

September 4, 2012, 7:00 p.m.

City Council Chambers, 333 Civic Center Plaza

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

Mayor Pro Tem Maciel called the meeting to order at 7:00 p.m., and led the Pledge of Allegiance.

The invocation was offered by Pastor Scott McFarland of Journey Christian Church.

Roll call found Council Member Abercrombie, Elliott, Rickman and Mayor Pro Tem Maciel present; Mayor Ives absent.

Leon Churchill, Jr., City Manager, presented the Employee of the Month award for September 2012, to Ricardo Hernandez, Police Department.

1. CONSENT CALENDAR - Following the removal of item 1-D by a member of the audience, it was moved by Council Member Abercrombie and seconded by Council Member Elliott to adopt the consent calendar. Roll call vote found Council Members Abercrombie, Elliott, Rickman, and Mayor Pro Tem Maciel in favor; Mayor Ives absent. Motion carried 4:0:1.
 - A. Minutes Approval – Closed session minutes of August 21, 2012, were approved.
 - B. Authorization to Enter Into a Professional Services Agreement With the YMCA of San Joaquin County, Inc. to Perform Youth Basketball League Services for the City of Tracy and for the Mayor to Sign the Agreement – Resolution 2012-184 authorized entering into the agreement.
 - C. Authorize Amendment of the City's Classification Plan by Approving Revisions to the Classification Specification of Wastewater Operations Superintendent in the Public Works Department – Resolution 2012-185 authorized the amendment.
 - D. Authorize Amendment of the City's Classification and Compensation Plans and Position Control Roster by Approving the Reallocation of One Executive Assistant Position to a Human Resources Analyst I Position in the Human Resources Division of the Administrative Services Department - Robert Tanner, 1371 Rusher Street, commented that the City realized a savings of \$200,000 by eliminating the department head in this department and that by re-classing another position eats away at the savings realized and asked why the executive assistant position was being eliminated. Maria Hurtado, Assistant City Manager, stated the intent was to eliminate the executive assistant position and leave the management analyst position in place. Ms. Hurtado added that because of several restructuring efforts duties had been re-assigned to existing staff and that the duties now reflected the position of a management analyst.

Council Member Elliott asked if, due to this reclassification, staff would be looking to hire an executive assistant at a later date. Ms. Hurtado stated that during the next few months staff would evaluate the work load of the merged departments, but at this point there was no plan to request an executive assistant position.

Council Member Elliott stated if the intent were to re-hire an executive assistant position then Mr. Tanner's comments would be valid. Council Member Elliott stated restructuring should not add any new positions.

It was moved by Council Member Abercrombie and seconded by Council Member Elliott to adopt Resolution 2012-186, Authorizing an amendment of the City's Classification and Compensation Plans and Position Control Roster by approving the reallocation of one Executive Assistant position to a Human Resources Analyst I position within the Human Resources Division of the Administrative Services Department. Voice vote found Council Member Abercrombie, Elliott, Rickman, and Mayor Pro Tem Maciel in favor; Mayor Ives absent. Motion carried 4:0:1.

Mayor Pro Tem Maciel welcomed Jenny Haruyama, Administrative Services Director, to the City of Tracy.

2. ITEMS FROM THE AUDIENCE - Pamela Rigg, Administrator, Montessori School, Tracy stated that the Montessori has been attempting to expand the school for a number of years and has located a site they would like to develop. Ms. Rigg requested the City waive the impact fees making it possible for the school to develop.

Danielle Shurline, Ambassador for Girls Scouts, addressed Council regarding a project she is working on for a health and safety fair for animals to bring awareness about how pets are treated in Tracy. Ms. Shurline asked that Council consider changing the verbiage in the Municipal Code from "pet owner" to "pet guardianship".

3. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN AMENDMENT TO A PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR BUILDING FAÇADE MODIFICATIONS AND ADDITIONS AT 2790 NAGLEE ROAD, ASSESSOR'S PARCEL NUMBER 212-050-60. APPLICANT IS BLAZIN WINGS, INCORPORATED C/O GOLDEN PROPERTY DEVELOPMENT, LLC AND PROPERTY OWNER TRACY MALL PARTNERS, LP. APPLICATION NUMBER D12-0005 - Kimberly Matlock, Assistant Planner, presented the staff report. On June 19, 2001, the Council approved a Preliminary and Final Development Plan for a Pier 1 Imports (2790 Naglee Road) and Best Buy (2550 Naglee Road) retail buildings (Application Number 5-01-D). Pier 1 Imports has since closed and a new restaurant (Buffalo Wild Wings) is proposing to occupy approximately 6,200 square feet of the nearly 9,500 square foot building and modify the building exterior and construct an outdoor patio and building addition. An amendment to the approved Preliminary and Final Development Plan is required before the applicant can construct the proposed improvements.

The proposed modified architecture meets the City's standards for commercial design and will complement the existing improvements in the I-205 corridor commercial area. The applicant proposes to add new planes and canopies, providing depth and articulation in the building face. Staff worked with the applicant to keep the existing rich brick façade, which was an important component when the building was approved in

2001. The restaurant will require new roof-mounted equipment that is larger than currently exists on the building. The applicant has proposed to increase the height of the parapet wall to fully screen the equipment from public view.

There is adequate parking to serve the proposed restaurant. In addition to the on-site parking provided, the site shares off-street parking with the West Valley Mall, which has provided large parking areas in excess of the minimum requirements.

A portion of the on-site landscaping is proposed to be removed as a result of the outdoor patio and building addition. The applicant proposes to replant shrubs adjacent to the newly constructed areas to match the existing landscape distribution.

The project is categorically exempt from CEQA pursuant to Guidelines Section 15303, which pertains to existing facilities, and no further environmental assessment is required.

On August 22, 2012, the Planning Commission discussed the proposed project in a public hearing. The Commission voted 5:0 to recommend approval of the project to the City Council.

Staff recommended that the Council approve an amendment to the Preliminary and Final Development Plan for building façade modifications and additions located at 2790 Naglee Road, Application Number D12-0005, subject to the conditions and based on the findings contained in the City Council Resolution dated September 4, 2012.

Council Member Abercrombie asked about the remaining third of the building. Ms. Matlock indicated there was room for improvements along with additional building entrances.

Council Member Rickman asked if the opening date was known. Andrew Malik, Director of Development Services, indicated the building permit would be available tomorrow; improvements are expected to take 60-90 days.

Mayor Pro Tem Maciel opened the public hearing. As there was no one wishing to address Council on the item, the public hearing was closed.

Council Member Abercrombie asked if the applicant would expand into the neighboring site. Jerry Taylor indicated the remaining space was available for the property owner, and that this space was similar to their normal foot print.

It was moved by Council Member Abercrombie and seconded by Council Member Elliott to adopt Resolution 2012-187 approving an amendment to a Preliminary and Final Development Plan for building façade modifications and additions at 2790 Naglee Road, Assessor's Parcel Number 212-050-60, applicant is Blazin Wings, Incorporated C/O Golden Property Development, LLC and property owner Tracy Mall Partners, LP. Application Number D12-0005. Voice vote found Council Members Abercrombie, Elliott, Rickman and Mayor Pro Tem Maciel in favor; Mayor Ives absent. Motion carried 4:0:1.

4. AMENDMENT 1 TO THE EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT WITH COMBINED SOLAR TECHNOLOGIES, INC. FOR GREEN ENERGY AND THERMAL DESALINATION PROJECT, PUBLIC HEARING FOR ADOPTION OF AN ADDENDUM TO THE CEQA NEGATIVE DECLARATION AND AUTHORIZATION FOR THE MAYOR

TO EXECUTE THE AMENDMENT - Steve Bayley, Deputy Director Public Works Utilities, presented the staff report. On April 20, 2010, City Council authorized CST to conduct a Green Energy Pilot Project at the Wastewater Treatment Plant (WWTP). The project demonstrated how thermal desalination can be used to remove salt from Tracy's wastewater. On January 4, 2011, the Council authorized staff to negotiate with CST for a feasibility study. On April 19, 2011, the Council authorized an ENRA to reserve the City-owned property for use by the energy project. In turn the City received reimbursement for costs of annexation of the City owned property into the City. In accordance with CEQA, the Council adopted a Negative Declaration for the project on May 1, 2012.

