

**0. A. CALL TO ORDER** – Mayor Bublak called the meeting to order at 6:04 p.m.

**B. SALUTE TO THE FLAG**

*Mayor Bublak announced that members of staff are participating in the meeting via the Zoom system and advised the Council meeting is being streamed on the City’s website, YouTube, and Spectrum Channel 2.*

*Mayor Bublak also announced that members of the public will be given the opportunity to address the Council during public participation (within jurisdiction of the City Council) as well during the presentation of discussion items and noted the City Clerk will provide additional details once we near the public participation section of the meeting.*

**C. ROLL CALL:**

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

**PRESENT:** Councilmembers Nicole Larson, Andrew Nosrati, Pam Franco, Rebecka Monez, and Mayor Amy Bublak.

**ABSENT:** None

**D. DECLARATION OF CONFLICTS:** None

**1. CLOSED SESSION:**

*The Closed Session item(s) for this meeting have been agendized and will be heard toward the latter part of the meeting.*

**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.

Councilmember Nosrati announced he has received a request from a member of the public to move public participation prior to proclamations, recognitions, appointments, announcements, presentations, and briefings.

**Action:** Motion by Councilmember Nosrati, seconded by Councilmember Larson, Approving the agenda as amended. Motion carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Public participation was heard out of order.

*City Clerk Jennifer Land announced that members of the public will be given the opportunity to address Council on items that are within the subject matter jurisdiction of the City Council and on any item on tonight's agenda. For items listed on the agenda, we ask that you please defer your comments until that item is heard by the Council. For those who are interested in addressing the Council, please press the "raise hand" feature on your screen or press \*9 from your telephone keypad once the Mayor opens public comment and before she closes public comment.*

*Members of the public will be allotted three (3) minutes for comments and will be taken in the order of which requests are received. When it is a member's turn to speak, they will hear an automated prompt indicating their line has been unmuted – and that is when the three (3) minutes will begin.*

*Lastly, we request members who choose to address the Council to please state their first and last name in the event any follow up is needed; however, this is not mandatory.*

**4. PUBLIC PARTICIPATION:**

The following members of the public spoke:

Brent Wheeler  
Vito Chiesa  
Donna Endsley  
Dona Varin  
C.  
Lisette Sims  
Patrick Shansoff  
Chris Hampel  
Stuart Sims  
Robert Puffer  
Catherine Doo  
Ron Bridegroom  
Milt Trieweiler  
Michael Camara  
WCAMStudios  
Micah Littlepage  
Cheryl Reiland

**3. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS:**

A. Appointment: Vice Mayor

Mayor Bublak nominated Councilmember Franco for Vice Mayor.

**Action:** Motion by Mayor Bublak, seconded by Councilmember Monez, appointing Councilmember Franco as Vice Mayor for the 2021 year. Motion carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

B. **Appointment:** Appointing members of the City Council to the Boards, Commissions, and Committees as listed in the agenda item

Mayor Bublak recommended members of the City Council be appointed to the various Boards, Commissions, and Committees as listed in the report found within the agenda packet.

Council discussed this item.

**Action:** Motion by Councilmember Monez, seconded by Councilmember Franco, appointing members of the City Council to the CDBG Community Grant Selection Committee, City/County Disaster Council, City/County Liaison Committee, City of Turlock/Turlock Unified School District/California State University Stanislaus Joint Meeting, East Stanislaus Regional Water Management Partnership (Management Group), Economic Development Work Group, North Valley Regional Recycled Water Program Joint Powers Policy Committee, San Joaquin Valley Air Pollution Control District Valley-Wide Special City Selection Committee, Stanislaus County Economic Development Action Committee, Stanislaus Council of Governments (StanCOG), Stanislaus Homeless Alliance, Stanislaus Regional Water Authority (SRWA), Turlock Library Partnership, and West Turlock Subbasin Groundwater Sustainability Agency (WTSGSA) as outlined in the report found within the agenda packet. Motion carried 4/1 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
No	Yes	Yes	Yes	Yes

5. **MOTION WAIVING READING OF ALL ORDINANCES ON THE AGENDA, EXCEPT BY TITLE:**  
None

6. **CONSENT CALENDAR:**

*Councilmember Nosrati requested Consent Calendar Item 6H be removed for separate consideration.*

*Councilmember Monez requested Consent Calendar Item 6C be removed for separate consideration.*

