan agreement, and joint escrow instructions for the sale of the property located at 736/738 Park Street, Turlock (APN 050-028-007-000), to be sold to WeCare, a non-profit organization, in the amount of \$332,000, subject to the terms and conditions as outlined in Attachment A and authorize the City Manager to sign all necessary documents to effectuate the transaction (*Pitt*)

***Recommended Action:***

Motion: Approving the purchase and sale agreement, loan agreement, and joint escrow instructions for the sale of the property located at 736/738 Park Street, Turlock (APN 050-028-007-000), to be sold to WeCare, a non-profit organization, in the amount of \$332,000, subject to the terms and conditions as outlined in Attachment A and authorizing the City Manager to sign all necessary documents to effectuate the transaction

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- D. Request to approve the purchase and sale agreement, loan agreement, and joint escrow instructions for the sale of the property located at 808/810 South Soderquist Road, Turlock (APN 050-007-051-000), to be sold to Greater Modesto Interfaith Hospitality Network dba Family Promise of Greater Modesto, a non-profit organization, in the amount of \$358,000, subject to the terms and conditions as outlined in Attachment A and authorize the City Manager to sign all necessary documents to effectuate the transaction (*Pitt*)

**Recommended Action:**

Motion: Approving the purchase and sale agreement, loan agreement, and joint escrow instructions for the sale of the property located at 808/810 South Soderquist Road, Turlock (APN 050-007-051-000), to be sold to Greater Modesto Interfaith Hospitality Network dba Family Promise of Greater Modesto, a non-profit organization, in the amount of \$358,000, subject to the terms and conditions as outlined in Attachment A and authorizing the City Manager to sign all necessary documents to effectuate the transaction

**10. 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. Economic Development Update (*Pitt*)

**11. COUNCIL ITEMS FOR FUTURE CONSIDERATION**

Requests for Council items for future consideration will be scheduled in accordance with the City of Turlock Elected and Appointed Officials' Handbook (Resolution No. 2019-094), unless otherwise specified by the Mayor or a majority of the Council.

**12. 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.

- 13. CLOSED SESSION (*continuation of Closed Session if necessary*):** None

- 14. REPORTS FROM CLOSED SESSION:** None

**15. ADJOURNMENT**