

1. **CALL TO ORDER** - Mayor Lazar called the meeting to order at 6:00 p.m.  
PRESENT: Councilmembers Amy Bublak, Bill DeHart, Steven Nascimento, Forrest White, and Mayor John S. Lazar.  
ABSENT: None
  
2. **PUBLIC PARTICIPATION:** None
  
3. **DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS:** None
  
4. **CONSENT CALENDAR:** None
  
5. **PUBLIC HEARING:**
  - A. Principal Civil Engineer/Chief Building Official Eric Picciano presented the staff report on the request to Amend Turlock Municipal Code Title 8, Chapter 1, Article 1, Section 6, regarding the adoption of building fees by Resolution and adopt a Building Department fee structure for permits, inspections or other fees required per Title 8, Building Regulations, of the Turlock Municipal Code.  
  
Nicole Kissam of NBS presented information regarding the framework, cost of service results, and conclusions of the study they conducted to assist the City of Turlock's Building Division establish user and regulatory fees for service.  
  
Council and staff discussion included deposit based programs for large structures, the benefits and drawbacks of deposit based programs, reductions in the proposed fee structure, and potential benefits of fee reductions.  
  
Mayor Lazar opened the public hearing.  
  
John Beckman, CEO of Building Industry Association, spoke in favor of a 25% reduction in proposed fees and a deposit based approach for both large scale and residential projects.  
  
Mike Warda spoke regarding fees associated with code enforcement and spoke in favor of the City continuing to provide incentives as a way of bringing new business growth to Turlock.  
  
Sharon Silva, Development Collaborative Advisory Committee Chair, spoke in favor of fee reductions and future tax benefits.  
  
Mayor Lazar closed the public hearing.

Additional Council discussion included a twenty-five percent (25%) fee reduction recommended by the DCAC, the need to encourage new development and growth, acknowledgement that deficit spending not come out of existing programs, and building fees specific to the Downtown area.

Mayor Lazar reopened the public hearing. Nicole Kissam presented information regarding the drawbacks of deposit based fee structures including additional accounting requirements and the extra resources it entails. Mayor Lazar closed the public hearing.

**Action:** Motion by Councilmember Bublak, seconded by Councilmember DeHart, introducing an Ordinance Amending Turlock Municipal Code Title 8, Chapter 1, Article 1, Section 6, regarding the adoption of building fees by Resolution and setting the final reading for February 12, 2013. Motion carried unanimously.

**Resolution No. 2013-009** Adopting a Building Department fee structure for permits, inspections or other fees required per Title 8, Building Regulations, of the Turlock Municipal Code as set forth in the attached "Cost Recovery Fee Table" with the following modifications: approving a twenty-five percent (25%) administrative level reduction in adopted fees, adopting a deposit based fee structure for new residential housing units, and returning in twenty-four (24) months for review was introduced by Councilmember Bublak, seconded by Councilmember DeHart, and carried with Councilmembers Nascimento and White dissenting.

6. **SCHEDULED MATTERS:** None

7. **ADJOURNMENT:**

Motion by Councilmember Bublak, seconded by Councilmember Nascimento, to adjourn at 7:22 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

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Kellie E. Weaver  
City Clerk