**Action:** Motion by Councilmember Monez, seconded by Councilmember Franco, adopting the amended consent calendar. Motion carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- A. **Resolution No. 2021-001:** Accepting Weekly Demands of 11/19/20 in the amount of \$2,138,213.70; Accepting Weekly Demands of 11/26/20 in the amount of \$5,543,882.81; Accepting Weekly Demands of 12/3/20 in the amount of \$218,373.29; Accepting Weekly Demands of 12/10/20 in the amount of \$937,788.43; Accepting Monthly Demands of 8/31/20 in the amount of \$1,664,139.62
  - B. **Motion:** Accepting Minutes of the Special Meeting of October 13, 2020; Minutes of the Special Meeting of October 27, 2020
  - C. *Item removed for separate consideration.*
  - D. **Motion:** Approving the execution of a Lien Agreement for deferred payment of Development Impact fees in the amount of \$25,223.96 between the City of Turlock and Turlock Petroleum, Inc., 2219 Lander Avenue, Turlock, CA 95380
  - E. **Motion:** Approving an Agreement with Shape, Inc. for maintenance services of Flygt brand pumping/mixing equipment and associated parts, in an annual amount not to exceed \$100,000 (non-general fund), for a total contract amount not to exceed \$400,000 (non-general fund), over the four (4) year term of the Agreement if all renewal periods are exercised
  - F. **Motion:** Approving Amendment No. 1 to an Agreement between the City of Turlock and Condor Earth Technologies, Inc., increasing the annual compensation by \$50,000 for a total annual amount not to exceed \$100,000 (non-general fund)
  - G. **Resolution No. 2021-002:** Approving modifications to the job description for the positions of Animal Control Officer and Animal Control Officer, Sr., effective January 12, 2021
  - H. *Item removed for separate consideration.*
- 6C. **Motion:** Approving Contract Change Order No. 10 and 17 in the amount of \$168,368.86 (Fund 305) with Agee Construction of Clovis, California, for City Project No. 0828 "SR-99/Fulkerth Road Interchange" bringing the contract total to \$12,221,933.84

Council and staff discussed this item.

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

**Action:** Motion by Councilmember Franco, seconded by Councilmember Monez, Approving Contract Change Order No. 10 and 17 in the amount of \$168,368.86 (Fund 305) with Agee Construction of Clovis, California, for City Project No. 0828 "SR-99/Fulkerth Road Interchange" bringing the contract total to \$12,221,933.84. Motion carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

6H. Resolution: Reaffirming the Director of Emergency Services Proclamation of Existence of a Local Emergency in response to COVID-19

Council and staff discussed this item.

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

Council and staff further discussed this item.

**Action:** Resolution No. 2021-003: Reaffirming the Director of Emergency Services Proclamation of Existence of a Local Emergency in response to COVID-19 as introduced by Councilmember Monez, seconded by Councilmember Larson, and carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

**3. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS (CONTINUED):**

C. Appointment: Civility Code Rules Committee

Council discussed this item. Councilmember Larson recommended Councilmembers Monez, Nosrati, and Larson be appointed to the Civility Code Rules Committee.

**Action:** Motion by Councilmember Larson, seconded by Councilmember Nosrati, Appointing Councilmember Monez, Councilmember Nosrati, and Councilmember Larson to the Rules Committee pursuant to the adoption of the Civility Code. Motion carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

D. Appointment: Planning Commission

Mayor Bublak recommended that Constance Anderson and Jim Reape be reappointed to fill vacancies on the Planning Commission and noted the remaining vacancy will be filled at a later date.

**Action:** Motion by Councilmember Monez, seconded by Councilmember Franco, Reappointing Constance Anderson and Jim Reape to fill vacancies on the Planning Commission for a term set to expire on December 31, 2024. Motion carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

E. Appointment: Parks, Arts and Recreation Commission

Mayor Bublak recommended that Robert Holly be reappointed to fill a vacancy on the Parks, Arts and Recreation Commission.

**Action:** Motion by Councilmember Monez, seconded by Councilmember Larson, Reappointing Robert Holly to fill a vacancy on the Parks, Arts and Recreation Commission for a term set to expire on December 31, 2023. Motion carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

F. Appointment: CDBG Grant Selection Committee (Community Members)

Mayor Bublak recommended that Abe Rojas, Allison Jeffery, Beverly Spielman, and Kim A. Castro be appointed as community members to the CDBG Grant Selection Committee.

