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1. **A. CALL TO ORDER** – Vice Mayor Jacob called the meeting to order at 6:02 p.m.  
PRESENT: Councilmembers Gil Esquer, Bill DeHart, Amy Bublak, Matthew Jacob, and Mayor Gary Soiseth (*via teleconference*).  
ABSENT: None

**B. SALUTE TO THE FLAG**

*Vice Mayor Jacob announced that Mayor Soiseth is on a work trip and participating via teleconference.*

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

- A. Vice Mayor Jacob presented a Certificate of Recognition to Deputy Director of Development Services/Planning Manager Debbie Whitmore as the City of Turlock Employee of the Month – November 2017 award winner for her can do attitude and for encouraging others to do their best. Deputy Director Whitmore expressed appreciation to the Council, members of the Employee of the Month committee, and her staff for the nomination, stated she believes every employee in the City performs above and beyond, and noted she is humbled to receive this award.
- B. Animal Services Supervisor Glenna Jackson presented information about the Pet of the Month Program for the month of December 2017 including adoption fees sponsored by Turlock Management Association – Public Safety (TMAPS), recent pet adoptions, monthly promotions, holiday closures, and contact information for the Turlock Animal Shelter.

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

**B. PUBLIC PARTICIPATION**

Manuel Lopez spoke about his concerns regarding accidents on Lander Avenue, delayed response times to this area, and lack of lighting and crosswalks in the City, specifically Lander, Bernell, and Ninth Streets, and requested to speak with someone in District 2 regarding these concerns.

Brad Bates spoke about questions he would like to direct to the City Attorney and requested contact information for the Acting City Attorney.

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

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

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Vice Mayor Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

**B. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS:** None

**C. DISCLOSURE OF TOP TEN/MAXIMUM CONTRIBUTORS**

**5. CONSENT CALENDAR:**

*Vice Mayor Jacob noted Consent Calendar Item 5N would be removed from the agenda and that Councilmember Esquer has requested to remove Consent Calendar Item 5M for separate consideration.*

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

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

- A. **Resolution No. 2017-315:** Accepting Demands of 10/19/17 in the amount of \$1,598,297.29; Demands of 10/26/17 in the amount of \$1,770,904.55
- B. **Motion:** Accepting Minutes of the Regular Meeting of October 10, 2017; Minutes of the Special Meeting of October 24, 2017
- C. **Motion:** Approving a Purchase and Sale Agreement with Dale and Martha Lundquist for City Project No. 13-65 “Intersection Improvements at North Olive Avenue and Wayside Drive,” in the amount of \$23,300
- D. **Motion:** Accepting notification of Contract Change Order No. 1, in the amount of \$47,235.45, for City Project No. 14-28 “Intersection Improvements at Golden State and Fulkerth,” bringing the contract total to \$1,213,852.45
- E.
  - 1. **Motion:** Approving Amendment No. 1 to a Professional Services Agreement with NBS Governmental Finance Group of Temecula, California, for professional consulting services to conduct a fee study for staff cost recovery, increasing the compensation to a total amount of \$17,485 (Fund 502), for City Project No. 16-28 “Cost Recovery Based Engineering Fee Study”
  - 2. **Resolution No. 2017-316:** Appropriating \$4,100 to account number 502-40-410.43754 “Engineering Fee Study” to be funded from Fund 502 “Engineering” unallocated reserves for City Project No. 16-28 “Cost Recovery Based Engineering Fee Study” to complete the necessary funding for this project
- F.
  - 1. **Resolution No. 2017-317:** Approving the Engineer’s Report for the Monte Verde subdivision (Development Project No. 14-21) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area
  - 2. **Resolution No. 2017-318:** Declaring the City Council’s intention to order the formation of and to levy and collect assessments for the Monte Verde subdivision (Development Project No. 14-21) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area
- G.
  - 1. **Resolution No. 2017-319:** Approving the Engineer’s Report for the Fairbanks Ranch subdivision (Development Project No. 14-73) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area
  - 2. **Resolution No. 2017-320:** Declaring the City Council’s intention to order the formation of and to levy and collect assessments for the Fairbanks Ranch subdivision (Development Project No. 14-73) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area

