

March 5, 2019, 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 7:10 p.m.

Mayor Rickman led the Pledge of Allegiance.

Pastor Kevin James, New Creation Bible Fellowship offered the invocation.

Roll call found Council Members Arriola, Ransom, Vargas, Mayor Pro Tem Young and Mayor Rickman present.

Mayor Rickman recognized D.A.R.E. graduating students from George Kelley Elementary School. Katie Jaycox, representative from Congressman Josh Harder's office, presented certificates to the D.A.R.E students who achieved one thousand points.

Mayor Rickman presented Certificates of Appointment to new Board of Appeals commissioners James Caling, and Jerry Yerian.

Mayor Rickman presented Certificates of Recognition to outgoing Measure V Residents' Oversight Committee members Amer Hammudi, Bruce Hotchkiss.

Midori Lichtwardt, Interim City Manager presented the award for March 2019 Employee of the Month to Grace Segura, Police Department.

1. CONSENT CALENDAR – Motion was made by Council Member Vargas and seconded by Council Member Arriola to adopt the Consent Calendar. Roll call vote found all in favor; passed and so ordered
 - 1.A. ADOPTION OF FEBRUARY 19, 2019, AND FEBRUARY 19, 2019 CLOSED SESSION MINUTES, FEBRUARY 19, 2019, SPECIAL MEETING MINUTES AND FEBRUARY 19, 2019 REGULAR MEETING MINUTES – Minutes were adopted
 - 1.B. ADOPT THE CITY OF TRACY 2017 WATER MANAGEMENT PLAN FOR 2017-2022
- **Resolution 2019-028** adopted the 2017 Water Management Plan
 - 1.C. ACCEPT THE CONSTRUCTION OF THE CITY SIDE ZONE 3 PUMP STATION ON CLEARWELL # 2 AT THE JOHN JONES WATER TREATMENT PLANT CIP 75121, COMPLETED BY PRESTON PIPELINES, INC., OF MILPITAS CALIFORNIA, AUTHORIZE AN APPROPRIATION OF \$76,330 FROM WATER TAMP FUND 365, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AND AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT – Resolution 2019-029 accepted the project and authorized the appropriation.

- 1.D. APPROVE A NEW CAPITAL IMPROVEMENT PROJECT FOR THE CONSTRUCTION OF A 20-INCH, CITY-SIDE ZONE 3 WATER LINE ALONG LAMMERS ROAD FROM ELLIS SPECIFIC PLAN AREA TO CONNECT THE EXISTING WATER LINE ON WEST SCHULTE ROAD TO BE CONVERTED TO CITY-SIDE ZONE 3 WITH A NOT TO EXCEED BUDGET OF \$2,400,000; AUTHORIZE AN APPROPRIATION OF \$2,400,000 FROM TRACY IMPROVEMENT MASTER PLAN (TIMP) WATER FUND (F365) TO THE NEW PROJECT – Resolution 2019-030 approved the new CIP project.
- 1.E. APPROVE AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH CH2M HILL INC., FOR DESIGN OF TRACY'S WASTEWATER TREATMENT PLANT EXPANSION AND OTHER PLANT IMPROVEMENT PROJECTS (CIPs 74107, 74138, 74139, 74140, 74146) AND AUTHORIZE AN APPROPRIATION OF FUNDS IN THE AMOUNT OF \$1,200,000 FROM TIMP WASTEWATER FUND – Resolution 2019-031 – approved the Amendment to the agreement and authorized the appropriation.
- 1.F. APPROVE THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARKWAY LANDSCAPING FOR TRACT 3788, TRACY HILLS VILLAGE 1A, AND AUTHORIZE THE CITY CLERK TO FILE THE SUBDIVISION IMPROVEMENT AGREEMENT WITH THE OFFICE OF THE SAN JOAQUIN COUNTY RECORDER – Resolution 2019-032 – approved the agreement.
- 1.G. APPROVE THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARKWAY LANDSCAPING FOR TRACT 3889, TRACY HILLS VILLAGE 3A, AND AUTHORIZE THE CITY CLERK TO FILE THE SUBDIVISION IMPROVEMENT AGREEMENT WITH THE OFFICE OF THE SAN JOAQUIN COUNTY RECORDER – Resolution 2019-033 – approved the agreement.
- 1.H. APPROVE THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARKWAY LANDSCAPING FOR TRACT 3890, TRACY HILLS VILLAGE 4A, AND AUTHORIZE THE CITY CLERK TO FILE THE SUBDIVISION IMPROVEMENT AGREEMENT WITH THE OFFICE OF THE SAN JOAQUIN COUNTY RECORDER – Resolution 2019-034 – approved the agreement.
- 1.I. APPROVE THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARKWAY LANDSCAPING FOR TRACT 3891, TRACY HILLS VILLAGE 5A, AND AUTHORIZE THE CITY CLERK TO FILE THE SUBDIVISION IMPROVEMENT AGREEMENT WITH THE OFFICE OF THE SAN JOAQUIN COUNTY RECORDER – Resolution 2019-035 – approved the agreement.
- 1.J. AWARD A CONSTRUCTION CONTRACT TO MOUNTAIN CASCADE, INC., OF LIVERMORE, CA. WITH A CONTINGENCY AMOUNT, AND APPROVE A RESOLUTION DECLARING INTENTION TO REIMBURSE EXPENDITURES FROM THE PROCEEDS OF OBLIGATIONS TO BE ISSUED BY THE CITY AND DIRECTING CERTAIN ACTIONS – Revised Resolution 2019-036 awarded a construction contract. **Resolution 2019-037** declared intention to reimburse expenditures from the proceeds of obligations.
- 1.K. WAIVE SECOND READING AND ADOPT ORDINANCE 1266, AN ORDINANCE OF THE CITY OF TRACY APPROVING AN AMENDMENT TO THE ELLIS SPECIFIC PLAN FENCE REGULATIONS AND MINIMUM LOT WIDTH REQUIREMENTS, APPLICATION NUMBER SPA19-0001 – Ordinance 1266 was adopted

