

Special Meeting Agenda
Joint Meeting of
Turlock City Council,
Planning Commission, and
Development Collaborative Advisory Committee



JUNE 26, 2012
6:00 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California



Mayor
John S. Lazar

Council Members
William DeHart, Jr.
Forrest White
Amy Bublak
Mary Jackson
Vice Mayor

City Manager
Roy W. Wasden
City Clerk
Kellie E. Weaver
City Attorney
Phaedra A. Norton

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.

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 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.

5:30 – 6:00 p.m. Workshop Reception

1. CALL TO ORDER

2. PUBLIC PARTICIPATION – LIMITED TO ITEMS DESCRIBED IN THE NOTICE FOR THIS MEETING

This is the time set aside for citizens to address the City Council concerning any item that has been described in the notice for the meeting before or during consideration of that item. You will be allowed three (3) 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.

3. **DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

4. **WORKSHOP – THE DOLLARS AND SENSE OF DOWNTOWN DEVELOPMENT**

A. **A Presentation by Joseph Minicozzi sponsored by the Local Government**

Commission: The City of Turlock will conduct a workshop featuring guest speaker Joe Minicozzi who is with Public Interest Projects, a private, for-profit real estate company that concentrates on urban infill, historic preservation and business start-ups in downtown Asheville, NC. Minicozzi will be presenting the results of a study comparing the property and sales tax revenue of different development types in Turlock (e.g., downtown buildings, residential single family homes, larger format retail, etc.) on "a per acre basis." Workshop participants can expect to learn more about which parts of the city are providing greater returns to the city than other areas. Minicozzi's study was commissioned by the Local Government Commission and, a similar study was also performed in Modesto and Merced.

5. **ADJOURNMENT**

The foregoing meeting is hereby called by Mayor John S. Lazar at the above mentioned date and time pursuant to California Government Code §54956.



JOHN S. LAZAR, Mayor