**Action:** Motion by Councilmember Monez, seconded by Councilmember Larson, Appointing Abe Rojas, Allison Jeffery, Beverly Spielman, and Kim A. Castro as community member representatives for the CDBG Grant Selection Committee. Motion carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

7. **FINAL READINGS:** None

8. **PUBLIC HEARINGS**

A. Interim Development Services Director Nathan Bray presented the staff report on the request to order the improvements and formation of the PM 20-02 Jessica House (Development Project No. 20-016) Landscaping and Lighting Benefit Assessment District and the Street Maintenance Benefit Assessment Area and confirm the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2020-2021 for the PM 20-02 Jessica House (Development Project No. 20-016) Landscaping and Lighting Benefit Assessment District and the Street Maintenance Benefit Assessment Area, Pursuant to Resolution No. 97-128

Council and staff discussed this item.

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

Council and staff further discussed this item.

City Clerk Jennifer Land reported the only ballot received for this item is in favor of the district, no ballots were received in opposition of; therefore, no majority protest exists and the Council may form the district.

**Action:**            **Resolution No. 2021-004**: Ordering the improvements and formation of the PM 20-02 Jessica House (Development Project No. 20-016) Landscaping and Lighting Benefit Assessment District and the Street Maintenance Benefit Assessment Area and confirming the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2020-2021 for the PM 20-02 Jessica House (Development Project No. 20-016) Landscaping and Lighting Benefit Assessment District and the Street Maintenance Benefit Assessment Area, Pursuant to Resolution No. 97-128 as introduced by Councilmember Larson, seconded by Councilmember Franco, and carried 4/1 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	No	Yes	Yes	Yes

**9. ACTION ITEMS:**

- A. Parks, Recreation and Public Facilities Manager Erik Schulze presented the staff report on the request to accept the Turlock Downtown Property Owners Association 2019-2020 Annual Report to be filed with the City Clerk in accordance with California Streets and Highways Code Section 36650

Manager Schulze also introduced Turlock Downtown Property Owners Association (TDPOA) Board Member Danny Mann who presented information regarding the Turlock Downtown Property Owners Association 2019-2020 Annual Report.

Council, staff and TDPOA Board Member Mann discussed this item.

Mayor Bublak opened public participation.

The following members of the public spoke:

Tinna Savini (regarding Public Hearing Item 8A)

Mayor Bublak closed public participation.

Council further discussed this item.

**Action:**        **Resolution No. 2021-005:** Accepting the Turlock Downtown Property Owners Association 2019-2020 Annual Report to be filed with the City Clerk in accordance with California Streets and Highways Code Section 36650 as introduced by Councilmember Monez, seconded by Councilmember Larson, and carried 5/0 by the following vote:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

*Mayor Bublak recessed the City Council Meeting at approximately 7:39 p.m.*

*Mayor Bublak reconvened the City Council Meeting at 7:56 p.m.*

**10. CITY MANAGER REPORTS/UPDATES:**

A. Administrative Services

1. Economic Development Update

Assistant to the City Manager for Economic Development/Housing Maryn Pitt provided an update regarding Economic Development including economic indicators such as unemployment rate, rental housing vacancies, new businesses open, projects under construction, primary retail trade area, retail facts and sales tax generators, concerns with COVID-19 effects, residential development, commercial development, and sales tax leakage.

2. CARES Act Update

Assistant to the City Manager for Economic Development/Housing Maryn Pitt provided an update regarding the CARES Act including grants awarded to local businesses, scholarships for the VOLT Institute through Opportunity Stanislaus, and the RAD card program and announced a she would be briefing Council regarding Community Development Block Grant (CDBG) CARES funding discussion at a future Council meeting.

Mayor Bublak opened public participation for Items 10A.1. and 10A.2.

The following members of the public spoke:

DJ Fransen

Mayor Bublak closed public participation.

Council and staff discussed these items.



- B. Fire Department  
1. COVID-19 Update

Interim Fire Chief Gary Carlson provided an update regarding COVID-19 including Stanislaus County metrics, San Joaquin Valley Region ICU capacity, COVID vaccine distribution, active cases and deaths due to COVID-19.

Mayor Bublak opened public participation.

The following members of the public spoke:

Michael Puffer

Mayor Bublak closed public participation.

Staff provided brief comment in response to public comment.