- 1.L. CANCELLATION OF THE REGULAR CITY COUNCIL MEETING SCHEDULED FOR TUESDAY, MAY 7, 2019 – **The May 7, 2019, regular Council meeting was canceled.**

- 1.M. APPROVE A SIDE LETTER OF AGREEMENT BETWEEN THE CITY OF TRACY AND THE TRACY POLICE MANAGEMENT ASSOCIATION (TPMA), THE TRACY FIRE FIGHTERS ASSOCIATION (TFFA), SOUTH COUNTY FIRE CHIEF OFFICERS ASSOCIATION (SCFCOA), TRACY TECHNICAL AND SUPPORT SERVICES EMPLOYEE ASSOCIATION (TTSSEA), GENERAL TEAMSTERS LOCAL NO. 439, IBT (TEAMSTERS), AND THE TRACY MID-MANAGERS BARGAINING UNITS (TMMBU); APPROVE AN AMENDED COMPENSATION AND BENEFIT PLAN FOR CONFIDENTIAL EMPLOYEES UNIT (CEU) AND DEPARTMENT HEADS (DH); ADOPT A BI-WEEKLY PAYROLL SCHEDULE, AUTHORIZE THE CITY MANAGER TO INCREASE APPROPRIATIONS, AND AUTHORIZE AN AMENDMENT TO OF THE CITY MASTER SALARY SCHEDULE - **The following Resolutions were adopted:**
 - Resolution 2019-038** approved a Side Letter of Agreement with Tracy Police Manager's Association (TPMA)
 - Resolution 2019-039** approved a Side Letter of Agreement with Tracy Firefighters Association (TFFA)
 - Resolution 2019-040** approved a Side Letter of Agreement with South County Fire Chief Officers Association (SCFCOA)
 - Resolution 2019-041** approved a Side Letter of Agreement with Tracy Technical and Support Services Employee Association (TTSSEA)
 - Resolution 2019-042** approved a Side Letter of Agreement with General Teamsters Local No. 439, IBT (Teamsters)
 - Resolution 2019-043** approved a Side Letter of Agreement with Tracy Mid-Managers Bargaining Unit (TMMBU)
 - Resolution 2019-044** approved an amended Compensation and Benefit Plan with Confidential Employees Unit (CEU)
 - Resolution 2019-045** approved an amended Compensation and Benefit Plan with Department Heads (DH)

2. ITEMS FROM THE AUDIENCE – Gail Rieger spoke about Site 300 and invited City Council and the community to a meeting on March 13, 2019, at 6:30 p.m. at old Opera House, 902 N. Central Ave, Tracy.

