

NOVEMBER 9, 2021
 6:00 p.m.
 City of Turlock Yosemite Room
 156 S. Broadway, Turlock, California

MINUTES
 Regular Meeting
 Turlock City Council

0. 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	Yes	Yes	Yes	Yes

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

ABSENT: None

- 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.

Councilmember Franco requested Public Hearing Item 8A be heard out of order prior to Section 3 of the posted agenda due to the fact it had to be postponed from the October 12, 2021 Council meeting due to technical difficulties with the audio/visual equipment. Councilmember Monez seconded the motion. Councilmember Nosrati asked for a friendly amendment to Councilmember Franco's motion that Council Comment be held following Public Participation. Councilmember Franco declined the friendly amendment. Councilmember Monez reiterated her second of Councilmember Franco's motion as it stands.

Action: Motion by Councilmember Franco, seconded by Councilmember Monez, to hear Public Hearing Item 8A prior to Section 3, and approving the amended agenda. Motion carried 5/0 by the following vote:

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

Councilmember Nosrati requested to amend the initial amendment to the agenda as follows:

Motion by Councilmember Nosrati, seconded by Councilmember Larson, to hear Council Comment directly after Public Participation, and approving the amended agenda. Motion failed 2/3 by the following vote:

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

Public Hearing Item 8A was heard out of order.

8. PUBLIC HEARINGS:

- A. Deputy Development Services Director/Planning Manager Katie Quintero presented the staff report on the request to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Rezone 2021-01, Planned Development 280 (PD 280) AND amend the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2021-01 Planned Development 280 (Balisha Ranch)] AND establish Conditions of Approval for Planned Development 280 (Balisha Ranch).

Mayor Bublak opened the public hearing.

The following members of the public spoke:

David Loomis
George Jenkins
Patrick Kelly
Cheryl Kelly
Myron Sawicki
Elizabeth Carlson
Ronald Bridegroom
Lori Jenkins
Ben Bazar (applicant)
Leanne Layton-Burns

Mayor Bublak closed the public hearing.

Council and staff discussion included possible modifications that would allow for pedestrian and bicycle use only, connectivity and circulation, associated assessments and fees, and public safety issues.

Councilmember Franco disclosed that she has had communications with the developer and residents by email.

Additional Council and staff discussion included public safety related to firetruck access, assessments, safety, various types of traffic calming measures, lot size and subdivision density, the possibility of future state requirements requiring higher density areas, benefits of livable communities that include walkable neighborhoods, and the developer's willingness to work with staff to incorporate traffic calming measures.

Councilmember Franco introduced a motion adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Rezone 2021-01 and give staff the directive that they continue to work with the developer to mitigate traffic speeds specific to Wyndfair. Councilmember Monez requested a friendly amendment that staff will communicate with the public regarding mitigation measures as well.

Action: **Resolution No. 2021-216:** Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Rezone 2021-01, Planned Development 280 (PD 280), with the directive that staff will continue to work with the developer to mitigate traffic speeds specific to Wyndfair, and will communicate with the public regarding mitigation measures, was introduced by Councilmember Franco, seconded by Councilmember Monez, and carried 3/2 by the following vote:

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

Motion by Councilmember Franco, seconded by Councilmember Monez, introducing an ordinance Amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2021-01 Planned Development 280 (Balisha Ranch)]. Motion carried 3/2 by the following vote:

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

Mayor Bublak announced that the resolution establishing conditions of approval will be considered at the December 14, 2021, City Council Meeting:

Resolution: Establishing Conditions of Approval for Planned Development 280 (Balisha Ranch)

Mayor Bublak recessed the meeting at 7:15 p.m.

Mayor Bublak reconvened the meeting at 7:21 p.m.

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

1. **Proclamation:** Employee of the Month, September 2021, Turlock Fire Department, Fire Marshal Mark Gomez

Mayor Bublak read a Proclamation honoring Employee of the Month, Turlock Fire Department, Fire Marshal Mark Gomez. Fire Marshal Gomez shared that it was an honor to be recognized, and acknowledged community organizations and fellow employees for their support.

2. **Recognition:** Law Enforcement Records and Support Personnel Day, November 9, 2021

Mayor Bublak read a Proclamation honoring Law Enforcement Records and Support Personnel Day. Records Supervisor Lilia Franco accepted the Proclamation and recognized her staff for their efforts.

