

June 4, 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 7:00 p.m.

Mayor Rickman led the Pledge of Allegiance.

Scott McFarland, Journey Christian Church offered the invocation.

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

Jenny Haruyama, City Manager presented the Employee of the Month award for June 2019 to Holly Moyer, Public Works.

Mayor Rickman presented a Certificate of Appointment to new Measure V Residents' Oversight Committee member Hector Jaimes

Mayor Rickman presented a proclamation for Disabilities Awareness Month to Michelle Allen, Executive Director, Society for Disabilities

Mayor Rickman presented a proclamation for LGBT Pride Month to Council Member Arriola

Mayor Rickman acknowledged new City Manager, Jenny Haruyama.

DEVIATION

Mayor Rickman announced that at the request of Council Member Arriola agenda item 6.A will be heard before the Consent Calendar.

6.A AUTHORIZE THE DISPLAY OF THE LGBT PRIDE FLAG AT CITY HALL ON JUNE 28, 2019 TO COMMEMORATE THE STONEWALL RIOTS AND LGBT PRIDE MONTH

Leticia Ramirez, Assistant City Attorney provided the staff report.

No one from the audience wished to speak.

City Council questions and comments followed.

ACTION: Motion was made by Council Member Arriola and seconded by Council Member Vargas to adopt Resolution **2019-105** authorizing the display of the LGBT Pride Flag on June 28, 2019, at City Hall to commemorate the 50th Anniversary of the Stonewall Rebellion and LGBT Pride Month. Roll call vote found all in favor; passed and so ordered.

Jenny Haruyama, City Manager referred to Consent Item 1.K and stated the reallocation of the \$311,000 to Phase 1D CIP will return to Council for input on project improvement prioritization.

1. CONSENT CALENDAR – Motion was made by Mayor Pro Tem Young and seconded by Council Member Vargas to adopt the Consent Calendar. Roll call vote found all in favor; passed and so ordered.
 - 1.A ADOPTION OF MAY 21, 2019, CLOSED SESSION, AND REGULAR MEETING MINUTES – Minutes were approved.
 - 1.B AWARD A PROFESSIONAL SERVICES AGREEMENT TO ALL CITY MANAGEMENT SERVICES, INC. FOR SCHOOL PEDESTRIAN CROSSING GUARD SERVICES FROM JULY 1, 2019 TO JUNE 30, 2022 IN AN AMOUNT NOT TO EXCEED \$1,007,478 – **Resolution 2019-106** awarded the agreement.
 - 1.C ACCEPT THE CONSTRUCTION OF MACARTHUR DRIVE OVERLAY – GRANT LINE ROAD TO I-205 (CIP 73174) COMPLETED BY TOM MAYO CONSTRUCTION, OF STOCKTON, CALIFORNIA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT – **Resolution 2019-107** accepted the project.
 - 1.D APPROVE THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF TRACY AND GIRL SCOUTS HEART OF CENTRAL CALIFORNIA FOR USE OF DR. POWERS PARK FOR TRACY TWILIGHT CAMP – **Resolution 2019-108** approved the Memorandum of Understanding.
 - 1.E APPROVE GENERAL SERVICES AGREEMENT WITH DELTA WIRELESS, INC., A CALIFORNIA CORPORATION FOR POLICE COMMUNICATIONS MAINTENANCE FROM JULY 1, 2019 TO JUNE 20, 2022 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$304,416 (OR \$101,472 ANNUALLY) – **Resolution 2019-109** approved the General Services Agreement.
 - 1.F WAIVE SECOND READING AND ADOPT ORDINANCE 1269 AMENDING SECTION 3.08.580, OF CHAPTER 3.08 (TRAFFIC REGULATIONS) OF TITLE 3 (PUBLIC SAFETY) OF THE TRACY MUNICIPAL CODE – **Ordinance 1269** was adopted.
 - 1.G APPROVE THE FINAL SUBDIVISION MAP FOR TRACT 3863, HARVEST IN TRACY, AND AUTHORIZE THE CITY CLERK TO FILE THE FINAL MAP WITH THE SAN JOAQUIN COUNTY RECORDER – **Resolution 2019-110** approved the Final Subdivision Map.
 - 1.H APPROVE A CHANGE ORDER IN THE AMOUNT OF \$145,000 TO ADDRESS UNFORESEEN CONDITIONS FOR THE CONSTRUCTION OF ROOF IMPROVEMENTS TO THE POLICE ANNEX BUILDING CIP 71102 – **Resolution 2019-111** approved the Change Order.
 - 1.I AUTHORIZE AN INCREASE TO THE CONTINGENCY AMOUNT OF \$46,000, TO ADDRESS UNFORESEEN CONDITIONS FOR THE CONSTRUCTION OF THE MCDONALD PARK SPLASH PAD RECIRCULATION SYSTEM PROJECT CIP-78162 – **Resolution 2019-112** authorized the increase in the contingency amount for McDonald Park Splash Pad.

