

**November 17, 2015, 7:00 p.m.**

City Council Chambers, 333 Civic Center Plaza

Web Site: [www.ci.tracy.ca.us](http://www.ci.tracy.ca.us)

Mayor Maciel called the City Council meeting to order at 7:02 p.m. and led the Pledge of Allegiance.

Invocation was led by Pastor Kal Waetzig, Saint Paul's Lutheran Church.

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

Mayor Pro Tem Rickman presented Council Member Young with the Tracy High Jersey to wear upon agreement of their friendly bet on the football game between Tracy High and West High which took place on November 6, 2015. Final score was 21 Tracy High to 20 West High.

#### 1. CONSENT CALENDAR

**ACTION** Following the removal of item 1E, it was moved by Mayor Pro Tem Rickman and seconded by Council Member Vargas to adopt the Consent Calendar. Roll call vote found all in favor; passed and so ordered. Motion carried 5:0

- A. Adopt Council Minutes – Regular meeting minutes of October 20, 2015, special meeting minutes of November 3, 2015, and closed session minutes of November 3, 2015, were approved as amended.
- B. Approve Amendment 1 to the Master Professional Services Agreement with Associated Right of Way Services, Inc. (AR/WS) of Pleasant Hill, California, for Extension of their MPSA for a Period of Two Years for a Not to Exceed of \$750,000, to Provide Right of Way Acquisition Services for Multiple Capital Improvement Projects, Authorize the Mayor to Execute the Amendment, and Authorize the Development Services Director to Execute Future Task Orders Related to this Amendment – Resolution 2015-185 approved Amendment 1 to a Master Professional Services Agreement.
- D. Approve Amendment 1 to Task Order No. CH01-16 With CH2M Hill for Additional Design and Permitting Services for the Corral Hollow Road Sewer and Water System Upgrade and Authorize the Mayor to Execute the Amendment – Resolution 2015-186 approved Amendment 1 to a Task Order.
- C. Approval of a Cooperative Agreement Between the City of Tracy and San Joaquin County for the Widening of Corral Hollow Road from Parkside Drive to the I-580 Ramp and Authorize the Mayor to Execute the Agreement – Troy Brown, City Manager, pulled this item to be heard on December 1, 2015.

- E. Authorize Mayor to Sign a Certificate of Acceptance and Payment Request to Cancel a Lease Agreement with Santander Leasing LLC – Resolution 2015-187

Council Member Vargas pulled this item and requested financial information related to Account 606. Staff is to provide information within the next 2-3 weeks.

## 2. ITEMS FROM THE AUDIENCE

Vivica Lance, President of Young Leaders In Action Youth Group announced an upcoming party coordinated between West High, Tracy High and Kimball High on November 27, 2015, from 7:00 p.m. to 11:00 p.m. at the Tracy Community Center. The event is for all youth ages 13-17.

Paul Miles, expressed concern about the comments made by Mayor Pro Tem Rickman at a previous meeting about Chief Hampton's medical condition.

Caroline Blunt announced the upcoming conference "Boys to Men" taking place at Kimball High on December 12, 2015 from 9:30 a.m. to 4:00 p.m.

## DEVIATION

6. RECEIVE AND DISCUSS THE GRAND THEATRE CENTER FOR THE ARTS ANNUAL REPORT AND ACCEPT THE GRAND FOUNDATION'S FISCAL YEAR 2015-2016 ANNUAL UNDERWRITING SUPPORT IN THE AMOUNT OF \$20,000 AND APPROVE A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$20,000 FOR PROGRAMMING AND TECHNICAL SUPPORT AT THE GRAND THEATRE CENTER FOR THE ARTS

Kim Scarlata, Division Manager, City Manager's Office, presented the staff report.

Kaylin Schack, President and Tiffanie Heben, Executive Director of The Grand Foundation presented a brief overview of the foundations accomplishments and contributions to the 2014-2015 season.

City Council comments and questions followed.

- ACTION** Motion was made by Mayor Pro Tem Rickman seconded by Council Member Vargas to adopt Resolution 2015-188 accepting the Grand Theatre Center for the Arts Annual Report and accepting the Grand Foundation's Fiscal Year 2015/16 annual underwriting support of \$20,000 in proceeds for programming and technical support at the Grand Theatre Center of the Arts. Voice vote found all in favor; passed and so ordered.

3. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A PRELIMINARY AND FINAL DEVELOPMENT PLAN TO CONSTRUCT A 795,732 SQUARE FOOT INDUSTRIAL DISTRIBUTION BUILDING WITH CORRESPONDING PARKING AND LANDSCAPE IMPROVEMENTS LOCATED AT 8450 ARBOR AVENUE, AND TO ADOPT THE TECHNICAL STUDIES AND FINANCE PLAN FOR THE M2 PARCEL LOCATED IN THE I-205 PLANNING AREA - APPLICANT IS DCT INDUSTRIAL OPERATING LLC; OWNERS ARE GREGG AND ROBERT CHRISTENSEN- APPLICATION NUMBER D15-0014.

Victoria Lombardo, Senior Planner and Robert Armijo, City Engineer presented the staff report.

Mayor Maciel opened the public hearing, there was no public testimony, and Mayor Maciel closed the public hearing.

City Council comments and questions followed.

