

August 8, 2018, 4:00 p.m.

City Council Chambers, 333 Civic Center Plaza

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

1. Mayor Rickman called the meeting to order at 4:08 p.m.
2. Roll call found Council Members Dement, Ransom, Young, Mayor Pro Tem Vargas and Mayor Rickman present.
3. Items from the Audience – There was no one from the audience wishing speak.
4. RECEIVE AN ELECTIONS CODE SECTION 9212 INFORMATIONAL REPORT REGARDING THE WORKFORCE AND SENIOR HOUSING ATTAINMENT INITIATIVE AND: (1) EITHER ACCEPT THE REPORT AND SUBMIT THE INITIATIVE TO THE VOTERS AT THE NEXT REGULAR MUNICIPAL ELECTION ON NOVEMBER 6, 2018 OR DIRECT STAFF TO SUPPLEMENT THE REPORT; AND (2) APPROVE AN APPROPRIATION OF \$15,000 FROM GENERAL FUND RESERVES FOR ELECTION SERVICES IN THE CITY CLERK'S OFFICE FY 2018/19 BUDGET

Randall Bradley, City Manager provided a brief overview of the staff report.

Thomas Watson, City Attorney, presented the staff report.

Andrew Malik, Development Services Director introduced David Early from Placeworks

David Early, Placeworks provided a Powerpoint presentation regarding the informational report provided to City Council previously.

City Council questions followed.

Diana Richards, Osh Ahmad, Marilyn Leslie, Joe Corso, John Tokini, Joanne Quinn, Shannon, Wendy Tokini, Lacy, Melissa Machado, Sabrina Danforth, many of whom are Santos Ranch residents, expressed their concerns about the impacts of the initiative including traffic, crime, endangered species, lifestyle, schools, waterways, legal issues with the lottery system and not being able to provide input due to living in the County.

Robert Melhoff, Attorney for the Proponent provided an explanation on the decision to put the initiative before the voters to increase supply of moderate cost housing for the people that live in Tracy and for seniors. Mr. Melhoff described it as a long term solution in deficiency for moderate cost housing.

Robert Tanner asked if the Airport Land Use plan would have to be changed and is it a State, County regulation. Mr. Tanner stated the developer should have to pay the \$15,000 for the cost of adding to the November ballot.

Paul Atwell stated he could not support the initiative as written and asked City Council to request a full report to address all the concerns.

Jesse Atwell stated he supported smart growth and development, but the City cannot afford to be involved in legal challenges and political drama that we have seen every time there is a measure on expansion. Mr. Atwell added if a thorough analysis was completed, there is a half a billion dollar conversation that is what is being voted on today based on 163 page report published yesterday. Mr. Atwell asked City Council to request a supplement to the report.

Mike Sandhu responded to Mr. Atwell's comments and stated he did not add their land to the project because the people from Santos Ranch are next to it. Mr. Sandhu added high density homes will not be built next to these people.

Mr. Petrulakis spoke about options – order the election today, supplement the report which could move the election to November 2020, or keep this report out for 10 more days and keeping for election of 2018 or 2020.

Mayor Rickman designated Mr. Petrulakis as the opponent.

Mr. Petrulakis referred to the report and spoke about potential legal issues with the lottery provision, the impacts on Tracy Gateway and job creating areas, impacts to economic development affecting the ability to meet the general plan objectives with respect to job growth. Mr. Petrulakis asked if Tracy wanted to be like Stockton or like Lodi. Mr. Petrulakis encouraged City Council to get more information.

Yvonne Eder asked if all county areas where there is development like the proposed initiative areas, once built out have to be annexed. Ms. Eder added she did not see anything that stated senior or workforce housing has to be at market rate. Ms. Eder would like to see more specific pricing.

Jass spoke in support of the proposal. The proposal talks about building communities. The development is coming and the choice is what kind of development we want. Jass spoke about selling his land for affordable housing and not eminent domain.

Alice English spoke in support of the proposed initiative and asked Council to consider the initiative.

Mr. Atwell spoke about being pressured to sell his land by Mr. Sandhu. Mr. Atwell stated he has been farming for 35 years and did not want to sell his land

Mayor Rickman called for recess at 6:15 pm.

Mayor Rickman reconvened the meeting at 6:23 p.m.

City Council questions and comments followed.

Mr. Melhoff and staff responded to City Council questions.

ACTION: Motion was made by Council Member Dement and seconded by Mayor Pro Tem Vargas to adopt a Resolution 2018-153 appropriating \$15,000 from the General Fund Reserves to the City Clerk's Office for election services for the November 2018 Election from the

San Joaquin County Registrar of Voters. Roll call vote found all in favor; passed and so ordered.

ACTION: Motion was made by Council Member Dement and seconded by Mayor Pro Tem Vargas to adopt a Resolution 2018-154 ordering the City Clerk to submit to the voters an initiative regarding workforce and senior housing at the next General Municipal Election on November 6, 2018, directing the City Attorney to prepare an Impartial Analysis of the measure and setting dates and rules for submitting arguments in favor and against the measure and rebuttal arguments. Roll call vote found all in favor; passed and so ordered.

There was no motion by City Council to submit an argument regarding the initiative.

5. Adjournment: Time: 7:30 p.m.

ACTION: Motion was made by Council Member Young and seconded by Council Member Dement to adjourn. Roll call vote Council Members Dement, Ransom, Young, Mayor Pro Tem Vargas and Mayor Rickman in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on August 7, 2018. The above are action minutes. A recording is available at the office of the City Clerk.

Mayor

ATTEST:

City Clerk