Unfortunately, the project as originally planned was unable to obtain an economically favorable power purchase agreement from PG&E. The project plan has been revised to reduce the amount of electrical power produced and to include an ethanol production facility, as well as a desalination facility. The ethanol production facility would use sugar beets as a sugar source. Historically, sugar beets were grown in the Tracy area and farmers are willing to grow them again. The beet mash would be heat dried and used as cattle feed. Approximately two tanker trucks per day of ethanol will be produced and taken offsite daily. A carbon dioxide capture system would be in place to reduce greenhouse gas emissions.

An addendum to the previously adopted CEQA Negative Declaration has been prepared. Environmental impacts from the proposed electrical generation/ethanol/desalination operations are less than those evaluated in the existing project Negative Declaration. The project includes odor control technology. An optimistic schedule would have the plant constructed and operating within two years.

CST's approach, in comparison to other green energy alternatives, provides a public benefit to the daunting, ongoing challenge of reducing the salinity of Tracy's wastewater while producing renewable energy. CST operates its business in Tracy and specializes in creating renewable systems that support the production of clean water and green energy.

The electricity generated through the green energy plant would be used at the WWTP and the excess would be sold. City energy cost savings will be negotiated. The salts contained in the boiler would be evaporated into a solid state, and the condensed steam would be blended with the effluent.

The potential for grant funding for this type of renewable energy project continues to be explored. Project financing will take research and evaluation to determine the optimal method of ownership. Project options include the project being privately owned and the City contracting to purchase the electrical power and operation of the thermal desalination, or the project could be a public/private venture.

There is no fiscal impact to the City's General Fund. There is in place a cost recovery agreement which provides funding from CST for the annexation, and for negotiating, drafting, preparation and processing of various agreements and documents (including CEQA) needed for the financing of the facility and for lease of the property to CST.

Staff recommended that Council authorize Amendment No. 1 to the Exclusive Negotiating Rights Agreement with CST for a Green Energy and Thermal Desalination Project, conduct a public hearing and upon the close of the public hearing, adopt the

addendum to the Negative Declaration and authorize the Mayor to execute the Amendment.

Council Member Elliott asked if electricity would be sold. Mr. Bayley stated yes, approximately 1 mega watt for the water treatment plant and the other 3 mega watts sold on the open market. Mr. Bayley added it was just a small portion of the project.

Council Member Elliott asked what happens to the sugar when the sugar beets are processed. Mr. Bayley stated the sugar beets are ground up and cooked in hot water making sugar water which is then fermented and turned into ethanol alcohol. The leftover beet mash will be used for cattle feed.

Council Member Elliott asked if there was enough interest in the mash for local farmers. Mr. Bayley stated the farmers were very interested because it was a good crop to put in rotation with alfalfa.

Council Member Rickman asked what would happen to the remaining acres. Mr. Bayley stated the project was sized to meet the current winter time standards for salinity in the Delta.

Council Member Rickman asked if the CEQA Negative Declaration meant the project wouldn't have a negative impact on the area. Mr. Bayley stated that was correct.

Mayor Pro Tem Maciel opened the public hearing. As there was no one wishing to address Council on the item, the public hearing was closed.

Council Member Elliott stated the way the project was being restructured was a good approach.

Council Member Rickman indicated he agreed with the project regarding jobs for farmers, ethanol, etc. Council Member Rickman asked for clarification regarding the acreage being used. Mr. Bayley stated the site totals 240 acres; 80 acres for the paved drying beds; 30-40 acres for the factory; and the remaining approximately 130 acres was for solar thermal use.

