

April 30, 2012, 5:30 p.m.

City Council Chambers, 333 Civic Center Plaza

Web Site: www.ci.tracy.ca.us

1. Call to Order - Mayor Ives called the special meeting of the Tracy City Council to order at 5:30 p.m.
2. Roll Call - Roll call found Council Members Abercrombie, Elliott, Rickman, Mayor Pro Tem Maciel and Mayor Ives present.

Mayor Ives led the Pledge of Allegiance.

3. Items from the Audience - None.
4. CONDUCT A CITY COUNCIL WORKSHOP TO REVIEW THE PROPOSED FY 12-13 CAPITAL IMPROVEMENT PLAN (CIP) - Zane Johnston, Director of Finance and Administrative Services, presented the staff report. Mr. Johnston stated the proposed FY 12-13 CIP was previously distributed for the first City Council CIP workshop held on April 3, 2012. This second workshop is to review the various projects proposed for funding in FY 12-13 and for Council to provide feedback to staff. The CIP will be adopted on June 5, 2012, as part of the overall City budget.

The CIP is a five year plan that identifies proposed capital projects for the City. The CIP contains a list of current projects (those that have not yet been completed) that have received an appropriation of funds in FY 11-12 or prior fiscal years. If any of those projects requires additional funding it is noted in the year in which the funding is proposed. At the workshop held on April 3, 2012, the CIP was presented and organized into groups by the type of project. The eight groups include General Government and Public Safety, Traffic Safety, Streets and Highways, Wastewater, Water, Drainage, Airport and Transit, Parks and Recreation, and Miscellaneous Projects. Funding for each project under these groups was noted. With the exception of Fund 301 (General Projects Fund), Council concurrence was noted for the various projects under these groups.

Funding in the City's General Projects Fund (301) is limited as there is no ongoing source of revenue. Currently, approximately \$7.2 million is available but it is likely no additional funds will be available during the next five years. At the workshop held on April 3, 2012, the Council expressed agreement on funding the following four projects:

1. Fire Station 92 – Banta Rd.	\$1,086,800
2. New Animal Shelter – Grantline Rd	\$3,213,000
3. Police Firearms Training Facility	\$ 586,000
4. Park & Playground Improvements:	<u>\$ 325,000</u>
(McDonald, Gretchen Talley, Kenner, Veterans, Barbosa, Ceciliani, Hoyd, and Tracy Sports Complex)	<u>\$5,210,800</u>

In addition, the Council discussed construction of a new pool using \$2.4 million from Plan C, and the Fund 301 balance of \$1.9 million after these four projects have been funded.

Mr. Johnston introduced Rod Buchanan, Director of Parks and Recreation, who provided information on requests made by the Council at the previous CIP workshop. Also, during the previous workshop Council requested that: 1) Staff meet with the various stakeholders to discuss needs; 2) Staff meet with Tracy Unified School District (TUSD) to ascertain if expanded pool time could be made available to swim teams; 3) additional information be brought back to Council related to the various sizes of pools and associated potential programming; 4) additional detail related to the operational costs be provided, and (5) information on the airport plan be provided, specifically in regard to sanitary improvements. Information on these items is summarized below:

1. STAKEHOLDER FOCUS GROUP: On April 16, 2012, a focus group with aquatic stakeholders and TUSD met to discuss related aquatic issues. In attendance were representatives from various swim leagues, Tracy Tomorrow and Beyond, and TUSD staff. Discussion items included past aquatic-needs efforts to date, identification of key assumptions, discussion on pool sizes and programming, recreation and competitive swim needs, availability of TUSD pool rentals at high school pools and a discussion on various pool options.

Recommendation: The preferred option of the focus group attendees was to hold the available funds until more information is known related to pending development agreements, lawsuits and other unknowns.

2. AVAILABILITY OF TUSD HIGH SCHOOL POOLS FOR COMMUNITY USE:

During the focus group meeting TUSD staff provided a presentation on the current use of pools by TUSD, swim teams, rentals, and others, and discussed the availability of high school pools at various times of the days, weeks and months throughout the year. Although TUSD outlined additional rental opportunities for users during TUSD operating hours, stakeholders stated that a lack of adequate restrooms and showers at Tracy and Kimball High limits the swim teams' ability to use the facilities during competitive swim meets. Additionally, swim team users stated that pool closures for repairs and maintenance, which happens for months at a time, complicates use of the pools.

