

November 7, 2018, 7:00 p.m.

City Council Chambers, 333 Civic Center Plaza

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

Mayor Rickman called the meeting to order at 7:00 p.m.

Mayor Rickman led the Pledge of Allegiance

Pastor Doug Diestler, Mission City Church offered the invocation

Roll Call found Council Members Dement, Ransom, Young, Mayor Pro Tem Vargas, and Mayor Rickman present.

Mayor Rickman recognized D.A.R.E. graduating students from Bohn, Central, Hawkins, North and Traina Elementary Schools

Interim Police Chief Alex Neicu swore in Police Lieutenant Octavio Lopez

Randall Bradley, City Manager presented Employee of the Month award for November 2018 to Andrea Cipponeri, Development Services

Mayor Rickman presented a proclamation for National Homeless Youth Awareness Month to Stephanie Player, Domestic Violence Shelter Manager

Mayor Rickman presented a proclamation for Caregiver Appreciation Day to Daniel Kim, Jr., Supervising Public Health Educator at San Joaquin County Public Health Services in Stockton

1. CONSENT CALENDAR – Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Young to adopt the Consent Calendar. Roll call vote found all in favor; passed and so ordered.
 - A. Approval of October 16, 2018, Closed Session and October 16, 2018, Joint City Council and Tracy Industrial Development Authority Meeting Minutes – Minutes were approved
 - B. Award a Construction Contract for the Construction of Roof Improvements to the Police Annex and Fire Administration Buildings, CIPs 71102 & 71105, Authorize a Contingency Amount of \$21,800, and Close the CIPs Upon the Completion of these Projects – **Resolution 2018-228** approved the construction contract.
 - C. Authorize Staff to Submit an Application for Fiscal Year 2018 Economic Development Administration Disaster Supplemental Grant Funding for Bridge Replacement and Expansion Project Over the Delta Mendota Canal at Old Schulte Road and International Parkway – **Resolution 2018-229** authorized the submittal of an application for FY 2018 Economic Development Administration Disaster Supplemental Grant Funding.

- D. Approve an Amendment to the Professional Services Agreement with the Mejorando Group to Implement a Succession Planning Program for a Not-to-Exceed Amount of \$75,200 and Authorize the City Manager to Execute the Agreement – Resolution 2018-230 approved an Amendment to the Professional Services Agreement with the Mejorando Group.
- E. Approve the Final Subdivision Map and Subdivision Improvement Agreement for Tracy Hills Village 4C, Tract 3947, and Authorize the City Clerk to File the Agreement with the Office of the San Joaquin County Recorder – Resolution 2018-231 approved the Final Subdivision Map and Subdivision Improvement Agreement for Tracy Hills Village 4C Tract 3947.
2. ITEMS FROM THE AUDIENCE – Robin Cole referred to a political mailer distributed by Mayor Pro Tem Vargas and called for a public apology to the individuals identified in the mailer.

Robert Tanner spoke about homeless people in Ritter Park and asked about the 9th Circuit Court citing homeless and where it was reversed. Mr. Tanner stated Council should have declared the shelter crisis based on what is happening now.

Rhodesia Ransom expressed concerns regarding a political mailer sent out by Mayor Pro Tem Vargas. Ms. Ransom stated this is indicative of her time since being elected to City Council. Ms. Ransom asked that methodology and manufactured chaos be stopped so Council can do what is in the best interest for the city.

Janis Couturier noted that there seemed to be no concern at this meeting about being at full capacity in Council Chambers like there was at a previous meeting where residents were asked to stand outside, Ms. Couturier expressed concerns about the mailer distributed by Mayor Pro Tem Vargas and added Ms. Vargas is on the ethics committee and was concerned about her moral compass.

Tiffany Heben expressed concerns about people sleeping in Lincoln Park and provided information regarding homeless activity at the park. Ms. Heben stated the homeless encampment needs to be addressed and a more appropriate place needs to be found for those people.

Michael Maciel spoke about the lack of follow-up regarding his complaints concerning non-agendized transfer of funds, City Manager Randall Bradley and Transportation Advisory Commissioner Alice English engaging in political activity while representing the City, and Mayor Rickman and Mayor Pro Tem Vargas encouraging staff to engage in inappropriate and unethical activity. Mr. Maciel added if this is not addressed people will continue to be subject to attacks for political reasons.