Council Member Rickman asked how many jobs would be generated from the solar panel portion of the project. Mr. Bayley stated there would not be any jobs on the solar panel portion, but the City would not construct it if it didn't want to do the desalination.

Council Member Rickman stated the project was using up 100 acres next to the sports fields that would attract thousands of people everyday and was concerned that it could be used for economic development.

Council Member Elliott asked if there was a future requirement to enlarge the size of the project, would the City be able to increase the natural gas portion. Mr. Bayley stated he was not sure at this point.

Mayor Pro Tem Maciel asked if it could be re-planned, in the early stages, to include a retail strip in the front and not compromise the project. Mr. Bayley stated it was possible.

Mayor Pro Tem Maciel indicated he supported the project from a technology approach, and that it was important for the City to address the desalination process for the Delta.

It was moved by Council Member Abercrombie and seconded by Council Member Elliott to adopt Resolution 2012-188 authorizing Amendment No. 1 to the Exclusive Negotiating Rights Agreement between Combined Solar Technologies, Inc. and City of Tracy for Green Energy and Thermal Desalination Project, adoption of an addendum to the CEQA Negative Declaration and authorizing the Mayor to execute the amendment. Voice Vote found Council Member Abercrombie, Elliott, Rickman and Mayor Pro Tem Maciel in favor; Mayor Ives absent. Motion carried 4:0:1.

5. DISCUSS AND PROVIDE DIRECTION ON NAMING OF THE YOUTH SPORTS PARK
Vanessa Carrera, Management Analyst II, presented the staff report. On August 2, 2012, the Council approved Property Development and Lease Agreements with Tracy Little League, Tracy Babe Ruth, and Tracy Futbol Club for the construction of fields and ongoing maintenance at the Youth Sports Park, commonly referred to as the Holly Sugar Youth Sports Park. The first phase of construction is anticipated to be completed by January, 2013

At full build-out, the Youth Sports Park will consist of 166 acres of active sport areas. The first phase, of approximately 70.2 acres, will include 12 baseball fields, 8 soccer fields and four parking lots. The Youth Sports Park will ultimately serve as the largest multi-sport facility in Tracy and will help accommodate the growing need of sports facilities in the community. It would be timely if a name for the Youth Sports Park could be established by the end of 2012. The following naming options are available for Council consideration:

Option 1 - On April 6, 2004, the Council adopted Resolution 2004-096, approving a policy for naming public buildings, parks and facilities. The Youth Sports Park would most closely follow the park naming process. The Parks Naming Policy provides that Council, at its sole discretion, apply the 2004 policy when naming public buildings, parks and facilities. The procedure for naming parks per the 2004 policy is as follows:

1. A standing sub-committee of the Parks and Community Services Commission will review and evaluate requests submitted by residents and other interest groups.
2. The sub-committee will bring forth screened, evaluated and prioritized selections to the Commission for authorization to forward to City Council for final approval.

Option 2 - The For-Profit-Business Naming Rights Policy (2009-020) involves the City entering into an agreement with a business for naming sponsorship of a building, park or facility. An annual fee or one-time lump sum payment is issued by a business, pursuant to a written agreement by Council, for an agreed period of time to place its name on a City facility. The agreement would generate extra revenue for the City and the business would benefit from name awareness and advertisement of the facility. The Naming Rights Agreement and sponsorship payment would vary based on the size of the facility, demographics and interest expressed. The Council shall consider whether the proposed For-Profit-Business name is consistent with the City's mission and vision with respect to the facility. In the event a For-Profit-Business Naming Rights Agreement is sought, staff will research potential sponsorship opportunities for Council consideration.

Option 3 - The Council may also consider combining the Parks Naming Policy and the For-Profit-Business Naming Rights Policy. This combination would result in a name with dual community and business sponsorship significance. Of the three, staff believes this is the ideal option as homage can be made to a historic, geographical or cultural element in the community, while maintaining the benefits of a For-Profit Business Naming Rights Agreement, which includes revenue generation and greater marketing exposure.