- 1.J APPROVE THE FINAL SUBDIVISION MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR KAGEHIRO PHASE 2, TRACT 3882, AND AUTHORIZE THE CITY CLERK TO FILE THE SUBDIVISION IMPROVEMENT AGREEMENT WITH THE SAN JOAQUIN COUNTY RECORDER – Resolution 2019-113 approved the Final Subdivision Map and Subdivision Improvement Agreement.
- 1.K ACCEPT CONSTRUCTION OF SPORTS FIELDS WITHIN THE PHASE I AREA OF THE LEGACY FIELDS PHASE 1C CIP 78163, COMPLETED BY GOODLAND LANDSCAPE CONSTRUCTION, INC., OF TRACY, CALIFORNIA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT, AND AUTHORIZE THE RE-ALLOCATION OF \$311,132 OF REMAINING BUDGET FROM LEGACY FIELDS PHASE 1C TO LEGACY FIELDS PHASE 1D CIP 78164 – Resolution 2019-114 accepted the project.
2. ITEMS FROM THE AUDIENCE – Robert Tanner thanked the City for the repavement of Chester Street and the new sidewalk at Dr. Powers Park.
- Mary Foshee expressed her frustration regarding wrongful eviction of her family and lack of help from organizations and homeless task force. Ms. Foshee stated Tracy is her community and she needs help.
- Tim Moody, Property Manager and Leasing Agent for Northgate Village, formerly Tracy Outlets, provided an update on the businesses at the Tracy Outlets, and requested that the City be more business friendly.
3. REGULAR AGENDA
- 3.A CONDUCT A PUBLIC HEARING TO CONSIDER APPROVING THE ENGINEER’S REPORT AND ORDERING THE ANNEXATION OF MARIANI BUSINESS PARK (APN 250-260-09) INTO ZONE 10 OF THE TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2019/2020
- Robin Kloepfer, Management Analyst provided the staff report.
- Mayor Rickman opened the public hearing.
- There was no one wishing to speak.
- Mayor Rickman closed the public hearing.
- There were no comments from City Council.
- ACTION:** Motion was made by Mayor Pro Tem Young and seconded by Council Member Ransom to direct the City Clerk to tabulate the assessment ballot and announce the results of the tabulation of ballots. Roll call vote found all in favor; passed and so ordered.

Adrienne Richardson, City Clerk announced a tabulation of the ballot shows ballots received in favor of the assessment total one, which represents 100% of the weighted support. Therefore a majority protest does not exist.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Arriola to adopt **Resolution 2019-115** of the City Council of the City of Tracy, California approving the Engineer's Report and ordering the annexation of Mariani Business Park (APN 250-260-09) into Zone 10 of the Tracy Consolidated Landscape Maintenance District and the levy and collection of assessments for Fiscal Year 2019/2020. Roll call found all in favor; passed and so ordered.

