

A. CALL TO ORDER - Mayor Bublak called the meeting to order at 6:00 p.m.

B. SALUTE TO THE FLAG

C. ROLL CALL:

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

PRESENT: Councilmembers Nicole Larson, Pam Franco, and Mayor Amy Bublak
ABSENT: Councilmembers Nosrati and Monez

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.

Action: Motion by Councilmember Franco, seconded by Councilmember Larson, approving the amended agenda. Motion carried 3-0-2 by the following vote:

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

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

1. Proclamation: Mayor Bublak read the proclamation for Go Green Week 3/14/22 – 3/18/22, and Staff Services Technician Lupe Madrigal gave a presentation regarding the history and significance of Go Green Week.
2. Presentation: Stanislaus 2030 – Economic Development/Job Creation Strategy
3. Presentation: Housing Stanislaus – Community-Wide Planning to Support Strategies for the Development of Affordable and Market-Rate Housing

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 five (5) 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.

Milt Treiweiler
Marylu Pelayo
Bob Puffer
Stanislaus County Supervisor Vito Chiesa
Ron Bridegroom
Miguel Donodo

Mayor Bublak closed Public Participation.

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

None

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.

There was a green sheet submitted on Action Item 6F.

- A. **Resolution No. 2022-033:** Accepting Weekly Demands of 1/28/22 in the amount of \$520,695.28; Weekly Demands of 2/4/22 in the amount of \$4,090,960.73
- B. **Motion:** Accepting Minutes of the Regular Meeting of February 22, 2022
- C. **Resolution No. 2022-034:** Appropriating \$36,834.95 to account number 215-40-420.51210 "Federal Street Projects" to be funded from Fund 218 "Measure L" unallocated reserves to provide necessary funding for City Project No. 16-56 "Intersection Improvements at Lander Ave and F St"
Motion: Approving Contract Change Order No. 2 (Final) in the increased amount of \$53,451.50 (Non-General Fund – Fund 215) for City Project No. 16-56 "Intersection Improvements at Lander Ave and F St." bringing the contract total to \$530,774.50
Motion: Accepting improvements for City Project No. 16-56 "Intersection Improvements at Lander Ave and F St." and authorizing the City Engineer to file a Notice of Completion
- D. **Motion:** Approving Contract Change Order No. 3 (Final) in the decreased amount of \$26,819.30 (Non-General Fund – Fund 215) for City Project No. 18-53 "Intersection Improvements at Monte Vista Ave and Fosberg Rd" bringing the contract total to \$622,106.66
Motion: Accepting improvements for City Project No. 18-53 "Intersection Improvements at Monte Vista Ave and Fosberg Rd" and authorizing the City Engineer to file a Notice of Completion

- E. Motion: Approving a Surface Water Pipeline Easement on the City of Turlock terminal tank site located at 3500 North Quincy Road to the Stanislaus Regional Water Authority necessary for construction of the Turlock finish water pipeline, to be constructed as part of the Stanislaus Regional Water Authority Regional Surface Water Supply Project
- F. Resolution No. 2022-035: Appropriating \$900,000 to account number 410-51-534.51418 "S. Walnut/W. Main Sewer Line Repair" to be funded from Fund 410 "Water Quality Control (WQC)" unallocated reserves to provide necessary funding for City Project No. 21-040 "W. Main and Walnut Emergency Repair"
Motion: Accepting the improvements for City Project No. 21-040, "W. Main and Walnut Emergency Repair" and authorizing the City Engineer to file a Notice of Completion
- G. *Removed for separate consideration*
- H. Resolution No. 2022-038: Appropriating \$150,000 to account number 110-10-109.43010 "Contract Attorney" from Fund 110 "General Fund" unassigned reserves for anticipated fees through June 30, 2022 related to services performed by Atkinson, Andelson, Loya, Ruud & Romo
- I. Resolution No. 2022-039: Approving revisions to the job description for Fire Marshal

Action: Motion by Councilmember Franco, seconded by Councilmember Larson, adopting the consent calendar. Motion carried 3-0-2 by the following vote:

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

- 6G. Request to authorize the City Manager to begin the implementation of recommendations from the Geographic Information System (GIS) Strategic Plan performed in 2019 by VESTRA resources Inc. AND authorize the City Manager to begin the implementation of recommendations from the Geographic Information System (GIS) Strategic Plan performed in 2019 by VESTRA resources Inc. AND authorize the hiring of one Full Time Employee (FTE) position of GIS Coordinator AND authorize staff to solicit a Request for Proposal from qualified firms to provide GIS support services.

Interim Municipal Services Director Dan Madden gave a brief overview of the proposed recommendations proposed by VESTRA Resources Inc., as suggested in the 2019 GIS Strategic Plan.

Councilmember Franco asked how many departments would be utilizing this system. Dan Madden said that all departments would use it.

Mayor Bublak opened public comment.

The following members of the public spoke:

Bob Puffer

Mayor Bublak closed public comment.

Councilmember Larson suggested that the city should use college students for a free internship so they can gain experience to gather and enter data for this system.

Action: Motion Authorizing the City Manager to begin the implementation of recommendations from the Geographic Information System (GIS) Strategic Plan performed in 2019 by VESTRA resources Inc.

Resolution No. 2022-040: Approving a new job description for the new position of GIS Coordinator.