Staff asked for Council direction on naming the Youth Sports Park.

Council Member Abercrombie asked if staff was suggesting naming the complex, and the sports leagues could name a field. Ms. Carrera stated yes.

Council Member Rickman referred to option 2 asking if it meant an exclusive sales right, like Pepsi products, for example. Ms. Carrera stated that would be set forth in the agreement. Rod Buchanan, Director of Parks and Community Services, stated terms could be negotiated in the agreement.

Council Member Elliott asked if the City proceeds with a for-profit business naming rights of the entire complex, could each league still do a for-profit naming for their specific field. Ms. Carrera stated yes.

Mayor Pro Tem Maciel asked who was in charge of the concessions and if the City had an agreement with a beverage company, how could the City impose it on the sports leagues. Mr. Buchanan stated that would certainly be considered.

Mayor Pro Tem Maciel invited members of the public to address Council on the item. There was no one wishing to address Council.

Council Member Abercrombie indicated he preferred Option 3. Council Member Elliott indicated he agreed option 3 provided the most options and allowed the City to take into consideration any historical or recognition type opportunity. Council Member Rickman stated he agreed.

6. APPROVAL OF PROPERTY DEVELOPMENT AND LEASE AGREEMENT WITH TRACY YOUTH SOCCER LEAGUE FOR CONSTRUCTION AND MAINTENANCE OF SPORTS FIELDS AND RELATED AMENITIES WITHIN THE HOLLY SUGAR SPORTS COMPLEX AND AUTHORIZATION FOR THE MAYOR TO EXECUTE THE AGREEMENT; AND APPROVAL OF A RESOLUTION EXTENDING THE DUE DATE OF THE PHASED DEVELOPMENT PLAN FOR TRACY LITTLE LEAGUE, TRACY BABE RUTH AND TRACY FUTBOL CLUB AGREEMENTS - Rod Buchanan, Parks and Community Services Director, presented the staff report. Mr. Buchanan stated that the City has completed a master plan for the Holly Sugar Sports Complex layout, environmental work, improvement plans, specifications and construction documents for Phase 1 on approximately 70.2 acres of the 166-acre site.

The City has also begun certain infrastructure improvements for Phase 1 which would allow eligible sports organizations to proceed with facility improvements to their individual areas. The Sports Complex first phase includes a total of 12 baseball fields, 8 soccer fields and four parking lots.

On March 1, 2011, the City Council approved Memoranda of Understanding with Tracy Little League, Tracy Babe Ruth, Tracy Youth Soccer League (TYSL) and Tracy Futbol Club for the purpose of indicating commitment of all parties to negotiate a Property Development and Lease Agreement for construction and ongoing maintenance and operations of the fields. On August 7, 2012, the Council approved Agreements with Tracy Little League, Tracy Babe Ruth and Tracy Futbol Club. TYSL has signed the Agreement for Council consideration. The Agreements are similar to one another. Following is a summary of the Agreements:

Leased Area: TYSL: 9.70 acres

Term: Commences on the date that the Tracy City Council approves a Notice of Completion for the Holly Sugar Sports Complex infrastructure development project (CIP 78115) and continues for a period of approximately fifteen years ending December 31, 2027. At the end of the lease term, upon the League's request and satisfactory fulfillment of all terms of the lease, the City Council shall, in writing, renew this agreement for an additional ten-year period.

Lease Payment: A fixed rate, annual lump sum of \$150.00 annually times the number of acres. Starting in the fifth year and annually thereafter, the lease payment shall be adjusted to the lesser of either (1) the annual cumulative change in Consumer Price Index since December 31, 2012, or (2) a three-percent per year increase. Hereinafter, "CPI" shall mean the Consumer Price Index for all Urban Consumers, All Items, for the San Francisco-Oakland-San Jose Metropolitan Area (1982-84 = 100), as published by the Bureau of Labor Statistics of the U.S. Department of Labor, or its successor. The initial payment for each league will be:

TYSL: 9.70 acres = \$1,455.00

Use: Exclusively for the purposes of conducting youth sports practices, games and tournaments, all at the League's own cost and expense.

