

City Council Meeting Minutes



August 23, 2022
6:00 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

CALL TO ORDER

Mayor Bublak called the meeting to order at 6:00 p.m.

SALUTE TO THE FLAG

ROLL CALL AND DECLARATION OF CONFLICTS

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

Absent: None

Councilmember Larson	Councilmember Nosrati	Councilmember Franco	Councilmember Monez	Mayor Bublak
None	None	None	None	None

1. APPROVAL OF AGENDA AS POSTED OR AMENDED

Action: Motion by Vice Mayor Franco, seconded by Councilmember Monez, to approve the agenda as posted. Motion carried 5/0 by the following vote:

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

2. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS

A. Presentation Employee of the Month – Rudy Gutierrez (April) and Alison Arias (May)
Mayor Bublak recognized Mr. Gutierrez and Ms. Arias as employees of the month for April and May and congratulated them on their achievement.

B. Presentation John Glavin, Custom Containers 915 - Use of former Armory site as Homeless Transitional Housing Facility
John Glavin, president of Custom Containers 915 out of El Paso, Texas, provided a PowerPoint Presentation on the shipping container housing facilities and subsequent housing services his company provides for homeless veterans, regular homeless, and those that have been homeless for an extended period of time. He spoke about his company's background, projects his company has completed in six different states across the U.S., and how he is currently working with the City of Merced on a housing project.

Mr. Glavin displayed pictures of the housing units, discussed various non-profits his company would work and services they would provide during the tenant application process and throughout the tenants stay at the facility, and went over the rules and regulations tenants would have to agree to and abide by while staying there.

Mr. Glavin responded to questions from the City Council.

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3. PUBLIC PARTICIPATION

Mayor Bublak announced that it was the time for public participation and the following members of the public spoke:

Trisha Blevins
Kelly Johnson
Ron Bridegroom
Marvam Khetami
Michael Gonzales
Karina Mendoza
John Gebelein
James Pegueros
Tom Ruth
Milt Trieweler
Name not provided
Gil Esquer
Ryan Taylor
Scott Atherton
Name not given
Michelle (last name not provided)
Juan (last name not provided)

With no further comments, Mayor Bublak closed public participation. Staff and City Council responded to questions from the public. As many of the comments were pertaining to the Custom Container 915 presentation, Mr. Glavin also responded to questions from the public.

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

Action: Motion waiving reading of all ordinances on the Agenda, except by title. Motioned by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

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

5. CONSENT CALENDAR

- A. **Resolution 2022-160**: Accepting Weekly Demands of 08/04/2022 in the amount of \$1,116,219.24 and 8/11/2022 in the amount of \$2,717,758.87
- B. **Motion**: Accepting Minutes of the Regular Meetings of 06/28/2022, 07/12/2022 and 07/26/2022
- C. **Resolution 2022-161**: Declaring the intention to order Annexation No. 34 for the properties located at 1525 W. Monte Vista Avenue (Stanislaus County Assessor's Parcel 071-004-009) and 2930 E. Tuolumne Road (Stanislaus County Assessor's Parcel 073-016-006) to existing Community Facilities District No. 2 (Services Mitigation)
- D. **Resolution 2022-162**: Approving the purchase of one (1) GapVax Model MC 1510-3S3X Combination Jet/Vac for the Municipal Services Department from WECO Industries through

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the Sourcewell Contract No. 101221-PV, in the amount not to exceed \$592,120.66, without compliance to the formal bid procedure pursuant to Turlock Municipal Code Section 2-7-08(b)(5)

- E. **Resolution 2022-163**: Approving a Retainer Agreement with Economic & Planning Systems, Inc., of Oakland, California, for City Project No. 22-021 “Retainer Agreement for Economic Planning and Development Fee Services” in an amount not to exceed \$150,000 annually
- F. **Resolution 2022-164**: Accepting the City of Turlock response to the 2021-2022 Stanislaus County Grand Jury Report
- G. **Resolution 2022-165** : Approving Amendment No. 2 to the Agreement with DF Engineering Inc., of Modesto, California for on-call land surveying services (City Contract No. 2020-15) in the amount of \$30,000 (Fund 502- Engineering) increasing the not-to-exceed contract compensation to \$60,000 annually
- H. **Resolution 2022-166**: Approving Amendment No. 1 to the Agreement between City of Turlock and Mark Thomas & Company, Inc. (Sacramento, California office) in the amount of \$235,860.00 (Fund 115 “Measure A – Roads”) for professional construction management and inspection services (City Contract No. 2022-89) for the City of Turlock’s Roads Initiative Program under City Project No. 22-001 “Projects for 2022 Construction for Roads Program” in a form approved by the City Attorney

Action: Motion by Councilmember Monez, seconded by Vice Mayor Franco, adopting the consent calendar. Motion carried 4/1 by the following vote:

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

Consent Agenda Item 5I was pulled for separate consideration.

- I. **Resolution 2022-167**: Reaffirming the Proclamation of a Local Emergency in response to a continuing Unsheltered Homeless Crisis (UHC) within the City of Turlock and Confirming Rules and Regulations No. 1 made and issued by Interim City Manager Sarah Tamey Eddy (Director of Emergency Services)

Mayor Bublak opened the item for public participation. The following members of the public spoke:

Milt Trieweiler
Gil Esquer
Ron Bridegroom

With no further comment, Mayor Bublak closed the public comment period.

Action: Reaffirming the Proclamation of a Local Emergency in response to a continuing Unsheltered Homeless Crisis (UHC) within the City of Turlock and Confirming Rules and Regulations No. 1 made and issued by Interim City Manager Sarah Tamey Eddy (Director of Emergency Services) as introduced by Councilmember Monez, seconded by Vice Mayor Franco, and carried 5/0 by the following vote:

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

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6. FINAL READINGS

None

7. PUBLIC HEARINGS

None

8. ACTION ITEMS

None

9. CITY MANAGER REPORTS/UPDATES

Agenda Items 9A through 9E were not discussed.

- A. Monthly Department Reports (*Wilson*)
- B. Resurfacing of Columbia and Crane Parks (*Schulze*)
- C. Homeless CARES Update (*Hedden*)
- D. Social Media Update (*Sims*)
- E. Master Plan Update (*Goodman*)

10. COUNCIL ITEMS FOR FUTURE CONSIDERATION

Councilmember Larson spoke about several items including free bus passes for certain groups including refugees with specific immigration status, seniors and children, a sidewalk repair program, drought resistant landscape incentive program, and new youth cannabis/drug prevention programs.

11. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS

Councilmember Nosrati responded to Mr. Trieweiler's comments provided during public participation.

Councilmember Monez spoke about homelessness and how quickly case law regarding homelessness keeps changing which, in turn, creates ongoing challenges for municipalities that are trying to develop programs and strategies to address it.

Mayor Bublak thanked everyone for attending the meeting and for participating by sharing their comments.

12. CLOSED SESSION

- A. Conference with Labor Negotiators - California Government Code §54957.6(a)
Employee Organization: Turlock Management Association – Public Safety
Employee Organization: Turlock Firefighters Association – Local 2434

13. REPORTS FROM CLOSED SESSION

Mayor Bublak reported out of Closed Session stating there was nothing to report.

14. ADJOURNMENT

Mayor Bublak adjourned the meeting at 8:23 p.m.

Respectfully submitted



Julie Christel, City Clerk
City of Turlock