

TRACY CITY COUNCIL - SPECIAL MEETING MINUTES

February 23, 2016, 5:00 p.m.

333 Civic Center Plaza, Room 203, Tracy

1. CALL TO ORDER – Mayor Maciel called the meeting to order at 5:01 p.m.
2. ROLL CALL – Roll call found Council Members Mitracos, Young, Mayor Pro Tem Rickman and Mayor Maciel present. Council Member Vargas arrived at 5:16 p.m.
3. ITEMS FROM THE AUDIENCE – There were no speakers.
4. CITY COUNCIL WORKSHOP DISCUSSION REGARDING THE TRACY HILLS PROJECT

Troy Brown, City Manager provided a brief background of the Tracy Hills project presentation.

Kul Sharma, Utilities Director, presented the Utilities portion of the staff report related to water supply.

Robert Tanner mentioned that with the potential merger of BBID and Westside Irrigation District will that affect the pre and post 2014 water rights.

Kul Sharma, Utilities Director, continued his presentation related to wastewater.

Chris Tyler reiterated what he heard Mr. Sharma say during his presentation about the 4200 units paying for the next expansion. Mr. Tyler asked Mr. Sharma if the City fees will go up as a result of that and asked him to clarify if 4200 units will be at the existing fee level or at a revised higher fee level. Mr. Tyler expressed concern because the fees in the City are one of the highest fee districts around compared to other areas.

Council comments followed.

Robert Armijo, Development Services City Engineer, presented the staff report related to storm drainage.

Council comments and questions followed.

Robert Armijo, Development Services City Engineer, continued his presentation related to roadways.

Council comments and questions followed.

Randall Bradley, Fire Chief, presented the fire public safety of the report.

Larry Esquivel, Police Chief, presented the police public safety portion of the report.

Council comments and questions followed.

Don Scholl, Public Works Director presented the portion of the staff report related to the Public Works Maintenance.

Council comments and questions followed.

Chris Tyler inquired about the citywide development tax outlined in the staff report.

William Dean, Development Services Assistant Director, presented the Development Standards/Zoning portion of the report.

Council comments and questions followed.

William Dean, Development Services, Assistant Director continued his presentation related to Residential Growth Management/GMO.

Resident inquired about public transport.

Andrew Malik, Development Services Director, presented the public services funding and development agreement portion of the report.

Andrew Malik, stated that a special Planning Commission meeting is scheduled on March 2, 2016.

Items from the Audience – Scott Yundt, works for Tri Valley Cares in Livermore, expressed a few concerns about site 300 and its proximity to the development of Tracy Hills.

Joseph Rodgers expressed that the Tracy Hills project is less than a mile away from an explosive sight. The EIR should test the possibility of airborne contaminants from site 300 to the housing project. Mr. Rodgers urged the Council to reassess the EIR.

Dianna Milligan, expressed concern about the open air firing facility that needs to be and have not been cleaned up because there is a small buffer zone between site 300 and the Tracy Hills site. Ms. Milligan pointed out that the contaminants in the ground mixes with water and flows downward to Tracy. Ms. Milligan urged the Council to pay attention to these matters.

Gale Reiger expressed concern that Tracy Hills is building so close to site 300 because of the contamination of the soil and ground water by the blasts that happen at the site which is one of the most polluted areas.

Mayor Pro Tem Rickman requested to call a closed session pursuant to Government Code section 54957(b)2.

5. ADJOURNMENT - Mayor Pro Tem Rickman motioned to adjourn. Council Member Young seconded the motion. Voice vote found all in favor; passed and so ordered. Time: 6:53 p.m.

The agenda was posted at City Hall on February 18, 2016.

Mayor

ATTEST:

City Clerk