Rentals: Tracy youth sports organizations: Leagues shall make their fields available to other Tracy youth sports organizations for rates within 10% of City non-profit fees for field rentals as identified in the annual City Operating Budget (subject to annual change by City Council).

Use by other youth sports organizations. Leagues may rent any portion of the Property to youth sports organizations from outside the City for the purpose of hosting youth sports functions. Leagues need not obtain prior written permission by City, and may charge a fee for the rental, all at the Leagues sole discretion.

Fees. The leagues are authorized to charge a reasonable fee to the public or any individual to enter onto the Property for a sports league event. Persons not associated with viewing the game shall be allowed to pass without any fee. Leagues may not charge parking fees. The City reserves the right to rent parking lots and charge/collect parking fees at events run by the City.

Naming rights: Each league shall have the right to temporarily name its Facility Improvements located within its Property during the term of this Agreement, and to

collect any naming right fees associated with the naming of Facilities. The City reserves the right to name the Sports Complex (as a whole) including collecting any naming right fees associated with the naming of the Sports Complex.

City Use: The City will be able to use the Property a maximum of up to 10 full days each year provided that City requests the use on or before December 15th of the year prior to the City's intended use, and when the use does not unduly interfere with the league's planned activities. City may request the use after December 15 and leagues will allow this if the requested days are available.

Utilities: Leagues are responsible for the payment of any connection, service and monthly fees associated with utilities at the Property, except for irrigation water which will be paid by the City.

Taxes: Leagues will pay any real property taxes levied against the leased Property as a result of any possessory interest taxes which may be imposed on the Property.

Timetable: It is anticipated that Leagues will complete the development of the Facility Improvements in phases. All sports fields in the leased area shall be constructed suitable for league play within five years after the City issues its notice of completion for the Infrastructure Improvements. Leagues will substantially complete fields and related facilities within the term of the agreement (approximately fifteen years).

Phased Development Plan: A Phased Development Plan will be submitted to the City by January 31, 2013 that outlines how and when each League intends to complete the improvements. Phased Development Plan updates will be completed and provided to the City on a quarterly basis.

Maintenance: City shall maintain: the Infrastructure Improvements such as internal roads, parking areas and all landscape areas associated with them; utilities to the stubbed area; retention areas; and open spaces outside the Leagues' Property. Leagues shall maintain and operate the Property to the Maintenance Standards as specified in Exhibit C of the Agreements.

Temporary facilities: Leagues will be able to install and use temporary facilities (i.e. storage sheds, portable restrooms and/or concessions).

Concessions: Leagues will be able to sell concession items on the Property during events, subject to applicable laws and regulations. The sale and possession of alcoholic beverages is prohibited on the Property as well as anywhere within the Sports Complex.

Licenses and permits: Leagues shall obtain and pay for any required permits and licenses required for construction of the Facility Improvements and any inspection of the construction. However, the City shall waive the costs for any City permits and licenses that may be required. (This waiver does not include utility connection fees and/or County permit fees.)

Right of First Refusal: TYSL shall have the first right of refusal to enter into a separate lease agreement for property adjacent to their respective property if City is interested in leasing the other property and if the league has completed construction on its initial four-field complex within the parameters of Section 7.2 (Timetable) of the agreement.

Staff recommended that the Council extend the due date of the Phased Development Plan to January 31, 2013, due to the timing of executing all four contracts and allowing ample amount of time for all the leagues to complete the plan.

The total estimated cost of this project is \$11,728,229 which includes construction cost, design cost including utility permits, EIR cost, design cost city staff, design support during construction, construction management, COG Habitat fee and city-wide project management charges. There is an impact to the General Fund for this item. It is estimated the additional cost for maintenance and operations of the City's area of responsibility for all four Agreements will be approximately \$10,000 for the remainder of FY 2012/2013. The final estimate will be brought to Council for a supplemental appropriation to the FY 2012/2013 Public Works budget. It is estimated that the annual operating costs for future years will be approximately \$20,000. The total rent amount from all four leagues in the amount of \$8,133 will be credited to the Waste Water Treatment Fund, which is more than the fund currently receives in agricultural lease revenue for the property.