3. INFORMATION ON POOL SIZES AND PROGRAMMING: RJM Design Group and Aquatic Design Group provided the City with a comprehensive description of three different pool configurations. The three pool sizes include (1) 25 yards x 25 meters; (2) 25 yards x 52 meters, and (3) 25 yards x 30 meters. The differences between the pools are described below.

A 25 yard x 25 meter pool is a standard size for a typical community swimming pool. It is a total of 6,200 square feet. This size pool can accommodate up to eight regulation high school racing lanes.

A 25 yard x 52 meter Olympic size pool provides specialized competition swimming capabilities. This pool has a total of 12,945.27 square feet of water surface area with a 2-meter wide floating moveable bulkhead. The pool's configuration accommodates both 25 yard swim meets as well as 50 meter racing (Olympic Qualifying Standard). Up to 20 regulation high school racing lanes can fit in the 25 yard distance and up to eight lanes fit in the 50 meter course.

A 25 yard by 30 meter pool has a total water surface area of 7,531.89 square feet, and has 10 lanes of regulation high school lanes competition 25-yard swimming capability.

In discussing the immediate needs with the focus group participants, the 25 Yd. x 30 meter pool could accommodate the immediate competition needs for the short course. The cost estimate to build this size pool is \$4.4 million.

4. POOL OPERATIONAL COST INFORMATION: RJM Design Group provided a breakdown of estimated operational costs for each of the three pool types listed above. These costs are estimated under 2 scenarios: 1) operational cost estimates as a City-operated pool, and 2) operational cost estimates if contracted out. The findings show that operational costs are reduced by 15% to 20% if any of the pool types are operated by a private contractor.

5. AIRPORT PLAN IMPROVEMENTS: An item related to Airport improvements is scheduled for the May 1, 2012 Council agenda. Information related to sanitary improvements, along with other airport improvements will be provided during that Council meeting as part of the quarterly update on the airport improvement that was considered by the Council on October 18, 2011.

Mayor Ives stated information on a sixth item was requested related to the cost to renovate and rebuild the Joe Wilson pool for the long term. Mr. Buchanan responded the cost to renovate the pool would be approximately \$1.6 to \$1.7 million. The pool and the equipment have deteriorated considerably. The pool can be repaired but it will not be upgraded. The decking is not ADA compliant and is coming up, so all the decking will need to be replaced before the pool can be reopened.

Mayor Pro Tem Maciel questioned the difference in operating costs between a city operated pool and a contractor operated pool. Mr. Buchanan stated staffing costs are the primary reason for the difference in costs. Before contracting with the YMCA the City was operating at a \$60,000 deficit. By switching to a private contractor the City saved \$60,000 and made \$60,000 based on a percentage the City was able to negotiate. Mr. Buchanan stated this might not happen in every case, but it is a possibility, depending on who takes care of maintenance and other considerations.

Mayor Ives asked Mr. Buchanan to comment of the available pool times for the City at West High in June, July and August. Mr. Buchanan stated TUSD had identified 8 a.m. to 10 p.m. in the evening. However, to accommodate as many needs as have been requested the pool is used from 6 a.m. until as late in the evening as necessary. In response to a question from Mayor Ives related to constraints with restrooms, Mr. Buchanan stated Kimball doesn't have any showers or restrooms and Tracy High has one restroom, so it is inconvenient for large scale practices. If the 6 -8 hour time slot were opened up at West High and the cleaning time in the evening was bumped back an hour or two that would accommodate most of the requested needs. Mayor Ives clarified that agreement has not been established with the school district.

Leon Churchill, City Manager, stated he had conveyed that request to the school district but has not heard back.

Council Member Abercrombie asked for an explanation of the TUSD policy to not allow two different entities to use the pool at the same time. Mr. Buchanan stated it was a school policy which had not been discussed.

Council Member Rickman asked if portable toilets could be brought in to accommodate swim meets. Mr. Buchanan indicated that conversation had not yet taken place, but suggested it was a question of who would bear the cost.

Council Member Elliott asked if additional hours were made available at the pools would that meet the needs of the competition swim teams. Mr. Buchanan responded it was not an ideal solution and would not meet all the needs, but it would help. Council Member Elliott stated the desired option is to take no action on a swim facility for a year and wait to see what happens. In the meantime, there would be no construction on the Joe Wilson pool either.

