

- 0. A. **CALL TO ORDER** – Mayor Bublak called the meeting to order at 6:05 p.m.
- B. **SALUTE TO THE FLAG**
- C. **ROLL CALL:**

Councilmember Arellano	Councilmember Nosrati	Councilmember Larson	Councilmember Esquer	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

PRESENT: Councilmembers Becky Arellano, Nicole Larson, Andrew Nosrati, Gil Esquer, and Mayor Amy Bublak.  
 ABSENT: None

- D. **DECLARATION OF CONFLICTS:** None
- 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.

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

Councilmember Arellano	Councilmember Nosrati	Councilmember Larson	Councilmember Esquer	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- 3. **PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS:** None
- 4. **PUBLIC PARTICIPATION:**

The following members of the public spoke:

Turlock Unified School District Superintendent Dana Trevethan  
 Michelle Park  
 Stanislaus County Turlock Public Library Supervising Librarian Diane Bartlett  
 DJ Fransen

Council and staff provided brief comment in response to public comment.

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

**Action:** Motion by Councilmember Nosrati, seconded by Councilmember Larson, Waiving reading of all Ordinances on the agenda, except by title. Motion carried 5/0 by the following vote:

Councilmember Arellano	Councilmember Nosrati	Councilmember Larson	Councilmember Esquer	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

**6. CONSENT CALENDAR:**

**Action:** Motion by Councilmember Nosrati, seconded by Councilmember Larson, adopting the consent calendar. Motion carried 5/0 by the following vote:

Councilmember Arellano	Councilmember Nosrati	Councilmember Larson	Councilmember Esquer	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- A. **Resolution No. 2019-171:** 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 No. 2019-172:** 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 No. 2019-173:** 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 No. 2019-174:** 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 No. 2019-175:** 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 No. 2019-176:** 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

**7. FINAL READINGS:**

- A. 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

City Attorney Douglas L. White provided an overview of this item and at the request of Council provided information regarding the Commercial Cannabis Pilot Program including retail and non-retail licenses, the development agreement and conditional use permit processes, and prohibition of onsite consumption.

Mayor Bublak opened the public participation.

The following members of the public spoke:

DJ Fransen

Mayor Bublak closed public participation.

Staff provided brief comment in response to public comment.

Council and staff discussed this item.

**Action:** **Ordinance No. 1264-CS**, Motion by Councilmember Larson, seconded by Councilmember Esquer, 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 was passed and adopted 4/1 by the following vote:

Councilmember Arellano	Councilmember Nosrati	Councilmember Larson	Councilmember Esquer	Mayor Bublak
Yes	Yes	Yes	Yes	No

**8. PUBLIC HEARINGS:** None

**9. ACTION ITEMS:**

- A. Interim Development Services Director Nathan Bray presented the staff report on the 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

Council and staff discussed this item.

Mayor Bublak opened public participation.

The following members of public spoke:

Chris Hawke

Mayor Bublak closed public participation.

**Action:**        **Resolution No. 2019-177:** 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 as introduced by Councilmember Arellano, seconded by Councilmember Esquer, and carried 5/0 by the following vote:

Councilmember Arellano	Councilmember Nosrati	Councilmember Larson	Councilmember Esquer	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- B. Parks, Recreation and Public Facilities Event Coordinator Amber Traini presented the staff report on the 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”

Council and staff discussed this item including concerns and perceptions with accepting a donation from a commercial cannabis business/applicant and a recommendation to potentially seek donations from other donors to help fund this program.

Mayor Bublak opened public participation.

The following members of the public spoke:

DJ Fransen

Mayor Bublak closed public participation.

Staff provided brief comment in response to public comment.

**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” as introduced by Councilmember Esquer, seconded by Councilmember Larson, and failed 2/3 by the following vote:

Councilmember Arellano	Councilmember Nosrati	Councilmember Larson	Councilmember Esquer	Mayor Bublak
No	No	Yes	Yes	No

- C. Assistant to the City Manager for Economic Development/Community Housing Maryn Pitt presented the staff report on the 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

Council and staff discussed this item.

Mayor Bublak opened public participation.

The following members of the public spoke:

We Care Program Board President Kelvin Jasek-Rysdahl  
DJ Fransen

Mayor Bublak closed public participation.

Staff provided brief comment in response to public comment.

**Action:** Motion by Councilmember Esquer, seconded by Councilmember Nosrati, 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. Motion carried 5/0 by the following vote:

Councilmember Arellano	Councilmember Nosrati	Councilmember Larson	Councilmember Esquer	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- D. Assistant to the City Manager for Economic Development/Community Housing Maryn Pitt presented the staff report on the 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

Council and staff discussed this item.

Mayor Bublak opened public participation.

The following members of the public spoke:

Family Promise of Greater Modesto Executive Director Tamra Losinski

Mayor Bublak closed public participation.

**Action:** Motion by Councilmember Arellano, seconded by Councilmember Esquer, 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. Motion carried 5/0 by the following vote:

Councilmember Arellano	Councilmember Nosrati	Councilmember Larson	Councilmember Esquer	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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

A. Economic Development Update

Assistant to the City Manager for Economic Development/Community Housing Maryn Pitt provided an update regarding economic development in the City of Turlock including economic indicators, new businesses, job development, and economic development activities.

Council and staff discussed this item.

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

Councilmember Larson expressed interest in reevaluating the City of Turlock General Plan.

Mayor Bublak inquired if the Council is interested in having a workshop regarding bonding for roads.

Mayor Bublak also inquired if the Council is interested in having discussions regarding a Home for the Holidays initiative to promote holiday shopping within the local community.

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

Councilmember Arellano spoke regarding positive feedback received regarding the roads workshop, requested community holiday events be added to the website, her recent trip to Dallas which included tours of senior facilities and affordable housing projects, expressed thanks to staff for their efforts in keeping the City moving, and requested staff assistance with homelessness on the freeway.

Councilmember Larson spoke regarding her, Councilmember Esquer's, and Interim Development Services Director Nathan Bray's recent meeting with the California Transportation Commission regarding transportation needs in Turlock.

Councilmember Esquer spoke regarding community engagement and his efforts to begin conducting neighborhood meetings within his district.

Councilmember Nosrati spoke regarding Movie in the Park (Broadway Park) on October 18, 2019.

Mayor Bublak, on behalf of Citizen Ernie Peters, expressed thanks to public safety for their service/assistance during the loss of his brother, spoke regarding having contracted with Perry Communications to assist with community outreach, and expressed thanks to those who were wearing pink shirts at the meeting (for Breast Cancer Awareness month).

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

**14. REPORTS FROM CLOSED SESSION:** None

**15. ADJOURNMENT**

Mayor Bublak adjourned the regular meeting at 8:10 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

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Jennifer Land  
City Clerk