

January 6, 2015, 7:00 p.m.

City Council Chambers, 333 Civic Center Plaza

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

Mayor Maciel called the meeting to order at 8:55 p.m., and led the Pledge of Allegiance.

Roll call found Council Members Mitracos, Rickman, Vargas, Young, and Mayor Maciel present.

1. ITEMS FROM THE AUDIENCE – Amy Wang, Volunteer Coordinator, Sow-a-Seed Foundation, spoke on the benefits of mentoring youth, and urged the community to become involved in the mentoring program.
2. CONSENT CALENDAR – Following the removal of item 2.C by Council Member Vargas, it was moved by Council Member Rickman and seconded by Council Member Young to adopt the Consent Calendar. Roll call vote found Council Members Mitracos, Rickman, Vargas, Young and Mayor Maciel in favor; motion carried.
 - A. Approve a List of City of Tracy Projects for San Joaquin Council of Government's One Voice Trip to Washington D.C., for Congressional Funding Appropriation Requests – Resolution 2015-002 approved the list of projects.
 - B. Acceptance of the Lammersville Schoolhouse Repair Project - CIP 78151, Completed by Color Chart Inc., of San Bruno, California, Authorization for the City Clerk to File the Notice Of Completion, and Authorization for the City Engineer to Release the Bonds and Retention Payment – Resolution 2015-003 accepted the project.
 - C. Approval of a Three Year Professional Services Agreement With Two Possible One Year Extensions With XL Landscape Development for Landscape, Park and Channelways Maintenance Services, Authorize the Mayor to Execute the Agreement, and Authorize the City Manager to Extend the Agreement for Up to Two Additional One-Year Terms Per the Recommendation from the Public Works Director – David Ferguson, Director of Public Works, presented the staff report and gave a brief overview of the program.

On October 14, 2014, staff issued a Request for Proposals (RFP) for Landscape, Parks, and Channelways Maintenance in the City's Landscape Maintenance District (LMD) zones. The City's primary objective is to obtain maintenance services for turf, shrubs, groundcover, and specialized services for LMD streetscapes, medians, parks, and channelways. The RFP also included costs for additive services for possible new landscaping added to the proposed agreement at a later date, and/or enhanced levels of service within existing sites pending available funds.

The intent of the proposed PSA is to provide a level of maintenance that will result in an attractive and desirable appearance of City landscaping at all times. XL Landscape Development will be using its own means and methods and

agrees to maintain all designated areas to the City's stated standards. Two types of services levels are set forth in the proposed PSA. Service level A represents the highest level of care and has the characteristics described in Exhibit A to the staff report. Service level B represents the same basic maintenance tasks as service level A, but on a less frequent schedule, based upon the funding availability in each zone. In addition to the zone maintenance, the proposed Service Provider will also be required to maintain the Channelways within the zones.

Staff reviewed and rated all five proposals submitted for LMD Landscape, Parks, and Channelways Maintenance and chose two Service Providers, XL Landscape Development and Odyssey Landscape Company, Inc., to interview and determine the extent to which they could meet the City's LMD maintenance needs within the available funding. The low bidder, Crossroads Facility Services, did not demonstrate that they had the requisite experience with projects of similar type and scope, as required. Staff selected XL Landscape Development, the second lowest bidder, to negotiate with for a PSA for landscape services. XL has adequate staffing for this project, will hire local and has acquired a facility in Tracy.

The initial term of the PSA will be from January 7, 2015 through January 6, 2018. If the Public Works Director determines that XL Landscape Development has satisfactorily performed all requirements in this agreement, the City Manager may extend the agreement for up to two additional one-year terms.

Don Scholl, Operation Maintenance Superintendent, stated this is a performance based Professional Services Agreement which means that the City will determine how well XL is doing based on how the City looks and not on a list of tasks to be performed. This is a three-year agreement with two possible one year extensions. This helps XL to develop a long-term relationship with the City and to commit to developing the LMD over the long haul. Under this PSA XL can better use unique proposals and timing when completing tasks. The PSA allows the company to change service levels in a specific LMD zone. The PSA includes set costs for routine maintenance. XL has the ability to provide extra services such as landscape renovations, both big and small. The PSA defines that process to make sure the work is competitively priced. Moving forward XL will focus on addressing the current maintenance shortfalls and the community should begin to see an immediate benefit.

Council Member Vargas asked if the company intended to open an office in Tracy and how many local people would be employed. Mr. Scholl stated the company has secured a lease for a property on Chrisman Road. Donald Garitano, XL Landscape, responded there would be 12-15 full time and one part-time employee.

Mayor Maciel asked what steps the City would take to monitor the level of service received from XL. Mr. Scholl responded there would be weekly meetings with XL and routine inspections would be carried out by staff.

Steve Nicolaou, 1068 Atherton Drive, spoke in favor of XL Landscape.

It was moved by Council Member Rickman and a seconded by Council Member Young to adopt Resolution 2015-004 approving a three-year Professional Services Agreement with the possibility of two additional one-year extensions with XL Landscape Development for services required for Landscape, Parks, and Channelways Maintenance and authorized the Mayor to execute the agreement. Voice vote found all in favor; passed and so ordered.

3. ITEMS FROM THE AUDIENCE – None
4. COUNCIL ITEMS - Council Member Young invited the community to the 19th Annual Martin Luther King Breakfast to be held on Monday, January 19th, 2015, at 8:30 a.m. in the Community Center. The cost is \$10.

Mayor Maciel welcomed new Council Member Mitracos to the City Council.

5. ADJOURNMENT – It was moved by Council Member Rickman and seconded by Council Member Young to adjourn. Voice vote found all in favor; passed and so ordered. Time 9:17 p.m.

The above agenda was posted at the Tracy City Hall on December 31, 2014. The above are summary minutes. A recording is available at the office of the City Clerk.

Mayor

ATTEST:

City Clerk