**ACTION** Motion was made by Council Member Young and seconded by Council Member Vargas to adopt Resolution 2015-189 approving the Preliminary and Final Development Plan for a 795,732 square foot industrial distribution facility located on a 39.58-acre site, located at 8450 Arbor Avenue – Assessor’s Parcel No. 213-060-03, APN D15-0014 as amended. Voice vote found Council Members Mitracos, Vargas, Young and Mayor Maciel in favor; Mayor Pro Tem Rickman abstained; passed and so ordered

**ACTION** Motion was made by Council Member Young and seconded by Council Member Vargas to adopt Resolution 2015-190 approving the Technical Studies and Finance Plan for the M2 Parcel located in the I-205 Planning Area. Voice vote found Council Members Mitracos, Vargas, Young and Mayor Maciel in favor; Mayor Pro Tem Rickman abstained; passed and so ordered.

DEVIATION

7. COUNCIL DISCUSSION AND DIRECTION REGARDING THE CONSTRUCTION OF TEMPORARY SIDEWALK(S) ON LAMMERS ROAD BETWEEN KIMBALL HIGH SCHOOL AND THE REDBRIDGE SUBDIVISION

Robert Armijo, City Engineer and Ripon Bhatia, Senior Civil Engineer, presented the staff report.

Public comment followed by the following speakers who expressed being in support of a sidewalk between Kimball High School and the Redbridge subdivision: Brenda Daton, Mike McDonald, Tom Rouke, Brian Collins, Andrea Taveras, Dan Frazier and Nicholas.

Mayor Maciel called for a recess at 9:02 p.m.

Mayor Maciel reconvened the meeting at 9:09 p.m.

City Council comments and questions followed.

**ACTION** Upon Council consensus staff was directed to look into expanding the boundaries not within city limits for traffic calming. Staff was also directed to take the lead and engage the County and the School District in discussions about coordinating efforts on this project. Staff will begin a preliminary plan creating a

Capital Improvement Project for some design work, acquisition, and identify funding sources which may be transferable to a developer in the near future. Staff will return with a staff report in January to provide a progress update. Mayor Maciel suggested considering a shuttle to transport kids to school in the meantime.

4. PUBLIC HEARING TO INTRODUCE AN ORDINANCE AMENDING VARIOUS PROVISIONS OF THE TRACY MUNICIPAL CODE IN ORDER TO CONFORM WITH THE GENERAL PLAN HOUSING ELEMENT – THE APPLICATION IS INITIATED BY THE CITY OF TRACY – APPLICATION NUMBER ZA15-0003

Allan Bell, Senior Planner, Development Services, presented the staff report.

Mayor Maciel opened the public hearing, there was no public testimony, and Mayor Maciel closed the public hearing.

City Council comments and questions followed.

Nora Pimentel, City Clerk read the title of Interim Ordinance 1202 into the record.

**ACTION** Motion was made by Mayor Pro Tem Rickman and seconded by Council Member Young to waive reading of full text of Interim Ordinance 1202. Voice vote found Council Members Mitracos, Vargas, Young, Mayor Pro Tem Rickman and Mayor Maciel in favor; passed and so ordered.

**ACTION** Motion was made by Mayor Pro Tem Rickman and seconded by Council Member Vargas to adopt Interim Ordinance 1202. Voice vote found Council Members Mitracos, Vargas, Young, Mayor Pro Tem Rickman and Mayor Maciel in favor; passed and so ordered.

5. PUBLIC MEETING TO REVIEW THE GENERAL PLAN DRAFT HOUSING ELEMENT, RECEIVE PUBLIC INPUT, AND DIRECT STAFF TO SUBMIT THE DRAFT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FORMAL STATE REVIEW

Allan Bell, Senior Planner, Development Services, presented the staff report.

Mayor Maciel opened the public hearing, there was no testimony, and Mayor Maciel closed the public hearing.

City Council comments and questions followed

**ACTION** Upon consensus Council directed staff to move forward with submitting Housing Element draft for review.

8. ITEMS FROM THE AUDIENCE – There were no speakers.

9. COUNCIL ITEMS

A. APPOINTMENT OF CITY COUNCIL SUBCOMMITTEE TO INTERVIEW APPLICANTS FOR UPCOMING VACANCIES ON THE TRACY ARTS COMMISSION

Nora Pimentel, City Clerk presented the staff report.

Mayor Pro Tem Rickman and Council Member Vargas volunteered to serve as the subcommittee to interview applicants.

The City Council wished everyone a Happy Thanksgiving.

Mayor Pro Tem Rickman acknowledged Council Member Young for her comradery and participation in their annual bet.

Council Member Vargas invited everyone to participate in preparing packages for the troops on Saturday, November 21, 2015 at 11 a.m. at the Fire Administration Building. Ms. Vargas also announced and encouraged everyone to purchase tickets for the holiday dinner taking place at the Portuguese Hall.

Council Member Young announced that on Friday at West High, the Annual International Feast will be taking place at 6:00 p.m. in the cafeteria and encouraged everyone to purchase a \$5 ticket.

Mayor Pro Tem Rickman expressed an interest in receiving information on the Rails for Trails program.

10. ADJOURNMENT – Time: 10:25 p.m.

**ACTION** Motion was made by Mayor Pro Tem Rickman and seconded by Council Member Vargas to adjourn the meeting. Voice vote found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on November 10, 2015. The above are action minutes. A recording is available at the Office of the City Clerk.

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Mayor

ATTEST:

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City Clerk