- H. 1. **Resolution No. 2017-321**: Approving the Engineer's Report for the Les Chateaux subdivision (Development Project No. 14-76) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area
2. **Resolution No. 2017-322**: Declaring the City Council's intention to order the formation of and to levy and collect assessments for the Les Chateaux subdivision (Development Project No. 14-76) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area
- I. **Motion**: Approving the Final Map and Subdivision Improvement Agreement with Hahnco Holdings, Inc. of Modesto, California, conditioned upon construction of improvements for the Potter's Landing subdivision (Development Project No. 14-57) developed by Hahnco Holdings, Inc
- J. **Resolution No. 2017-323**: Initiating Proceedings for the formation of the Parcel Map 16-04 Chevron/Mirage (Development Project No. 16-69) Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area and directing the Principal Civil Engineer to act as the Engineer of Work and produce an Engineer's Report which details the annual costs to the development
- K. **Motion**: Accepting the Development Fee Annual Report for Fiscal Year 2016-17 as required by California Government Code Section 66006
- L. **Motion**: Awarding Request for Proposal (RFP) No. 17-531 and approving an Agreement with Pacific Awning Co. Inc. for removal, covering, and reinstallation of the City Hall awnings in an amount not to exceed \$38,826
- M. *Removed for separate consideration.*
- N. *Removed from the agenda.*
- O. 1. **Motion**: Approving a Professional Services Agreement between the City of Turlock and AECOM Technical Services, Inc. (AECOM) for professional engineering design and construction services for the Municipal Services Department for various Capital Improvement Projects, in an annual amount not to exceed \$747,900, and in a form approved by the Acting City Attorney
2. **Resolution No. 2017-324**: Appropriating \$642,900 to Account Number 410-51-534.43359 "Professional Engineering Services" and \$105,000 to Account Number 420-52-551.43359 "Professional Engineering Services" funded by transfers detailed in Exhibit A to the Resolution for professional engineering design and construction services for various Capital Improvement Projects
- P. **Resolution No. 2017-325**: Approving the purchase of one (1) 2018 Chevrolet Silverado 2500HD 4x4 Pickup Truck from Winner Chevrolet in Elk Grove, California, through the State of California Contract No. 1-16-23-20D and one (1) 2018 Ford F250 Supercab 4x2 Pickup Truck from Downtown Ford Sales in Sacramento, California through the State of California Contract No. 1-16-23-20A, for the Fire Department, in an amount not to exceed \$110,000 for both vehicles and equipment, without compliance to the formal bid procedure pursuant to Turlock Municipal Code Section 2-7-08(b)(5), and declaring replaced vehicles as surplus
- Q. **Resolution No. 2017-326**: Appropriating \$10,000 to account number 240-00-000-312.44001\_156 "Supplies-Strike Team" from Fund 240 "Small Equipment Replacement-Strike Team" unallocated reserves for the purchase of Strike Team equipment including VHF radios, fire shelters, hoses and nozzles, and web gear for use during Strike Team and OES deployments
- R. **Motion**: Rejecting Claim for Damages filed by Ninous Sargony
- S. **Motion**: Rejecting Claim for Damages filed by Nirmal Singh
- T. **Motion**: Rejecting Claim for Damages filed by Nirmal Singh

Item 5M. Resolution: Appropriating \$5,000 to account number 217-50-510.43200 “Repair Program Sidewalk” from Fund 217 “Gas Tax” unallocated reserves for the sidewalk repair financial assistance program, increasing the annual program total to \$10,000

Councilmember Esquer spoke about the importance of highlighting this program for the community.

Parks, Recreation and Public Facilities Director Allison Van Guilder provided information about the encroachment fee backfill program, opportunities to provide an additional financial assistance program, the original source of funding through the Housing CDBG program no longer being available, and the reimbursement process.

Council and staff discussed this item.

Vice Mayor Jacob opened public participation. No one spoke. Vice Mayor Jacob closed public participation.

**Action:** Resolution No. 2017-327: Appropriating \$5,000 to account number 217-50-510.43200 “Repair Program Sidewalk” from Fund 217 “Gas Tax” unallocated reserves for the sidewalk repair financial assistance program, increasing the annual program total to \$10,000 as introduced by Councilmember Esquer, seconded by Councilmember DeHart, and carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

**6. FINAL READINGS:**

A. **Ordinance No. 1237-CS**, Adopting Ordinance Amendment 2016-03 (Sign Ordinance) including amendments to Turlock Municipal Code Title 9, Chapter 2, Article 1, Section 04, Subsection (g) to remove sign standards for service stations; Adding Title 9, Chapter 2, Article 1, Section 28 regarding Attention-Getting Devices; Amending the Chapter index for Title 9, Chapter 2; Amending Title 9, Chapter 2, Article 04 to renumber it as Article 3; Adding Title 9, Chapter 2, Article 4 regarding Sign Regulations for Public Property; Repealing Title 9, Chapter 2, Article 5 (Signs); Adding Title 9, Chapter 2, Article 5 regarding Sign Regulations for Private Property as introduced at the November 14, 2017 City Council meeting was passed and adopted 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

- B. **Ordinance No. 1238-CS**, Adding Turlock Municipal Code Title 3, Chapter 9, Article 8 setting forth Regulations for Mitigating the Costs of providing Public Services to New Residential Development through Annexation to Community Facilities District No. 2 or an Alternative Method as introduced at the November 14, 2017 City Council meeting was passed and adopted 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