3. REGULAR AGENDA
 - 3.A PUBLIC HEARING TO CONSIDER CITY'S RECOMMENDATION FOR AWARD OF LOCAL PRIORITY FUNDING ALLOCATIONS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS FOR FISCAL YEAR 2019-2020 AND AUTHORIZE THE ASSISTANT CITY MANAGER TO EXECUTE FUNDING AGREEMENTS FOR THE PROGRAM

Vanessa Carrera, Economic Development Analyst, provided the staff report.

City Council questions followed.

Mayor Rickman opened the public hearing.

Alice English requested that Mayor Pro Tem Young recuse herself from discussing or making decisions on the Tracy Senior Association. Ms. English submitted a handout to the Clerk, and recommended Council not fund the Tracy Senior Association.

Mayor Pro Tem Young responded to Ms. English's comments.

Barbara Pombo, Secretary of Tracy Community Connection Center described the role of Tracy Community Connection Center, and requested expanding on an unmet need – transportation.

Mayor Rickman called for a recess at 8:04 p.m.

Mayor Rickman reconvened the meeting at 8:12 p.m.

Cynthia Camacho, Good Samaritan Community Thrift Store stated their application came back ineligible. Ms. Camacho asked if something is not clear can the subcommittee ask the non-profit for clarification.

Council Member Ransom requested copies of the applications that were ineligible.

Kelly Wilson, Boys and Girls Club of Tracy thanked Council and staff for the funding opportunity and elaborated on the summer Boys and Girls Club program.

Mayor Rickman closed the public hearing.

City Council comments and questions followed.

Council Member Arriola requested a separate ad hoc committee to consider future priorities for grant funding. Council Member Vargas seconded the request.

Mayor Pro Tem Young announced as a non-paid board member of the Boys and Girls Club she will be recusing herself from voting on the Boys and Girls Club allocation.

ACTION: Motion was made by Council Member Ransom and seconded by Council Member Vargas to adopt **Resolution 2019-046** recommending the award of local priority funding allocations for Community Development Block Grant and Home Investment Partnerships Program Funds for Fiscal Year 2019-2020. Roll call vote found all in favor; passed and so ordered.

It was Council consensus that the future priorities and scoring for the funding allocations for the CDBG funds be discussed at the Council retreat instead of forming an ad hoc subcommittee.

3.B DISCUSS POTENTIAL FUNDING SCENARIOS FOR MEASURE V PROJECTS AND PROVIDE DIRECTION TO STAFF

Karin Schnaider, Finance Director provided the staff report. Ms. Schnaider introduced Chris Lynch, Jones Hall Bond Counsel, Dennis McGuire, Piper Jaffray, and Scott Smith, CHG Consultants.

Robert Tanner encouraged going for revenue bonds only. Mr. Tanner stated he cannot see leasing back city assets, and did not support leasing bonds.

Michel Bazinet, Chair of Measure V Residents' Oversight Committee did not support going back to the voters. Revenue bonds are not the best options.

Roger Birdsall stated Council should live within the City's means, and agreed it would be difficult to go back to voters.

Mary Mitracos thanked Council for putting the nature park in the list of priorities.

Marsha McCray asked why bond the Measure V money out and only get half of it, and added if we don't go to voters until 2020, residents will ask where are the amenities.

Roy Hawkins stated all the money is not needed up front to build the amenities, the City can pay as we go, and suggested taking time to budget money properly.

Les Serpa, Surland Companies suggested pausing, watch the revenue come in, plan for projects, and phase into cash flow that will be received.

City Council questions and discussion followed.

It was Council's consensus to not take it to the voters, or go out to bonds, and to fund projects on a pay as you go budget process. Staff to provide a list of the cost to fund the aquatic center, multi-generational center and Legacy Fields, so Council can prioritize, and also come up with a plan to get these amenities built.

3.C RECEIVE UPDATE ON THE TRACY GATEWAY SPECIFIC PLAN PROJECT AND PROVIDE DIRECTION TO STAFF

William Dean, Assistant Development Services Director provided the staff report.