3.B PUBLIC HEARING OF THE CITY COUNCIL TO CONSIDER ADOPTION OF THE CITY OF TRACY PROPOSED FISCAL YEAR 2019-20 ANNUAL OPERATING, DEBT AND CAPITAL BUDGET

Karin Schnaider, Finance Director announced a 4/5th vote is required for the adoption of the budget.

Thomas Hedegard, Budget Officer provided the staff report.

Mayor Rickman opened the public hearing.

Jacob Hunter referred to the difference between the transit FY17/18 revenues and expenditures, and asked why staff anticipates those matching in the future.

Mayor Rickman closed the public hearing.

City Council questions and comments followed.

ACTION: Motion was made by Council Member Vargas and seconded by Mayor Pro Tem Young to adopt a **Resolution 2019-116** of the City Council of the City of Tracy adopting the Financial Plan (Operating, Debt and Capital Budget) for Fiscal Year 2019-2020. Roll call found all in favor; passed and so ordered.

3.C PUBLIC HEARING TO INTRODUCE AN ORDINANCE AMENDING THE TRACY HILLS SPECIFIC PLAN TO ADDRESS MINOR REVISIONS AND CLARIFICATIONS RELATED TO THE IMPLEMENTATION OF PHASE 1A DEVELOPMENT (APPLICATION NUMBER SPA18-0002)

Scott Claar, Senior Planner provided the staff report.

Mayor Rickman opened the public hearing.

John Palmer, Tracy Hills Project Manager provided a brief history of the proposed minor amendments to the Tracy Hills Specific Plan.

Mary Mitracos expressed her disappointment that Ellis is not conforming to the City Policy regarding naming parks, and added the City should not allow developers to continue naming parks.

Eleassia Davis stated that there should be public contribution regarding names of public parks, and they should be named after things important to community.

Eva Villalobos shared her disappointment that developers are naming parks after the street and not by founding fathers or hometown heroes.

Lisa Roth read from the policy for naming public buildings, parks and facilities, and suggested a revision to the policy to accommodate concerns.

Mayor Rickman closed the public hearing.

City Council questions and comments followed.

Mr. Palmer responded to Council questions and provided input regarding potential naming of future streets and parks in Tracy Hills the same and soliciting public input for naming streets.

Adrienne Richardson, City Clerk read the title of proposed Ordinance 1270.

ACTION: Motion was made by Mayor Pro Tem Young and seconded by Council Member Ransom to introduce **Ordinance 1270** an Ordinance of the City of Tracy approving an amendment to the Tracy Hills Specific Plan to address minor revisions and clarifications related to the implementation of Phase 1A development, Application Number SPA18-0002. Roll call vote found all in favor; passed and so ordered.

3.D APPROVE AN EMPLOYMENT AGREEMENT BETWEEN LETICIA RAMIREZ AND THE CITY OF TRACY TO SERVE AS INTERIM CITY ATTORNEY

JoAnn Weberg, Human Resources Manager, provided the staff report.

Martin Evans shared his concerns regarding City Attorneys.

There were no comments from City Council.

ACTION: Motion was made by Council Member Arriola and seconded by Council Member Ransom to adopt **Resolution 2019-117** approving an At-Will Employment Agreement between Leticia Ramirez and the City of Tracy to serve as Interim City Attorney. Roll call vote found all in favor; passed and so ordered.

3.E APPROVE SPHERE OF INFLUENCE PLANNING HORIZONS FOR THE CITY'S UPDATED MUNICIPAL SERVICES REVIEW TO BE SUBMITTED TO THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION FOR APPROVAL

William Dean, Assistant Development Services Director provided the staff report and introduced Beth Thompson, De Novo Planning Group, who responded to City Council questions.

Mark Beeswinger, Bright Development supported the City-Proposed Sphere of Influence recommendation for submittal to LAFCo.

City Council questions and comments followed.