Mr. Johnston briefly outlined the options Council reviewed at the last meeting:

Option A. Council could fund the four projects noted on page one for \$5,210,800 and allocate the remaining Fund 301 money (\$1,984,259) and Plan C money (\$2.4 million) back to the Aquatics Center Project CIP and wait for a period of up to one year through April 1, 2013, to re-examine use of those funds until additional information related to development agreements, or other unknowns are examined. This option would be most congruent with the preferred option identified by stakeholders present at the April 16th focus group meeting.

Option B. Council could fund the four projects noted on page one for \$5,210,800, and allocate the remaining Fund 301 money (\$1,984,259) to refurbish Joe Wilson pool as an in-kind replacement. This estimate is the lowest cost option to fix Joe Wilson pool. Additionally, Council could allocate the remaining Plan C money (\$2.4 million) back to the Aquatics Center Project CIP for a period of one year through April 1, 2013.

Option C. Council could fund the four projects noted on page one for \$5,210,800 and allocate the remaining Fund 301 money (\$1,984,259) to the next five highest ranking Fund 301 projects which include:

1. Park Renovation - Dr. Power's Park	\$1,252,000
2. Bikeway Improvements (leverages \$400,000 in grant funding)	\$ 190,000
3. Demolish the City-owned building on Bessie	\$ 118,500
4. Lincoln Park - Phase 2 improvements	\$ 304,000
5. Airport Fire Hydrants	<u>\$ 76,000</u>
Total:	\$1,940,500
Balance:	\$ 43,759

This option allocates all but \$43,759 of the Fund 301 money, which would remain in Fund 301 balance and would allocate the remaining Plan C money (\$2.4 million) back to the Aquatics Center Project CIP for a period of one year through April 1, 2013, before re-examining those funds. Mr. Johnston added Plan C funds can only be used to expand facilities and not to replace or refurbish existing facilities.

Mr. Johnston requested Council input.

Mayor Ives referred to Fund 301 which currently has a balance of \$7.2 million. The Residential Specific Plan has \$4.3 million, set aside for economic development. Plan C and associated areas has a balance of just over \$3 million of which \$600,000 has been spent to date. The remaining \$2.4 million is earmarked for the aquatic center.

Council Member Abercrombie asked Fire Chief Nero to address fire hydrants at the airport. Chief Nero requested the addition of two fire hydrants at the airport where the hangars are located. Chief Nero stated there is the possibility more hangars will be added, and the Fire Department does not have the required number of hydrants to protect the area.

Mayor Pro Tem Maciel asked if there was any chance the FAA or Caltrans would fund the hydrants. Mr. Buchanan stated not these hydrants. However, there is a possibility they would fund any future hydrants.

Council Member Elliott referred to the four projects recommended for approval and asked for an update regarding a regional facility for an animal shelter. Mr. Churchill stated the County's decision to have one centralized facility in Stockton prompted the City to revive other options. Research has shown that a regional facility would prove more costly for Tracy and the level of service would deteriorate. This option is designed to accommodate the City's existing staffing for animal control services.

Council Member Rickman asked if Tracy would have full control over the shelter. Mr. Churchill responded yes.

Mayor Ives asked if \$3.2 million would build a better facility than what the City currently has, and if the new shelter would accommodate growth. Police Chief Hampton stated the facility would be an expansion over the current facility. It would be built in two phases. Phase 1, the area for animals which are being adopted out, would be expanded. Phase two would include other facilities, such as veterinary facilities. Chief Hampton added moving the facility to the City owned lot at Grant Line and Paradise Road would make the facility more accessible to the public.

Kul Sharma, City Engineer, stated the 1.9 acre property was acquired from a trucking company as a remnant parcel for the widening of Grant Line and Paradise Road by the NEI program. There will be a cost of \$450,000 to be reimbursed to NEI Phase 1 by the animal shelter project for use of this property. There are no other costs involved since water, sewer and storm drainage is already available at the site

Council Member Abercrombie commented on Option C and the proposed demolition of the Bessie building.

Mr. Churchill stated the available funds are for Code Enforcement. However, the Bessie building needs to be demolished. The City can live with it for a short period of time but the building and the basement need to be demolished. Mr. Churchill added some costs could be recuperated from the sale of the lot.