Manual Zapata congratulated Mayor Rickman on his re-election, thanked Council Member Young for a hard fought clean campaign, thanked Council Member Dement for her service on the Council, and congratulated Mayor Pro Tem Vargas for her commitment to exploring political nastiness while still remaining innovative of her demonization of the homeless.

Patricia Alvarez spoke about her organization of rallies against Proposition 187, and how she has dedicated her life to that work. Ms. Alvarez spoke about marches in the City and added if an event is being held in the City there had better be merit to it and any attending official should have merit also and follow up as residents are being used as a political ploy.

Dan Arriola spoke briefly about the tense election and the divided community. Mr. Arriola stated as someone who was the subject of a negative mailer and post about sexual orientation, which has nothing to do with the ability to lead, he is ready to move on. Mr. Arriola added he feels privileged and humbled that the community elected him to be on the Council and asked that community and leaders be willing do what is best for Tracy, heal, and move forward together.

Mayor Pro Tem Vargas stated she took responsibility for issuance of the flyer mentioned today, and apologized.

Mayor Rickman asked that at the next meeting address misconceptions of the 9th Circuit Court of Appeal rulings.

3. PUBLIC HEARING TO CONSIDER APPROVING AN AMENDMENT TO THE REDBRIDGE PLANNED UNIT DEVELOPMENT AND A DEVELOPMENT REVIEW PERMIT TO INSTALL COMMUNITY GATES AND A GUARD HOUSE FOR THE REDBRIDGE SUBDIVISION

Mayor Pro Tem Vargas recused herself from voting on this item.

Scott Claar, Senior Planner presented the staff report

Mayor Rickman opened the public hearing.

Mike Noonan, President of Redbridge Homeowners Association introduced Tony Marshall, MCR Engineering, and Amara Morrison, Land Use Attorney from Wendel Rosen Black & Dean. Mr. Noonan thanked staff for their efforts and provided a history regarding the proposed Redbridge gate. Mr. Noonan stated he was agreeable to making safety updates to the back gate. Mr. Noonan expressed his support for the project.

Tony Marshall, MCR Engineering provided a brief history of his involvement with Redbridge and the gate and stated Redbridge is designed to be a gated community.

Amar Morrison, Wendel Rosen Black & Dean, Land Use Counsel provided points supporting the gate application. Ms. Morrison stated the City Attorney has received correspondence from the Homeowners Association's counsel.

Eric Strickland reinforced the elements that the Homeowners Association has worked towards specifically complying with staff's requests. Mr. Strickland expressed his support for the project.

Christopher Rodgers expressed his support for the project and addressed concerns in the Traffic Study.

Kevin Smith requested that the Conditions of Approval be removed and Redbridge be made a private community. Mr. Smith added it is a matter of protection of assets and security and asked for support from Council for the gate.

Mary Beth Lee-Perea stated the Planning Commission voted unanimously in favor of the Redbridge gate. Ms. Lee-Perea expressed support for gate.

Mayor Rickman closed the public hearing.

City Council questions and comments follow.

ACTION: Motion was made by Council Member Ransom and seconded by Council Member Young to adopt **Resolution 2018-232** approving an amendment to the Redbridge Planned Unit Development and a Development Review Permit to install community gates and a guard house for the Redbridge Subdivision. Roll call vote found Council Members Dement, Ransom, Young and Mayor Rickman all in favor; passed and so ordered. Mayor Pro Tem Vargas abstained from voting on the item.

4. PUBLIC HEARING TO CONSIDER APPROVING A GENERAL PLAN AMENDMENT INVOLVING MINOR ADJUSTMENTS TO GENERAL PLAN LAND USE DESIGNATIONS WITHIN THE CORDES RANCH SPECIFIC PLAN AREA AND AN AMENDMENT TO THE CORDES RANCH SPECIFIC PLAN RELATING TO LANDSCAPE DESIGN, SIGN DESIGN, SIGN REGULATIONS, AND ADJUSTMENTS TO ZONING DISTRICT BOUNDARIES

Scott Claar, Senior Planner presented the staff report. Mr. Claar stated an amendment is being requested to Table 3.1 on Page 3-4 of Chapter 3 of the Specific Plan. Table 3.1 is permitted and conditionally permitted uses. In regards to the warehouse and distribution use, which is permitted in the business park industrial zone, there is a request to add note 3, which applies to manufacturing use. The use includes accessory space for showroom and sales.

