

MINUTES
TRACY CITY PLANNING COMMISSION
MAY 25, 2011
7:00 P.M.
TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTE APPROVAL

DIRECTOR'S REPORT REGARDING THIS AGENDA:

ITEMS FROM THE AUDIENCE

In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Planning Commission Member to sponsor the item for discussion at a future meeting.

1. OLD BUSINESS

2. NEW BUSINESS

A. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR FISCAL YEAR 2011-2012 THROUGH FISCAL YEAR 2015-2016 - APPLICATION NUMBER DET11-0002

3. ITEMS FROM THE AUDIENCE

4. DIRECTOR'S REPORT

5. ITEMS FROM THE COMMISSION

6. ADJOURNMENT

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The Planning Commission meeting was called to order by Chair Mitracos at 7:00 p.m.

The pledge of allegiance was led by Chair Mitracos.

ROLL CALL: Roll call found Commissioner Johnson, Commissioner Manne, Commissioner Ransom, Vice Chair Alexander, and Chair Mitracos present. Also present were staff members Bill Dean, Assistant Director of Development and Engineering Services; Kul Sharma, City

Engineer; Andrew Malik, Director of Development and Engineering Services; Bill Sartor, Assistant City Attorney; and Elizabeth Silva, Recording Secretary.

MINUTES

It was moved by Vice Chair Alexander and seconded by Commissioner Ransom to approve the minutes of April 27, 2011 as written. Voice vote found Commissioner Johnson, Commissioner Ransom, Vice Chair Alexander, and Chair Mitracos in favor; Commissioner Manne abstained. Passed 4-0-0-1.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None

ITEMS FROM THE AUDIENCE – None

1. OLD BUSINESS – None
2. NEW BUSINESS

A. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR FISCAL YEAR 2011-2012 THROUGH FISCAL YEAR 2015-2016 - APPLICATION NUMBER DET11-0002

The staff report was provided by Bill Dean, Assistant Director of Development and Engineering Services. Mr. Dean stated the item was a yearly requirement of Government Code Section 65103(c); a report of General Plan Conformity of the Capital Improvement Program (CIP). Mr. Dean indicated the CIP had not changed very much from last year. Mr. Dean stated that first staff would ask for any general questions and then Kul Sharma, City Engineer would provide a brief description of the highlights of each category. Mr. Dean indicated staff recommended the Commission make the report that the CIP projects were consistent with the General Plan.

Chair Mitracos asked for a general overview of the CIP funds. Andrew Malik, Director of Development and Engineering Services stated there were a number of sources for the CIP projects funding. Mr. Malik indicated there were some that were highlighted in the list.

Chair Mitracos asked if money had been taken from the General Fund and put it into a CIP fund, could it go back into the General Fund. Mr. Malik answered in some cases it could if Council had decided to return the money to the General Fund. Chair Mitracos asked if the developer-paid impact funds had to stay in the fund that they were paid into. Mr. Malik answered they did.

Commissioner Ransom asked if the presentation would include the information about the projects which were over budget or how the maintenance would be funded, for instance the Way-Finding Project. Mr. Dean stated that staff would not be getting into every CIP project, but could address that in the general sense. Mr. Malik indicated the Way-Finding project was more expensive than staff had anticipated, but it was unusual. Mr. Malik indicated that fees were established when the planning area is created, and they are monitored about every year or two to adjust to the Engineering News Record.

Vice Chair Alexander asked what the Arterial Developer Contribution Funding was. Mr. Sharma stated that the arterials are the classification of the streets, and the arterials were funded by developers. Mr. Sharma indicated in subdivisions for example, the arterials are the responsibility

of the developers. Mr. Sharma stated the developers pay their fair share of the improvements of the arterials.

Commissioner Johnson asked about the General Fund 301 account. Mr. Malik answered that 301 was an account number for the account that excess funds were deposited to.

Mr. Sharma provided a brief summary of CIP projects.

Chair Mitracos asked for clarification on the funding for the Animal Shelter CIP. Mr. Sharma stated there were some grants that had been anticipated that had not been received. Chair Mitracos stated it was like a wish list. Mr. Malik stated there had been discussion of a regional shelter, and it was not determined if it would occur, where it would be located and where funding would come from.

Chair Mitracos asked about the solar panels project. Mr. Sharma indicated the project was funded and approved, and there was no General Fund needed for the project. Mr. Sharma further stated the project had been awarded by Council and construction would be started in the next few months.

Commissioner Ransom asked about the money shown as appropriated for the Animal Shelter project. Mr. Sharma stated it was grant funding which had not been awarded at that time.

Chair Mitracos asked about the traffic light interconnect project. Mr. Sharma indicated the project would be done in segments as the City did not have funding for the entire project, and it was easier to receive grant funding when done in segments. Mr. Sharma stated the project was about 60% completed at that time.

Commissioner Manne asked about the Eleventh Street overpass, and if it was a traffic safety issue. Mr. Sharma stated there was a difference between traffic safety and structural safety. Mr. Sharma further stated from the traffic safety side, the overpass work, however on the structural side, it was not in compliance with current codes. Mr. Sharma indicated there was a plan to fix it which had been approved by Caltrans, and staff was working on the environmental document. Mr. Sharma further indicated the design phase would begin in the next few months. Mr. Malik added that the City was working very quickly, and the construction would likely start in 2013.

Chair Mitracos asked for information on the Grant Line Road and the Bessie Road projects. Mr. Sharma stated the Grant Line Road expansion east of Mac Arthur was part of the NEI Phase 2 project and would be funded through that project. Mr. Sharma added the design was almost done, and though there was not complete funding available, construction would begin when the design phase was done. Mr. Sharma indicated the southern segment of the Bessie Avenue project had been completed through grants however there was not funding to complete the northern portion of the project at that time.