Mayor Pro Tem Maciel inquired if the City were to demolish the building at Tenth and Central would there be any cost recovery from the property owners. Mr. Johnston stated

the City could put a lien on the property, but it is unknown when any reimbursement would be received.

Mayor Pro Tem Maciel commented on options for Fund 301 and questioned whether other options should be considered until it is known what other funding is available. Mr. Johnston stated in all three options the Plan C development impact fee money is not being spent at this time; only Fund 301 funding is being considered.

Mayor Ives invited public comment.

Robert Tanner, 1371 Rusher Street, commented on Option C and the renovation of Dr. Powers Park and asked what would be included for \$1.2 million. Kevin Tobeck, Director of Public Works, responded the renovations would include irrigation, renovating the picnic area, additional walkways and sidewalks and upgrading the turf. The park would need to be closed down for a period of time.

Pam McCain, Resident, stated she had requested additional pool time for the period June through September which was denied because Tracy High School's pool will be down beginning on June 3. A number of water polo teams need a place to practice, but there is only Kimball High and there is no time available in the morning.

Marsha McCray, 560 W. Shulte, confirmed that Kimball is completely booked and added Coach Webb had booked time at Kimball during the summer to help high school students improve their skills. Ms. McCray added the community has been patient, and can be patient a little longer if it can be assured that funding could be set aside for many of the planned aquatic amenities. Joe Wilson pool is not conducive to any kind of competitive swimming. The pool has limited space for parking, and spending money on the Joe Wilson pool takes money away from a complete facility. Ms. McCray stated she wants the swim center to be built out as planned by the community and approved by the Council.

Molly Lowe, Tracy Tritons, stated she had secured pool times with the City, but added the pool at Dr. Powers Park would not meet the needs of the Tritons. Ms. Lowe invited Council to the Tracy Tritons Invitational at West High on Memorial Day weekend to get an idea of what a recreational swim meet is like and what the Tracy Tritons need.

Michel Bazinet, 1005 Mabel Josephine, stated the City needs to look at the economic benefits of building a swim center. As more of the swim center is built the economic benefits would increase. Mr. Bazinet implored to City to wait until the issues with the Development Agreement (Surland) have been resolved.

Mayor Ives asked if there was consensus on the four items. Council Member Abercrombie stated he was in agreement, but suggested appropriating money for additional fire hydrants at the airport. In response to a question from Council Member Abercrombie regarding whether there was a safety issue with the Bessie building Mr. Churchill responded the issue is the mold. The building needs to be secured and demolished. Council Member Abercrombie suggested finding money to demolish the Bessie building.

Council Member Elliott asked Chief Nero to explain the benefits of adding hydrants at the airport as opposed to keeping a water tender at the site. Chief Nero stated in order

to respond to an incident and have any inkling of success there has to be a continuous and reliable water supply. A tender could be used but water would need to be ferried back and forth which would leave the City at a disadvantage.

Mayor Pro Tem Maciel inquired whether the animal shelter bids could come in under budget. Mr. Sharma responded the City will design the ultimate project and build only what it has funding for. This will create a lot of challenges. Mayor Ives inquired why design-build wouldn't work on this project. Mr. Sharma responded design-build would work because it is a complete project, but building a small part of the project upfront will be difficult. Mayor Ives suggested public agencies are saving money by borrowing designs from other agencies and questioned whether animal shelters that service similar size communities are vastly different from one another. Mr. Sharma stated such a project would have to be constructed on a site without constraints. Since this location has a lot of constraints it would be difficult to fit a prototype project at this site. Mr. Sharma offered to look into the suggestion. Mayor Ives stated that if the City demolishes the Bessie building and sold the site the proceeds could go into Fund 301.

Council Member Rickman commented on high school swimming pools and suggested the City look into why two teams are not allowed in the pool at the same time. Mr. Buchanan stated he is working with the swim leagues and is able to accommodate as many hours as they need. Mr. Churchill stated he would pursue the issue regarding why two teams are not allowed in the pool at the same time.

Council Member Elliott inquired with the times the City has available is it enough to take care of the public's swimming needs, as well. Mr. Buchanan stated programming is from 6 a.m. to 10 p.m. For the three months the City has the pool every request is being accommodated. Council Member Elliott asked whether there was an expectation that next year would be better. Mr. Buchanan explained pools go down for a number of issues and then swimming requests cannot be accommodated. Tracy High will be a long term issue, perhaps as long as two years, but once it is up and running the three pools will be available again. Mr. Buchanan offered to research viable options. Council Member Elliot stated since the Joe Wilson pool would serve no purpose as a competition pool, the only reason the City would refurbish it would be to accommodate public use.