4. PUBLIC PARTICIPATION:

The following members of the public spoke:

Karina Mendoza
 Lauren Camarata
 Lori Smith
 Ramon Rodriguez
 Cathy Doo
 Nigel Triplett
 Miguel Angel Garcia - (City employee Maria Ramos translated)
 Miguel Donoso
 John Gebelein
 Griffin (unknown last name)
 Ronald Bridegroom
 Cheryl Reiland

5. MOTION WAIVING READING OF ALL ORDINANCES ON THE AGENDA, EXCEPT BY TITLE:
 None

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

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

6. CONSENT CALENDAR:

Mayor Bublak noted green sheets to Items 6B and 6Q.

Mayor Bublak announced that Consent Calendar Item(s) 6F and 6U would be removed for separate consideration.

Action: Motion by Councilmember Monez, seconded by Councilmember Franco, adopting the amended consent calendar. Motion carried 5/0 by the following vote:

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

- A. **Resolution No. 2021-217:** Accepting Weekly Demands of 10/21/21 in the amount of \$1,253,764.72; Weekly Demands of 10/28/21 in the amount of \$340,342.42; Monthly Demands of 8/31/21 in the amount of \$4,750,524.74
- B. **Motion:** Accepting Minutes of the Regular Meeting of October 26, 2021; AND Accepting into the Record Minutes of Special Meeting of May 4, 2018 and July 19, 2018
- C. **Motion:** Approving Contract Change Order No. 1 in the amount of \$177,755.50 (Fund 420) with Clark Bros., Inc., of Fresno, California, for City Project No. 20-027 "City Wide Chlorination" bringing the contract total to \$4,293,755.50
- D. **Resolution No. 2021-218:** Appropriating \$150,000 to account number 410-51-530.43346 "RWQCF Master Plan Update & Capacity Study" to be funded from Fund 410 Water Quality Control unallocated reserves to provide necessary funding for City Project No. 21-036 "CIP Update to Storm and Sewer Master Plans"
Motion: Approving a Professional Services Agreement with Carollo Engineers of Walnut Creek, California, in the amount of \$149,407 for professional services for City Project No. 21-036 "CIP Update to Storm and Sewer Master Plans"
- E. **Resolution No. 2021-219:** Appropriating \$60,000 to account number 217-50-511.43060_010 "Contract Services Traffic Count Data Collection" to be funded from Fund 217 Streets – Gas Tax unallocated reserves to provide necessary funding for City Project No. 20-023 "Engineering and Traffic Surveys"
- F. *Removed for separate consideration.*
- G. **Motion:** Approving a Transportation Development Act (TDA) claim for non-motorized expenses for Fiscal Year 2021-22 in the amount of \$82,980 and authorizing the City Manager to execute and submit the claim to the Stanislaus Council of Governments (StanCOG)
- H. **Motion:** Approving Amendment No. 10 to an Agreement between the City of Turlock and GHD, Inc. for City Project No. 0828 "SR-99/Fulkerth Road Interchange" to extend the agreement term through June 30, 2022
- I. **Resolution No. 2021-220:** Approving an amendment to the Memorandum of Agreement between the City of Turlock and the Thornburgs for conveyance of property in exchange for development fee credits
- J. **Motion:** Approving an agreement with Core and Main, a sole source vendor pursuant to Turlock Municipal Code Section 2-7-08(b)(2), for the purchase of three-inch (3") and larger commercial and industrial Master Meter ultrasonic water meters and parts for the Municipal Services Department, in a total not to exceed amount of \$300,000
Resolution No. 2021-221: Approving the purchase of three-inch (3") and larger commercial and industrial Master Meter ultrasonic water meters and parts from Core and Main, without compliance to the formal bid procedure, pursuant to Turlock Municipal Code Section 2-7-08(b)(2) due to the vendor being a sole source provider
- K. **Motion:** Determining the need to continue the actions undertaken by the Acting City Manager in response to the emergency created by the sinkhole at the intersection of West Main and Walnut Road
- L. **Motion:** Approving an agreement between the City of Turlock and Jared T. Carrillo, Esq. to act as the Hearing Officer for the City of Turlock's Administrative Citation process for the period of November 9, 2021, through November 30, 2022