Ryan George, Prologis Senior Vice President thanked staff for their efforts and provided a brief history regarding the project.

Dave Babcock, Dave Babcock & Associates provided a presentation regarding signage and landscaping related to the International Park of Commerce.

City Council questions and comments followed.

Mayor Rickman opened the public hearing.

No one from the audience wished to speak.

Mayor Rickman closed the public hearing.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Dement to adopt **Resolution 2018-233** approving a General Plan Amendment involving minor adjustments to General Plan Land Use Designations within the Cordes Ranch Specific Plan area and an amendment to the Cordes Ranch

Specific Plan relating to landscape design, sign design, sign regulations, and adjustments to zoning district boundaries, application numbers GPA18-0001 and SPA17-0005 with an amendment to include the footnote on land use table. Roll call vote found all in favor; passed and so ordered.

5. ITEMS FROM THE AUDIENCE – Juana Dement expressed concerns regarding hate rallies and defended Patricia Alvarez regarding character assassination. Ms. Dement also expressed concern regarding campaign conduct by Dan Arriola and Council Member Ransom.

Council Member Ransom responded to the comments and allegations made by Ms. Dement.

6. STAFF ITEMS – None

7. COUNCIL ITEMS

- A. APPOINT AN APPLICANT TO THE TRANSPORTATION ADVISORY COMMISSION FROM THE COMMISSION'S ELIGIBILITY LIST

Adrienne Richardson, City Clerk provided the staff report.

City Council comments followed.

- ACTION:** Motion was made by Mayor Rickman and seconded by Mayor Pro Tem Vargas to appoint Rajnish Khanna to the Transportation Advisory Commission to serve a term which will commence on November 9, 2018, and end on April 30, 2021. Roll call found all in favor; passed and so ordered.

Council Member Young announced the Veteran's Day Ceremony on Sunday at 11:00 am. at the War Memorial. Council Member Young acknowledged Dan Arriola for his election to the City Council and Lori Souza and Ameni Alexander for their election to the Tracy Unified School District Board.

Mayor Pro Tem Vargas provided an update on her trip to Pittsburg stating she received education on trains, logistics of trains and transportation connectivity. Mayor Pro Tem Vargas made several contacts that she forwarded to staff regarding land uses, economic development, and transportation connectivity. The transportation component can increase job creation, economic vitality of an area, new businesses, and land uses that our city does not have. Mayor Pro Tem Vargas added it was a profitable trip and encouraged staff to attend.

Council Member Ransom stated part of moving forward is addressing issues. The right to serve and respect is earned and people who have tried to serve the community and others did not agree is what led to the event Juana Dement spoke about. Council Member Ransom referred to websites and letters to the editor to tear down candidates and people being asked to pick sides. Council Member Ransom stated she does not believe in a majority, that is not how governance works, but she believes in a consensus. Being on a mailer that also targeted Council Member Young and Dan Arriola says that there is no desire to work with these people. Council Member Ransom added we need to move forward for the benefit of the community and cut it out.

Council Member Ransom congratulated newly elected Tracy Unified School Board Trustees Ameni Alexander, Lori Souza, Steve Abercrombie and Simran Kaur and also Dan Arriola for being elected to the City Council. Council Member Ransom asked about the status of the hiring of the new City Manager.

Thomas Watson, City Attorney responded the recruitment will close on the 19th and the expectation is to discuss in closed session on December 7th.

Council Member Ransom asked if the new City Manager will be able to hire the new Police Chief. Randall Bradley, City Manager responded yes and he did not apply for the City Manager position.

Mayor Rickman announced the following: Chest of Hope Gala and dinner on November 9, 2018 from 6:00 to 11:00 p.m., Veterans Day on Sunday – we are blessed to have a patriotic community that cares for military and veterans. Mayor Rickman issued a Happy Birthday to his mother-in-law. Mayor Rickman asked staff to look at forming a Police Citizen Oversight Committee. Council Member Dement seconded the request.

8. ADJOURNMENT – Time: 9:04 p.m.

ACTION: Motion was made by Council Member Young and seconded by Mayor Pro Tem Vargas to adjourn. Roll call vote found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on November 1, 2018. The above are action minutes. A recording is available at the office of the City Clerk.

ATTEST:

Mayor

City Clerk