**7. PUBLIC HEARINGS**

- A. Deputy Director of Development Services/Planning Manager Debbie Whitmore presented the staff report on the request to certify the Addendum to the Final Environmental Impact Report for the Westside Industrial Specific Plan AND certify the Addendum to the Mitigated Negative Declaration for the Northwest Triangle Specific Plan AND adopt General Plan Amendment 2017-02 (Westside Industrial Specific Plan and the Northwest Triangle Specific Plan) amending the Westside Industrial Specific Plan, the Land Use Diagram of the Northwest Triangle Specific Plan, and amending the Land Use Diagram of the General Plan for Thirty-Two (32) Properties located within the Boundaries of the Specific Plans AND consider adopting Rezone 2017-02 (Westside Industrial Specific Plan and the Northwest Triangle Specific Plan) rezoning Thirty-Two (32) Properties located within the Boundaries of the Specific Plans, and amending the Zoning Map of the City of Turlock.

Council and staff discussed this item.

Vice Mayor Jacob opened the public hearing. No one spoke. Vice Mayor Jacob closed the public hearing.

**Action:**        **Resolution No. 2017-328:** Certifying the Addendum to the Final Environmental Impact Report for the Westside Industrial Specific Plan as introduced by Councilmember Bublak, seconded by Councilmember DeHart, and carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

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**Resolution No. 2017-329:** Certifying the Addendum to the Mitigated Negative Declaration for the Northwest Triangle Specific Plan as introduced by Councilmember Bublak, seconded by Councilmember DeHart, and carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

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**Resolution No. 2017-330:** Adopting General Plan Amendment 2017-02 (Westside Industrial Specific Plan and the Northwest Triangle Specific Plan) amending the Westside Industrial Specific Plan, the Land Use Diagram of the Northwest Triangle Specific Plan, and amending the Land Use Diagram of the General Plan for Thirty-Two (32) Properties located within the Boundaries of the Specific Plans as introduced by Councilmember DeHart, seconded by Councilmember Esquer, and carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

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Motion by Councilmember DeHart, seconded by Councilmember Esquer, introducing an Ordinance Adopting Rezone 2017-02 (Westside Industrial Specific Plan and the Northwest Triangle Specific Plan) rezoning Thirty-Two (32) Properties located within the Boundaries of the Specific Plans, and amending the Zoning Map of the City of Turlock, and setting the final reading for December 12, 2017. Motion carried 5/0 by the following vote:

Councilmember Esquer	Councilmember DeHart	Councilmember Bublak	Councilmember Jacob	Mayor Soiseth
Yes	Yes	Yes	Yes	Yes

**8. SCHEDULED MATTERS:** None

**9. STAFF UPDATES**

1. Policy Goals and Implementation Plan (*Executive Staff*) – No updates provided
2. Administrative Services – No updates provided
3. Development Services Department – No updates provided
4. Fire Department
  - a. Public Safety Briefing  
A written staff update was included in the agenda packet.
5. Municipal Services Department – No updates provided
6. Parks, Recreation and Public Facilities
  - a. Turlock Armory  
Council and staff discussed this item.
7. Police Department
  - a. Public Safety Briefing  
Brad Bates spoke about an incident near Bristol Park and inquired if any additional information can be disclosed publicly. Police Captain Steve Williams spoke about this incident being an active investigation so particulars cannot be discussed, noted

there is a reward through crime stoppers, and encouraged those who have information to contact crime stopper.

- b. **Holiday Safety/Shopping Tips**  
Police Captain Steve Williams provided information about the Police Department's efforts regarding holiday safety and shopping tips and presented a holiday shopping safety video.

**10. NON-AGENDA ITEMS:** None

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

Councilmember Bublak requested for the next December meeting an itemization of legal fees, specific to the types of service provided since January 1 of this year.

Councilmember Bublak spoke about lighting in Turlock, recommended for every tree planted that one is taken away and more lighting is installed, concerns of people falling in the dark areas, and the importance to be the safest and have the most lit areas around the City as we progress in the new areas. Vice Mayor Jacob requested the Interim City Manager and Acting City Attorney to follow-up.

**12. COUNCIL COMMENTS:**

Councilmember DeHart spoke about the upcoming League of California Cities Leadership to discuss legislature for the coming year and noted this will be his first conference as Chair of the Community Services Policy Committee.

Councilmember Esquer spoke about an article in the newspaper regarding cannabis and permitting processes of Stanislaus County and inquired about the regulation of 500' within the City of Turlock Sphere of Influence. Vice Mayor Jacob requested the Interim City Manager to follow-up.

Vice Mayor Jacob provided information about the upcoming downtown Christmas parade.

**13. CLOSED SESSION:** None

**14. ADJOURNMENT:**

Motion by Councilmember DeHart, seconded by Councilmember Esquer, to adjourn the regular meeting at 6:50 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

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Jennifer Land  
City Clerk