- Resolution No. 2021-222:** Appropriating \$40,000 to account number 110-10-112.43026 "Hearing Officer" for contracted services of a Hearing Officer for the City of Turlock's Administrative Citation Process from Fund 110 "General fund" unassigned reserve
- M. **Resolution No. 2021-223:** Approving the revised job description for Fire Prevention Inspector
- N. **Resolution No. 2021-224:** Approving the separation of the job functions assigned to the Development Services Director/City Engineer into two separate positions of Development Services Director and City Engineer, modifying the job descriptions, and approving an amendment to the salary schedule of the existing management schedule of benefits and policies previously adopted by Resolution No. 2021-131, effective November 9, 2021
- O. **Motion:** Approving Amendment No. 3 to a Professional Services Agreement between the City of Turlock and Cooperative Personnel Services dba CPS HR Consulting Services for temporary professional human resource services, increasing the contract amount by \$60,000
- Resolution No. 2021-225:** Appropriating One Hundred Fifty-Two Thousand, Five Hundred Ten Dollars (\$152,510) from unassigned General Fund 110 reserves to expense account number 110-10-109.43060_000 "Contract Services General" in Fiscal Year 2021-2022
- P. **Resolution No. 2021-226:** Appropriating \$1,026,649 to Fiscal Year 2021-2022 salary and benefit accounts from the General Fund 110 unassigned reserves as a result of a Tentative Agreement between the City of Turlock and Turlock Associated Police Officers (hereinafter "TAPO"), covering the period of July 1, 2021 through June 30, 2024, and updating the Memorandum of Understanding ("MOU") between the City of Turlock ("City") and TAPO
- Q. **Resolution No. 2021-227:** Appropriating \$534,833 to Fiscal Year 2021-2022 salary and benefit accounts from the General Fund 110 unassigned reserves as a result of a Tentative Agreement between the City of Turlock and Turlock Firefighters, Local #2434 (hereinafter "Turlock Fire"), covering the period of July 1, 2021 through June 30, 2022, and updating the Memorandum of Understanding ("MOU") between the City of Turlock ("City") and Turlock Fire
- R. **Resolution No. 2021-228:** Appropriating \$41,637 to Fiscal Year 2021-2022 salary and benefit accounts from each respective fund's unassigned reserves as the result of a Tentative Agreement between the City of Turlock and Turlock Confidential Employees group, covering the period of July 1, 2021 through June 30, 2024, and updating the Schedule of Benefit Plans and Policies ("SOB") between the City of Turlock and Confidential Employees group
- S. **Resolution No. 2021-229:** Appropriating \$236,591 to Fiscal Year 2021-2022 salary and benefit accounts from each respective fund's unassigned reserves as the result of a Tentative Agreement between the City of Turlock and Turlock Management Employees group covering the period of July 1, 2021 through June 30, 2024, and updating the Schedule of Benefit Plans and Policies ("SOB") between the City of Turlock and Management Employees group
- T. **Resolution No. 2021-230:** Reaffirming the Director of Emergency Services Proclamation of Existence of a Local Emergency in response to COVID-19
- U. *Removed for separate consideration.*

The following items were removed from the Consent Calendar for separate consideration:

- 6F. Rescinding Resolution No. 2018-153 and adopting a new Resolution authorizing the Mayor, City Manager, City Engineer, or Development Services Director to sign all documents, applications, assurances, and statements in regard to any and all Federal Highway Administration, Federal Transit Administration, or any other federally-funded or state-funded projects, to include applications filed for federal transportation assistance authorized by 49 United States Code (USC) Chapter 53 or other federal statutes administered by the Federal Transit Administration.

Council and staff discussion included clarification of the item.

Mayor Bublak opened public comment. No one spoke. Mayor Bublak closed public comment.

Action: **Resolution No. 2021-231:** Rescinding Resolution No. 2018-153 and adopting a new Resolution authorizing the Mayor, City Manager, City Engineer, or Development Services Director to sign all documents, applications, assurances, and statements in regard to any and all Federal Highway Administration, Federal Transit Administration, or any other federally-funded or state-funded projects, to include applications filed for federal transportation assistance authorized by 49 United States Code (USC) Chapter 53 or other federal statutes administered by the Federal Transit Administration was introduced by Councilmember Larson, seconded by Councilmember Franco, and carried 5/0 by the following vote:

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

- 6U. Resolution Reaffirming the Proclamation of a Local Emergency by Interim City Manager Sarah Tamey Eddy (Director of Emergency Services) 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).

Councilmember Nosrati noted he would vote no on this matter until it is treated as an emergency.

Mayor Bublak opened public comment.

The following members of the public spoke:

Ronald Bridegroom

Mayor Bublak closed public comment.