Commissioner Ransom asked if the power lines on Grant Line Road would be undergrounded when the project was complete. Mr. Sharma answered the original plans included the lines being underground however PG&E was not able to design the project in the timeline provided by the City. Mr. Sharma stated the power poles were currently next to the sidewalks and at a later date PG&E will underground the lines and the funding will be provided by PG&E.

Chair Mitracos asked for information on the water supply purchase from West Side Irrigation District (WSID). Mr. Sharma stated that WSID had the water rights and when the City expands the water rights would be available for purchase.

Commissioner Johnson asked for information regarding the Downtown Plaza project. Mr. Sharma stated the project was being designed and the funding for the project was coming from the Community Development Agency. Mr. Sharma further stated the intention was to be out for bid in a couple weeks and to be awarded by the end of June.

Commissioner Manne asked about information regarding the Bikeway Improvement Future Phases project. Mr. Sharma stated there were developments in the City at different locations which provided bike paths; however there were gaps in the existing infill areas. Mr. Sharma further stated that there was not enough funding, nor was there a nexus to receive the funding to connect the existing areas. Mr. Sharma indicated the funding would have to come from the City and other funding sources, and the City was creating a line item to put a finger on the need to eventually have a functional bikeway system throughout the City. Commissioner Manne stated that SJCOG had reminded him that the City of Tracy had \$180 thousand appropriated which could be used for bikeway improvements, and which would be returned if not earmarked by the end of June. Mr. Sharma stated there was a project completed which SJCOG had not been billed for yet. Commissioner Manne indicated that his impression was the money was not associated with any particular project, and he encouraged staff to look into it.

Commissioner Manne asked for information on a recent item regarding the purchase of land in the downtown area. Mr. Malik indicated the funds for the purchase were from the Redevelopment Fund and were for the purchase of two properties in the downtown area. Mr. Malik stated the negotiations with Union Pacific Railroad for the bowtie area did not go as well as planned and as a result the focus had shifted to building of the Downtown Plaza.

Commissioner Ransom asked how staff prioritized the projects. Commissioner Ransom specifically mentioned the New Gymnasium Multi-Purpose Facility, and asked where that would be located. Mr. Dean stated it was a Parks project which had been identified as a need, and then listed as a future project. Mr. Dean further stated that through development, fees were collected and earmarked toward future projects. Mr. Malik indicated that the Parks and Community Services Department had done a Needs Assessment to gather data which identified what the community needed and wanted.

Commissioner Manne asked about the traffic light project at the intersection of Grant Line and Byron Roads, which stated "project cancelled" in the comments. Mr. Sharma indicated the location was currently in the County, and the City had discovered there was a need for the signal, however as the City did not have jurisdiction, it was cancelled. Mr. Malik added that the County would like the City to annex the property as soon as possible. Mr. Malik further stated staff was working with the County to improve the safety of the intersection.

Vice Chair Alexander asked if the dollar amount for the SWAT public safety equipment was low. Mr. Dean answered the line item was a reflection of what the Police Chief had worked out with the Finance Department and the City Manager. Mr. Dean added that if the Police Department had a greater need it could identify a CIP and work toward a funding strategy.

Chair Mitracos opened the public hearing.

Robert Tanner, 1371 Rusher addressed the Commission. Mr. Tanner asked if the striping on Grant Line Road was temporary. Mr. Sharma stated that the current striping is temporary and the final product will be two lanes in both directions. Mr. Tanner indicated that the contractor was digging back into the lanes that had already been blacked off. Mr. Sharma indicated that they were still working on it, and it could have been for median improvements, or the man holes.

Mr. Tanner indicated that the Downtown Plaza project seemed to be rushed, and that the original quote was for \$4.5-6.5 million and now we were working with \$3.2 million. Mr. Tanner asked what part of the design would not be built. Mr. Malik answered that part of the monetary difference was the bid environment had changed, and also there were other areas of funding such as Gas Tax, which may be available if needed. Mr. Tanner stated that at the last Council meeting the date was set for June 7, 2011 for approval by Council, with awarding by the end of June and construction starting in July. Mr. Malik stated that was the intent to move forward with that schedule. Mr. Malik indicated at the meeting tentatively scheduled for June 28, 2011 staff would have a lot more detail and could recommend additional funding if needed and the possible sources. Mr. Malik indicated that the concept had not changed.

Chair Mitracos stated that the rush on the Downtown Plaza project was due to the concern the redevelopment fund may go away. Mr. Tanner stated that his concern was that the public was not getting the full benefit due to the rush. Mr. Dean indicated that the intent was to do as much as possible with the money that was available.

It was moved by Commissioner Ransom and seconded by Commissioner Manne that the Planning Commission report that the Capital Improvement Program Projects are consistent with the goals, policies, and actions of the City's General Plan. Voice vote found all in favor; passed 5-0-0-0.

3. ITEMS FROM THE AUDIENCE – None

4. DIRECTOR'S REPORT

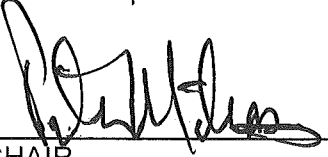
Mr. Dean encouraged everyone to enjoy the Farmer's Market on Wednesdays in the Civic Plaza.

5. ITEMS FROM THE COMMISSION - None

6. ADJOURNMENT

It was moved by Commissioner Manne and seconded by Commissioner Alexander to adjourn.

Time: 8:28 p.m.



CHAIR



STAFF LIAISON