

# City Council Meeting Agenda

AMENDMENT NO. 1  
Dated March 4, 2022



**MARCH 8, 2022**

**6:00 p.m.**

**City of Turlock Yosemite Room  
156 S. Broadway, Turlock, California**

Mayor  
**Amy Bublak**

Council Members

**Nicole Larson**  
**Andrew Nosrati**

**Rebecka Monez**  
**Pam Franco**  
Vice Mayor

City Manager  
**Reagan M. Wilson**  
Interim City Clerk  
**Kellie E. Weaver**  
City Attorney  
**George A. Petrulakis**

**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 five (5) 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.

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  - A. **CALL TO ORDER**
  - B. **SALUTE TO THE FLAG**
  - C. **ROLL CALL**
  - D. **DECLARATION OF CONFLICTS**

1. **CLOSED SESSION:**

*The Closed Session item(s) for this meeting have been agendaized 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.

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

1. Proclamation: Go Green Week 3/14/22 – 3/18/22
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.

### 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 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: 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: 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"

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- 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. *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:* Approving a new job description for the new position of GIS Coordinator.  
*Resolution:* 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
- H. *Resolution:* 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:* Approving revisions to the job description for Fire Marshal

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. (*Ramos*)

***Recommended Action:***

*Resolution:* 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

**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. Housing (*Ramos*)

**11. COUNCIL ITEMS FOR FUTURE CONSIDERATION**

**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:**

- 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. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)

*"For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist... A point has been reached where, in the opinion of the legislative body of the local agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency."*

Potential Case(s): (1 case)

- 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: Jeff Sousa

Agency Claimed Against: City of Turlock

- D. 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**

**15. ADJOURNMENT**