ACTION: Motion was made by Mayor Pro Tem Young and seconded by Council Member Vargas to adopt a Resolution approving revised Sphere of Influence planning horizons for the City's updated Municipal Services Review to be submitted to the San Joaquin County Local Agency Formation Commission. Roll call vote found Council Members Arriola, Vargas, Mayor Pro Tem Young, and Mayor Rickman in favor. Council Member Ransom opposed. Motion amended.

Mayor Pro Tem Young amended the motion.

ACTION: Motion was made by Mayor Pro Tem Young and seconded by Council Member Vargas to adopt **Resolution 2019-118** approving draft revised Sphere of Influence planning horizons for the City's updated Municipal Services Review to be submitted to the San Joaquin County Local Agency Formation Commission. Roll call vote found all in favor; passed and so ordered.

4. ITEMS FROM THE AUDIENCE – Jass Sangha introduced Charlie Gay who works for the owner of Northgate Village. Mr. Gay requested that the City look at digital messaging boards to allow Northgate Village tenants to advertise.

Cleveland Master, Pastor at Gathering Place Church shared concerns regarding lack of signage visibility at Northgate Village, and the possibility of digital boards.

Amanda Ribeiro stated it takes two seconds to find parks and streets on Apple or Google Maps.

Eric Hawkins, Northgate Village tenant asked how to work with the City to let the community know what Northgate Village offers.

Martin Evans expressed his concerns with prior Council members and the hospital area.

5. STAFF ITEMS – None

6. COUNCIL ITEMS

- 6.B RECEIVE REPORT FROM CITY COUNCIL ON RECENT CITY COUNCIL TRAVEL OUT OF STATE, INCLUDING TRAVEL TO WASHINGTON, D.C. FOR LOBBYING EFFORTS FOR THE SAN JOAQUIN COUNCIL OF GOVERNMENTS (SJCOG) ONE VOICE® TRIP AND TRAVEL TO WASHINGTON, D.C. FOR LOBBYING EFFORTS FOR THE CITY OF TRACY

Karin Schnaider, Finance Director provided the staff report.

City Council provided an overview of their trip to Washington D.C. to attend the pre One Voice trip and One Voice trip for lobbying support for several federal grants for road improvements, public safety, transportation, airports and recycled water.

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

Council Member Vargas requested bringing back the park naming policy for review. Mayor Rickman seconded the request.

Council Member Ransom requested agendizing the review and modernization of the signage policy including electronic signage. Council Member Arriola seconded the request.

Council Member Ransom requested staff return with the cost benefit for a grant writer. Mayor Pro Tem Young seconded the request. Council Member Ransom asked about the status of the Green Infrastructure Grant.

Council Member Arriola thanked Council for the LBGT Pride Month proclamation.

Mayor Pro Tem Young asked whether to deal with the signage policy first or the Northgate Village tenant's issue. Andrew Malik, Assistant City Manager responded staff will return to Council with the policy, and then work with the Northgate Village tenants.

Mayor Pro Tem Young welcomed new City Manager Jenny Haruyama and congratulated Interim City Attorney Leticia Ramirez and announced the following: June 8, 2019 – Tracy African American Association 25th Juneteeth event being held at Lincoln Park from 10:00 am to 6:00 p.m., Tuesday June 18, 2019 – Senior Center Ribbon cutting at 10:00 am.

Mayor Rickman welcomed back new City Manager Jenny Haruyama and congratulated Interim City Attorney Leticia Ramirez. Mayor Rickman thanked everyone for attending Memorial Day events and the Downtown Block party and announced the June 14, 2019 Downtown Block Party Country concert. Mayor Rickman asked for a memo explaining why Tracy residents have to go to the Sheriff's Department to get a California Concealed Weapons Permit.

Jenny Haruyama, City Manager provided an update on the Police Chief recruitment.

7. ADJOURNMENT – Time: 10:06 p.m.

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

The above agenda was posted at the Tracy City Hall on May 30, 2019. The above are action minutes. A recording is available at the office of the City Clerk.

ATTEST:

Mayor

City Clerk