Mr. Buchanan stated that with regard to formal competition the Joe Wilson pool is not adequate, although small competitions and practices have been held there. If Joe Wilson pool were operational swim teams would have more time at the West High pool since the public could use Joe Wilson pool, but that comes with an operational cost. Joe Wilson pool would also be available for more months during the year.

In response to a question from Mayor Pro Tem Maciel regarding whether any time was available for public swimming, Mr. Buchanan stated 2-3 hours is available every afternoon for general recreation swimming.

Mayor Ives asked for the status of the Joe Wilson pool, and what issues there would be if the pool was opened tomorrow.

Mr. Buchanan responded Joe Wilson pool is clean and has water in it, but added it would have to be recertified before it could be reopened. Mr. Buchanan stated he reason water is in it pool is to hold the structure up. However, there are a number of major issues which would need to be resolved before the pool could be rendered usable. Mr.

Johnston agreed there were rehabilitation issues, but added another reason the pool was closed was to save money. The City went through a process to reduce operating expenditures. The decision to close the Joe Wilson pool was made because of the annual operating costs of \$200,000. Mr. Johnston stated the City still does not have a balanced budget despite everything that has been done. Since Measure E passed the City has lost another \$1.2 million dollars in property tax revenue.

In response to Mayor Ives request for Council's recommendations, Council Member Abercrombie stated he was in favor of Option A, including the four agreed to options. Council Member Abercrombie suggested addressing the issue of additional fire hydrants at the airport and the demolition of the Bessie building.

Council Member Rickman stated he felt the City should concentrate on infrastructure and public safety, together with the issue regarding demolition of the Bessie building and additional fire hydrants at the airport.

Mayor Pro Tem Maciel stated he was in favor of Option A, and supported the addition of fire hydrants at the airport. Mayor Pro Tem Maciel stated he did not want to reduce the amount of funding available for the pool and suggested the City hold off on the demolition of the Bessie building until alternative funding could be found. Mayor Pro Tem Maciel also suggested using Residential Specific Plan monies to fund the bikeway improvements.

Council Member Elliot stated he favored Option A, plus the additional fire hydrants at the airport, but wanted to wait on demolition of the Bessie building until alternative funding became available.

Mayor Ives stated he also favored Option A, plus the additional fire hydrants at the airport and suggested waiting on demolition of the Bessie building. Mayor Ives asked if Council could agree the left over money should be earmarked for a pool.

Mr. Johnston stated the remaining \$1.9m could be appropriated to the swim center CIP, or it could remain in Fund 301 until Council appropriates it to a specific project. It was Council consensus to commit the remaining money to the swim center project. Mayor Ives pointed out that a different Council could appropriate the funding to a different project.

Council Member Abercrombie moved to approve Option A, together with additional fire hydrants at the airport, and to set aside the remaining balance for the swim center project. Council Member Rickman seconded the motion. Voice vote found all in favor; passed and so ordered.

Mr. Johnston continued with the second part of the workshop which sought recommendations for the Residential Specific Plan Fund. The Residential Specific Plan (RSP) was formed in the late 1980's. It was Tracy's first specific plan area and encompassed about 7,000 homes. Required infrastructure was financed by the following:

Schools

Formation of a Mello-Roos District, the Tracy Area Public Facilities Finance Agency (TAPFFA) which issued bonds to finance construction of school facilities

Water	Assessment District 87-3 formed by the City (all bonds now paid off)
Wastewater	Assessment District 84-1 formed by the City (all bonds now paid off)
Streets, Parks, Drainage, and Gov. Buildings	Development Impact fees paid with the issuance of each building permit. This was a cash funded program. All permits have to have been issued to have full funding for completion of all projects.