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Action: **Resolution No. 2021-232:** Reaffirming the Proclamation of a Local Emergency by Interim City Manager Sarah Tamey Eddy (Director of Emergency Services) 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) was introduced by Councilmember Monez, seconded by Councilmember Franco, and carried 4/1 by the following vote:

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

7. **FINAL READINGS:** None

8. **PUBLIC HEARINGS:**

Public Hearing Item 8A was heard after Section 2 – Approval of Agenda as Posted or Amended.

9. **ACTION ITEMS:**

- A. Deputy Development Services Director/Planning Manager Katie Quintero presented the staff report on the request to approve an Agreement with Michael Baker International, Inc. (Walnut Creek, California office) in the amount of \$844,642.50 (Fund 118 "Measure A") for professional planning and preliminary design services for the City of Turlock's Roads Initiative Program in a form approved by the City Attorney AND approve a 10% contingency in the amount of \$85,000 for potential unanticipated changes in the scope of services AND appropriate \$929,643 to account number 118-10-115.43275_001 "Roads Program MBI" to be funded from Fund 118 "Measure A" unallocated reserves to provide the necessary funding for City Project No. 21-039 "Planning and Preliminary Design for Roads Program."

Mayor Bublak opened public comment.

The following members of the public spoke:

Miguel Donoso
 Ronald Bridegroom
 Cheryl Reiland

Mayor Bublak closed public comment.

Michael Baker International Vice President Jim Porter and City Attorney George Petrulakis responded to public comment.

Council and staff discussion included clarification on costs and scope of work, types of data that will be collected, maintenance schedule and costs to maintain roadways, and staffing issues related to moving forward with the roads program.

Action: Motion by Councilmember Monez, seconded by Councilmember Franco, approving an Agreement with Michael Baker International, Inc. (Walnut Creek, California office) in the amount of \$844,642.50 (Fund 118 "Measure A") for professional planning and preliminary design services for the City of Turlock's Roads Initiative Program in a form approved by the City Attorney AND approving a 10% contingency in the amount of \$85,000 for potential unanticipated changes in the scope of services. Motion carried 3/2 by the following vote:

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

Resolution No. 2021-233: Appropriating \$929,643 to account number 118-10-115.43275_001 "Roads Program MBI" to be funded from Fund 118 "Measure A" unallocated reserves to provide the necessary funding for City Project No. 21-039 "Planning and Preliminary Design for Roads Program" was introduced by Councilmember Monez, seconded by Councilmember Franco, and carried 3/2 by the following vote:

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

- B. Councilmember Franco presented the report on the request to authorize use of staff time and City resources to prepare a staff report authorizing a notice of non-renewal with the City of Turlock/Stanslaus County HOME Consortium.

Council and staff discussion included retiree cost and salaries, cost recovery, and staff time used to run the Consortium.

Mayor Bublak opened public comment.

The following members of the public spoke:

Miguel Donoso
 Gill Esquer
 Ronald Bridegroom

Mayor Bublak closed public comment.

Council and staff discussion included PERS considerations related to being the lead agency and ensuring fiscal responsibility for our citizens related to the Consortium.

Action: Motion by Councilmember Monez, seconded by Councilmember Franco, Authorizing use of staff time and City resources to prepare a staff report on cost implications of various options with regard to the City of Turlock/Stanislaus County HOME Consortium. Motion carried 4/1 by the following vote:

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

10. CITY MANAGER REPORTS/UPDATES:

A. City Manager

1. Monthly Briefing

Interim City Manager Sarah Tamey Eddy provided an update on an RFP being prepared regarding employee wellness/development and acknowledged the efforts of Police Officer Mark Diaz in identification and follow through regarding the recent sinkhole situation.

2. Board, Commission, and Committee Vacancies

Interim City Clerk Kellie Weaver provided an update on upcoming vacancies on the CDBG Selection Committee, Planning Commission, Parks, Arts and Recreation Commission, and the Measure L Citizens Oversight Committee.

B. Development Services

1. Year-end report

Deputy Development Services Director/Planning Manager Katie Quintero provided a year-end report for Development Services.

11. COUNCIL ITEMS FOR FUTURE CONSIDERATION:

Councilmember Larson asked that participation by Zoom be resumed.

Councilmember Nosrati asked that participation by Zoom be resumed and asked for an update from staff as to why it is not being pursued. Councilmember Nosrati also requested consideration of the RAD card being brought back for consideration, reconsideration of the funding source for three salaried employees funded through ARPA, and lighting parks as an investment in infrastructure.