Bill Wiseman, Kimley Horn & Associates, provided a Tracy Gateway Project Review Powerpoint presentation.

Robert Tanner stated the City completed the developers work for \$500,000, so let them reimburse the City immediately.

Abdul Wahid suggested building a health care city in that location.

Mike Souza, representing South Parcel Investors provided a history of the property and its ownership. Mr. Souza added a realistic repayment to the City is when development begins on property.

City Council questions and comments followed.

Mayor Rickman reopened the public comment.

Jerry Kamilos, Developer of the Ornellas and Pombo property stated their vision is to respect the agreements made with the City. Mr. Kamilos spoke about exploring a medical service community.

Mike Souza stated he did not want to give Council the impression that all residential should be age restricted, and is also considering residential to support office use.

Dotty Nygard stated she was excited to hear about moving forward with the Sutter Hospital expansion. Ms. Nygard suggested providing an educational opportunity for the expansion of health care.

The consensus of the Council included the following:

- with limited exceptions, the Owners Preferred Land Use Option is well received (support medical/institutional offices on and around Sutter site, commercial along Eleventh Street and Lammers Road is positive, introduction of residential in part of the site may be OK);

-the I-205 and Eleventh Street frontage land use(s) and design must be done carefully, such as the I-580 frontage through Dublin and Pleasanton, to create a positive "Gateway to the Valley" and to invite travelers to want to get off the freeway here (no residential near freeway; no sound walls; commercial, office, increased landscaped setbacks would be preferred);

-senior/assisted living/age-in-place-type zoning for the Mary Ornellas parcel and possibly a portion of the Pombo parcel (instead of Residential Medium);

-seek reimbursement of the \$500K from the property owners (pro-rated by size of property owned), in an approximately two- to five-year time frame, possibly at submittal or approval of discretionary applications (such as Tentative Map or Development Review).

4. ITEMS FROM THE AUDIENCE – None
5. STAFF ITEMS – Thomas Watson, City Attorney reminded Council to submit their red lines for Code of Conduct.

6. COUNCIL ITEMS

6.A APPOINT APPLICANTS TO THE MEASURE V RESIDENTS' OVERSIGHT COMMITTEE

Mayor Pro Tem Young provided a report regarding the applicant interviews and recommendation of appointment to the Measure V Residents' Oversight Committee.

No one from the audience wished to speak.

ACTION: Motion was made by Mayor Pro Tem Young and seconded by Council Member to approve the subcommittees recommendation and appoint Allan Borwick and Abdul Wahid to the Measure V Residents' Oversight Committee to serve three year terms beginning on March 1, 2019 and ending on February 28, 2022, and appoint Ameni Alexander to fill the remainder of a vacated term, which will begin on March 6, 2019, and end on February 29, 2020. Roll call found all in favor; passed and so ordered.

Council Member Arriola shared he will be participating in the California legislature LGBT summit in Sacramento next week, and announced an upcoming, Tracy Unified School District's Diversity and Bully Committee event.

Council Member Vargas announced an upcoming Valley Link event, and requested discussion on the aesthetics of what can be in the retention pond located on the north east side of 11th Street and Lammers Road. Mayor Rickman seconded the request.

Mayor Pro Tem Young announced the upcoming Tracy Art League Expression show at Community Center.

Council Member Ransom shared what she had learned at a San Joaquin Partnership meeting, and requested discussion about pursuing opportunities regarding grants for amenities, homelessness, MCYSN. Council Member Arriola seconded the request.

Council Member Ransom requested information regarding evaluation of traffic overall as a city – flows of traffic, impacts and how to better prepare the public when doing projects.

Council Member Ransom requested support of another Council member to attend the Homeless Task Force meetings to represent the City for potential funding. Mayor Pro Tem Young seconded the request to bring it back on the next agenda.

Council Member Ransom requested looking into a four year term for the Mayor's seat. Council Member Young supported Council Member Ransom's request.

Mayor Rickman announced the State of City on March 19, 2019, and various other upcoming city events.

7. ADJOURNMENT – Time: 11:30 pm.

ACTION: Motion was made by Mayor Pro Tem Young and seconded by Council Member 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 February 28, 2019. The above are action minutes. A recording is available at the office of the City Clerk.

ATTEST:

Mayor

City Clerk