Since the Plan C Specific Plan utilized some of the infrastructure constructed with development impact fees RSP developers were entitled to a refund from the fees paid by Plan C. However, construction of the entire RSP infrastructure including the MacArthur Road extension (south of Eleventh Street) and City Hall had not been completed. The City and the RSP developers entered into an agreement in which the RSP developers received a portion of the Plan C reimbursement and the City kept the remaining funds in order to complete the two largest RSP projects, MacArthur Drive and City Hall. After City Hall was completed there remained approximately \$7.3 million in RSP funds. The existing MacArthur extension plan has proved to be problematic in obtaining a necessary at grade railroad crossing over what amounts to the railroad's current switch yard. The City is left with the RSP fund and has sole discretion on how to use it. The City could not be successfully sued over this matter.

The RSP fund has subsequently been utilized for economic development rather than for pursuit of the previous MacArthur Drive extension. To date, the following expenditures have been made:

	RSP BALANCE:	\$7,539,747 Million
Shop Local Program (auto mall gift card program)		\$ 450,000
West Valley Mall (Macy's)		<u>\$2,789,747</u>
	TOTAL	\$3,239,747
	Balance Remaining:	\$4,300,000

The proposed CIP recommends use of RSP funds for economic development purposes in the following projects:

Development and improvements of the Westside Market	\$1,000,000
Directional signs (Cal Trans type) on I-205	\$450,000
Business Incubator (3 year period)	<u>\$300,000</u>
TOTAL:	\$1,750,000

Mr. Johnston suggested the remaining balance of \$2.5 million be reserved for economic development purposes and asked for Council's direction.

Mr. Malik offered a brief overview of the Directional Signs proposed for I-205. Mr. Malik stated renaming certain City streets would benefit the Auto Mall, the Mall and the Outlet Center.

Mayor Pro Tem Maciel asked for an update on way-finding signs. Mr. Johnston stated way finding signage is an already approved CIP and contracts have been approved. Mr. Malik added the project should be completed later this summer.

Council Member Rickman asked how the directional signs and the way-finding signs differed. Mr. Malik offered a brief explanation of the difference in the signage. Mr. Sharma offered an explanation of the different sizes and costs for the signs.

In response to a question from Mayor Pro Tem Maciel related to the Westside Market, Mr. Malik indicated staff did not have a final estimate. It is probable the City will own the building but lease revenue will come back to the City.

Mayor invited public comment on the three items proposed to be funded from RSP money - Westside Market, Directional Signs and the Economic Development Incubator.

Rick Cordes, Tracy Outlet Center, thanked staff for taking the lead on the directional signs project. Revenue at the Outlet Center has decreased considerably during the last few years. The additional signage is needed to attract tenants and increase sales tax revenue.

Michel Bazinet 1005 Mabel Josephine, asked if there were other projects which would have a higher economic benefit.

Eric Strickland, Tracy Toyota, spoke in support of the directional signage for the Auto Mall.

Brian Noaks, General Manager, Tracy Nissan, thanked Council for their support of the Auto Mall, and added directional signage is crucial to the Auto Mall.

Mike Donaghey, Manager, Tracy Mall, spoke in favor of the additional signage which would not only benefit the Auto Mall but also the Mall and the City.

Council Member Abercrombie stated he was committed to the Westside Market and Directional Signs but asked Mr. Malik to describe the benefits of the Business Incubator. Mr. Malik explained that in the past Tracy has done well with larger companies. This is a way to help smaller businesses and to investigate how to bring different products to Tracy.

Council Member Abercrombie inquired whether there were any other projects staff would consider bringing to Council ahead of these three. Mr. Malik responded these projects are the most important at this time, but added it is also important to have some money in reserve. The incubator could offer incentives.

Mayor Ives stated directional signs will pay for themselves over and over again, and thanked staff for working with Caltrans to overcome their resistance to changing the signage. Mayor Ives added sales tax will be paramount in the next 10 years since that is what pays for police and fire.

Council Member Elliott stated he fully supported the three proposed projects, but believed it was important to reserve some funding for economic development.

Council Member Abercrombie motioned to allocate RSP funds in the amount of \$1 million to Westside Market; \$450,000 for Directional Signs, and \$300,000 to the Business Incubator for a three year period with the remaining balance to be reserved for

economic development. Council Member Rickman seconded the motion. Voice vote found all in favor; passed and so ordered.

5. Adjournment – Mayor Ives adjourned the meeting at 7:42 p.m.

The agenda was posted at the Tracy City Hall on April, 26, 2012. The above are summary minutes. A recording is available at the office of the City Clerk.

Mayor

ATTEST

City Clerk