Staff recommended that the Council approve a Property Development and Lease Agreement with TYSL relating to the lease of property within the complex and construction of sports fields and related amenities; and authorize the Mayor to execute the agreement; and approve a Resolution extending the due date the of the Phased Development Plan for the Tracy Little League, Tracy Babe Ruth and Tracy Futbol Club Agreements.

Council Member Rickman thanked staff for their hard work.

Council Member Elliott asked for clarification on the contract, paragraph 16, regarding a 5-field complex that should reflect a 4-field complex. Council Member Elliott also congratulated the City and the youth groups on the sports fields.

Mayor Pro Tem Maciel asked about the phasing of permanent buildings. Mr. Buchanan stated they have been designed and would be phased in.

Mayor Pro Tem Maciel invited members of the public to address Council on the item. There was no one wishing to address Council.

It was moved by Council Member Abercrombie and seconded by Council Member Elliott to adopt Resolution 2012-189 approving Property Development and Lease Agreement between the City of Tracy and Tracy Youth Soccer League, Inc. for construction and maintenance of sport fields and related amenities within the Holly Sugar Sports Complex and authorization for the Mayor to execute the agreement. Voice vote found Council Members Abercrombie, Elliott, Rickman and Mayor Pro Tem Maciel in favor; Mayor Ives absent. Motion carried 4:0:1.

It was moved by Council Member Abercrombie and seconded by Council Member Elliott to adopt Resolution 2012-190 approving extension of timeline for phased development plan in the Property Developments and Lease Agreements between the City of Tracy and Tracy Little League, Tracy Babe Ruth and Tracy Futbol Club. Voice vote found Council Members Abercrombie, Elliott, Rickman and Mayor Pro Tem Maciel in favor; Mayor Ives absent. Motion carried 4:0:1.

7. ITEMS FROM THE AUDIENCE – None.

8. COUNCIL ITEMS

- A. Consider Whether an Item to Discuss Forming an Advisory Group to the City Council Should be Placed on a Future Agenda - Council Member Abercrombie indicated he envisioned this group doing outreach to the community and keeping residents informed. Council Member Abercrombie also asked if the tasks outlined by Tracy Tomorrow and Beyond were completed. Council Member Abercrombie stated it would also be an avenue for residents to their concerns.

Council Member Elliott stated if Council brought this item back for discussion he would like to explore multiple variations including community outreach.

Council Member Rickman indicated he was in favor of bringing back an item for Council discussion.

Mayor Pro Tem Maciel stated issues were discussed in the open through public hearings where individuals can express their concerns, and he did not want to create another layer of government that needed to be maintained by city staff. Mayor Pro Tem Maciel stated he would be interested in exploring options of ways to keep the public informed. Mayor Pro Tem Maciel stated he was reluctant to support the formation of a formal group.

It was moved by Council Member Rickman and seconded by Council Member Abercrombie to direct staff to bring back a future agenda item for Council to discuss. Voice vote found Council Member Abercrombie, Elliott and Rickman in favor; Mayor Pro Tem Maciel opposed; Mayor Ives absent. Motion carried 3:1:1.

Council Member Rickman reminded everyone that it was football season and encouraged everyone to support Tracy high schools.

Council Member Abercrombie invited everyone to the Tracy Bean festival this weekend.

9. ADJOURNMENT - It was moved by Council Member Abercrombie and seconded by Council Member Rickman to adjourn. Voice vote found Council Members Abercrombie, Elliott, Rickman and Mayor Pro Tem Maciel in favor; Mayor Ives absent. Motion carried 4:0:1.

The above agenda was posted at the Tracy City Hall on August 30, 2012. The above are summary minutes. A recording is available at the office of the City Clerk.

Mayor

ATTEST:

City Clerk