12. AD HOC COMMITTEE REPORTS

A. Unsheltered Homeless Ad Hoc Committee – *Councilmember Monez (Chairperson)*

Councilmember Monez provided a report on the Unsheltered Homeless Ad Hoc Committee including that there will be a report on the 12/14/21 agenda that will be beneficial to the homeless population and wrap up the work done by the committee based upon countless hours and meetings with the City Attorney, Countywide officials, and the Police Chief.

B. Fire Ad Hoc Committee – Councilmember Franco (Chairperson)

Councilmember Franco provided an overview of the work done by the Fire Ad Hoc Committee including work on resource sharing, approval of a Fire Master Plan study, and meetings with Neighborhood Services with a future workshop to be scheduled for the community and Council. Councilmember Franco noted that after consulting with the City Attorney, Interim City Manager, and Interim Police Chief Gary Hampton (past Interim City Manager), it was determined the ad hoc committee has completed their assignment and as of this time is disbanded.

13. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS:

Councilmember Larson wished her cousin, lifetime Turlock resident, Doris Johnson, a happy 110th birthday.

Councilmember Nosrati responded to Councilmember Monez's comments regarding backseat driving, including that others have also participated in helping deal with homelessness, lack of effort in responding to homelessness, his disappointment in the lack of information being provided to the Council and the public, and that he supports being the local agency to investigate questions regarding the residency of Councilmember Monez as discussed during public participation.

Councilmember Pam Franco wished everyone a Happy Thanksgiving and gave a special shout out to Law Enforcement Records personnel.

Councilmember Monez offered condolence to the Puffer family, noted drop box location for Coats for Kids, provided information on the Day of Hope for Thanksgiving meals for the unsheltered community which is being coordinated by Rose Noble of Enclave Community Church, noted a new issue with storm drains in District 2 near Olive and Castor, and thanked Police Department staff that helped during the tragic situation that occurred at Turlock High School this week.

14. CLOSED SESSION:

Interim City Clerk Kellie Weaver introduced the Closed Session Items.

A. Conference with Labor Negotiators, Cal. Gov't Code §54957.6(a)

"Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation."

Agency Designated Representative: Acting City Manager Dan Madden

Employee Organization: Turlock Associated Police Officers

Employee Organization: Turlock City Employees Association

Employee Organization: Turlock Firefighters Association-Local 2434

Employee Organization: Turlock Management Association-Public Safety

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Unrepresented Employees: Accountant, Principal, Administrative Analyst, Administrative Services Director, Assistant to the City Manager for Economic Development/Community Housing, Chief Building Official, City Clerk, Community Housing Program Supervisor, Deputy Director Development Services/Planning, Development Services Director, Executive Administrative Assistant/Deputy City Clerk, Executive Administrative Assistant/Municipal Services, Executive Administrative Assistant/Public Safety, Finance Director, Fire Chief, Human Resources Analyst, Sr., Human Resources Manager, Human Resources Technician, Information Technology Manager, Municipal Services Deputy Director, Municipal Services Director, Office Assistant I, Parks, Recreation and Public Facilities Director, Parks, Recreation and Public Facilities Manager, Parks, Recreation and Public Facilities Superintendent, Payroll Coordinator, Police Business Unit Supervisor, Police Chief, Civil Engineer, Principal, Roads Program Manager, Transit Manager, Utilities Manager, and Water Quality Control Division Manager.

- B. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)
 Title: City Manager (Discussion Only)
- C. 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: 1731 W. Taylor Road, Turlock, CA, 95380, Turlock, CA (APN No. 045-055-007-000)
 Agency Negotiator: Interim City Manager Sarah Tamey Eddy
 Negotiating Parties: Stammerjohan William W. Trust et al.
 Under Negotiation: Price and terms of payment for the purchase of property in fee.
- D. 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: 3012 W. Main Street, Turlock, CA, 95380, Turlock, CA (APN No. 044-005-001-000)
 Agency Negotiator: Interim City Manager Sarah Tamey Eddy
 Negotiating Parties: Mello, Richard D. Trust et al.
 Under Negotiation: Price and terms of payment for the purchase of property in fee.

15. REPORTS FROM CLOSED SESSION:

Interim City Clerk Kellie Weaver reported that for the Closed Session Items no reportable action was taken.

16. ADJOURNMENT

Mayor Bublak adjourned the meeting at 10:37 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED


 Kellie E. Weaver, Interim City Clerk