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

Councilmember Nosrati inquired about a strategic plan goal setting meeting for Councilmember alignment, formation of the Measure A oversight committee, workshop to develop a comprehensive road funding strategy, coordination with Stanislaus County for CARES unit funding, partnership with CSUS for GIS implementation, and distribution of cannabis revenue for youth prevention efforts.

Councilmember Larson asked for consideration of a citizen oversight committee to conduct any interviews and recommendations for the selection of Acting City Manager and City Attorney positions.

Councilmember Franco spoke regarding comments she has received from members of the public regarding opening City Council meetings to the public.

Mayor Bublak requested a forensic audit of City finances.

**12. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS:**

Councilmember Nosrati spoke in opposition of the recent acts of violence and looting at the Nation's Capital and requested additional education/messaging from the City regarding COVID-19.

Councilmember Franco spoke regarding her appointment to Vice Mayor and clarified previous statements regarding her ethics training certification, knowledge of the Brown Act, attendance at orientation sessions, and meetings/tours with City staff.

Councilmember Monez congratulated Councilmember Franco on her Vice Mayor appointment and spoke regarding the resignation of City Attorney Churchwell White LLP.

Mayor Bublak spoke regarding the various forms of communication she receives from the public, confidentiality of personnel actions/meetings, not having endorsed other Councilmembers, succession planning, and asked for public trust.

Councilmember Larson congratulated Vice Mayor Franco on her appointment and spoke regarding the resignation of City Attorney Churchwell White LLP.

**13. CLOSED SESSION:**

*City Clerk Jennifer Land introduced the Closed Session Items.*

- A. 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 Designated Representative: Human Resources Manager Sarah Eddy  
Employee Organization: Turlock Associated Police Officers  
Employee Organization: Turlock City Employees Association  
Employee Organization: Turlock Firefighters Association-Local 2434  
Employee Organization: Turlock Management Association-Public Safety  
Unrepresented Employees: Accountant, Sr., Administrative Analyst, Administrative Services Director, Assistant to the City Manager for Economic Development/Community Housing, Chief Building Official, City Clerk, Community Housing Program Supervisor, Deputy Director Development Services/Planning, Development Services Director, Development Services Supervisor/City Surveyor, Executive Administrative Assistant/Deputy City Clerk, Executive Administrative Assistant/Municipal Services, Executive Administrative Assistant/Public Safety, Fire Chief, Human Resources Analyst, Sr., Human Resources Manager, Human Resources Technician, Information Technology Manager, Legal Assistant, Municipal Services Deputy Director, Municipal Services Director, Office Assistant I, Parks, Recreation and Public Facilities Director, Parks, Recreation and Public Facilities Manager, Payroll Coordinator, Police Business Unit Supervisor, Police Chief, Principal Civil Engineer, Regulatory Affairs Manager, Transit Manager, Utilities Manager, and Water Quality Control Division Manager.
- B. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)  
*"Subject to paragraph (2), this chapter shall not be construed to prevent the legislative body of a local agency from holding closed sessions during a regular or special meeting to consider the appointment, employment, evaluation of performance, discipline, or dismissal of a public employee or to hear complaints or charges brought against the employee by another person or employee unless the employee requests a public session."*  
Title: Acting City Manager
- C. 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 Designated Representative: Mayor Amy Bublak  
Unrepresented Employee: Acting City Manager
- D. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)  
*"Subject to paragraph (2), this chapter shall not be construed to prevent the legislative body of a local agency from holding closed sessions during a regular or special meeting to consider the appointment, employment, evaluation of performance, discipline, or dismissal of a public employee or to hear*

*complaints or charges brought against the employee by another person or employee unless the employee requests a public session.”*

Title: Interim City Attorney

- E. 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 Designated Representative: Mayor Amy Bublak

Unrepresented Employees: Interim City Attorney

**14. REPORTS FROM CLOSED SESSION:**

City Clerk Jennifer Land reported for Closed Session Item 13B, during Closed Session the City Council took action to appoint Gary Hampton as Acting City Manager effective January 13, 2021. The City Council intends to set the compensation at Step 1 of the City Manager salary schedule in which the Council intends to approve at the next regularly scheduled meeting on January 26, 2021.

The results of the roll call vote were as follows:

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
No	Yes	Yes	Yes	Yes

City Clerk Jennifer Land reported that for all other Closed Session Items, no reportable action was taken.

**15. ADJOURNMENT**

Mayor Bublak adjourned the regular meeting at 11:18 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

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Allison Martin, Deputy City Clerk  
Jennifer Land, City Clerk