Resolution No. 2022-041: Authorizing the hiring of one Full Time Employee (FTE) position of GIS Coordinator

Motion: Authorizing staff to solicit a Request for Proposal from qualified firms to provide GIS support services

Councilmember Larson motioned for approval with Councilmember Franco seconding the motion. Motion carried 3-0-2 by the following vote:

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

7. **FINAL READINGS:** None

8. **PUBLIC HEARINGS:** None

9. **ACTION ITEMS:**

- A. Request to declare that certain real property owned by the City located at 513 North Palm Avenue, in the City of Turlock is exempt surplus land, and taking related actions AND approve the repayment of HOME funds in the amount of \$291,951.49 to credit the Turlock/ Stanislaus County HOME Consortium local HOME account (Fund 256) AND approve the sale agreement, loan agreement and joint escrow instructions for the sale of the property located at 513 North Palm Avenue, Turlock (APN #061-023-041) (Exhibit A), to be sold to Housing Authority of Stanislaus County, a California public housing authority, in the amount of \$292,000, and authorize the City Manager to sign all necessary documents to effectuate the transaction.

Community Housing Program Supervisor Maria Ramos gave a presentation regarding this item.

Councilmember Larson asked what other types of land is considered surplus. Maria Ramos said that any land in the city that is not able to be used at the time.

Councilmember Larson asked if there would be any other implications deeming this property as surplus. Maria Ramos said that a property is only deemed surplus if it is going to be sold.

Councilmember Franco said that she would like to see the future beds be offered to Turlock citizens first before opening up to the general public.

Mayor Bublak opened public comment.
The following members of the public spoke:

Milt Treiweiler
Rob Bridegroom
Cheryl
Bob Puffer

Mayor Bublak closed public comment.

Additional Council discussion included concerns on the price the property is being sold for due to the age of the appraisal. Maria Ramos said that she can request a new appraisal and ask the Housing Authority to hold off a little longer.

Mayor Bublak asked if the city could construct the proposed housing units instead of selling the property. Maria Ramos said yes, the city could and that they have the funds to do so, but there is an existing agreement with "No Place Like Home" that the city would need to be able to get out of.

Councilmember Franco said that the city needs to do this right and be transparent about the whole process. She said that the city needs to get a new appraisal on the property.

Action: **Resolution No. 2022-056:** A Resolution of the City Council of the City of Turlock declaring that certain real property owned by the City located at 513 North Palm Avenue, in the City of Turlock is exempt surplus land, and taking related actions

Motion: Approving the repayment of HOME funds in the amount of \$291,951.49 to credit the Turlock/ Stanislaus County HOME Consortium local HOME account (Fund 256)

Motion: Approving the sale agreement, loan agreement and joint escrow instructions for the sale of the property located at 513 North Palm Avenue, Turlock (APN #061-023-041) (Exhibit A), to be sold to Housing Authority of Stanislaus County, a California public housing authority, in the amount of \$292,000, and authorize the City Manager to sign all necessary documents to effectuate the transaction

Councilmember Larson motioned for approval with Councilmember Franco seconding the motion. Motion failed 0-3-2 by the following vote:

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

10. CITY MANAGER REPORTS/UPDATES:

Fire Chief Wise introduced and welcomed Deputy Chief Jelinek to the Modesto Fire Department.

Maria Ramos announced that the 2022/2023 Action Plan comment period will be from April 7, 2022 to May 6, 2022 and said that there would be two different zoom meetings that will be posted on the website for anyone who would like to participate.

11. COUNCIL ITEMS FOR FUTURE CONSIDERATION: None

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.

Councilmember Franco thanked the Turlock Fire Department for their hard work on the Center Street fire.

13. CLOSED SESSION:

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: 3500 North Quincy Road, Denair, CA (APN No. 073-009-014)

Agency Negotiator: Principal Civil Engineer, Stephen Fremming, P.E.

Negotiating Parties: Curt Starkey & Christina King, City of Turlock

Under Negotiation: Price and terms of payment for the sale of property in fee

B. Liability Claims, Cal. Gov't Code §54956.95

"For the purposes of [Section 54956.9], 'existing facts and circumstances' shall consist only of one of the following: The receipt of a claim pursuant to the Government Claims Act (Division 3.6 (commencing with Section 810) of Title 1 of the Government Code) or some other written communication from a potential plaintiff threatening litigation, which claim or communication shall be available for public inspection pursuant to Section 54957.5."

Claimant: Jeff Sousa

Agency Claimed Against: City of Turlock

C. Liability Claims, Cal. Gov't Code §54956.95

"For the purposes of [Section 54956.9], 'existing facts and circumstances' shall consist only of one of the following: The receipt of a claim pursuant to the Government Claims Act (Division 3.6 (commencing with Section 810) of Title 1 of the Government Code) or some other written communication from a potential plaintiff threatening litigation, which claim or communication shall be available for public inspection pursuant to Section 54957.5."

Claimant: Alisa Marie Hendon

Agency Claimed Against: City of Turlock

14. REPORTS FROM CLOSED SESSION: No reportable action.

15. ADJOURNMENT

Mayor Bublak adjourned the regular meeting at 10:19 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED



Lisa Schimmelfennig, Deputy City Clerk