

0. A. CALL TO ORDER – Mayor Bublak called the meeting to order at 4:00 p.m.

Mayor Bublak announced the City Council meeting is open to the public with limited seating capacity and that compliance with health and safety guidelines including COVID-19 screening, temperature checks, face coverings, and physical distancing measures is required for in-person attendance.

Mayor Bublak also announced the meeting is being conducted via the Zoom system and streamed on the City's website, YouTube, & Spectrum Channel 2.

Mayor Bublak announced that members of the public will be given the opportunity to address the Council during public participation. The City Clerk will provide additional details and instructions once we near the public participation section of the meeting.

Lastly, Mayor Bublak announced the Special Meeting is anticipated to conclude at 5:30 p.m. to allow for the Council Chambers to be sanitized before the Regular Meeting begins and if members of the public are planning to return for the regular meeting, they will need to check-in again with the security officer.

B. 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

C. DECLARATION OF CONFLICTS: None

1. 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 Larson, seconded by Councilmember Monez, Approving 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

*City Clerk Jennifer Land announced that members of the public will be given the opportunity to address Council concerning any item that has been described in the notice for this meeting. For members of the public participating in-person and who are interested in addressing the Council, please raise your hand once the Mayor opens public comment and before she closes public comment. For members of the public participating remotely, please press the "raise hand" feature on your screen or press *9 from your telephone keypad once the Mayor opens public comment and before she closes public comment.*

Members of the public participating in-person will be called upon first and then we will move to those participating remotely. For those participating remotely, they will hear an automated prompt indicating their line has been unmuted – and that is when their comment period will begin.

Lastly, we request members who choose to address the Council to please state their first and last name in the event any follow up is needed; however, this is not mandatory.

2. PUBLIC PARTICIPATION:

Gabriel Rigardi

3. HOUSING PROGRAM SERVICES WORKSHOP:

Council will receive a presentation on the overview of the City of Turlock Housing Program Services and Activities for FY 2020-2021 and provide direction regarding the visioning for FY 2021-2022.

Councilmember Franco requested the preparation and provision of staff reports for future Council meetings or workshops.

Acting City Manager Gary R. Hampton provided an overview of the Housing Program Services Workshop and introduced Assistant to the City Manager for Economic Development/Housing Maryn Pitt who presented information regarding housing program services, housing program history, continuum of housing assistance stages, Turlock Housing Program services, funding to administer programs, entitlement fund sources, federal entitlement community requirements, state fund sources, other funding sources, Housing Program fiscal overview, funding structures in the Turlock/Modesto/Stanislaus County Continuum of Care, down payment assistance, standard affordability levels, low income examples, residential rehabilitation, funding allocation for public services, public services accomplishment data, other projects and public improvements, Avena Bella affordable units, Crane Terrace senior affordable housing, recent affordable housing projects, current and upcoming housing projects, challenges and opportunities ahead, and requests for Council assistance.

Council and staff discussed this item including administrative costs, continuum of housing assistance stages, General Fund expenses, homeless housing, non-profit program assistance, medium income level, Avena Bella, Montana Park housing project, affordable housing project costs, State mandate for affordable housing, assistance for senior citizens, City Manager delegated authority, internal loan committee, private development assistance programs, City of Turlock General Plan update, and master plan fees.

Mayor Bublak opened public participation.

The following members of the public spoke:

Maris Sturdevant
Gabriel Rigardi
Linda Murphy-Julien
Jeni Ferrari
Cheryl Reiland
Tamra Losinski
Milt Trieweller

Mayor Bublak closed public participation.

Staff provided brief comment in response to public comment.

Council provided direction to staff to continue the Housing workshop at a future meeting and prepare further information for Council review prior to the meeting.

4. ADJOURNMENT:

Mayor Bublak adjourned the special meeting at 5:31 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

Allison Martin, Deputy City Clerk
Jennifer Land, City Clerk