

July 16, 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.

Deacon Ryan offered the invocation.

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

1. CONSENT CALENDAR – Following the removal of consent items 1.C by Mayor Pro Tem Young, 1.H by Council Member Ransom, and 1.K by Council Member Vargas motion was made by Council Member Vargas and seconded by Council Member Ransom to adopt the Consent Calendar. Roll call vote found all in favor; passed and so ordered.
 - 1.A ADOPTION OF JULY 2, 2019 CLOSED SESSION AND REGULAR MEETING MINUTES - Minutes were adopted.
 - 1.B RESCIND RESOLUTION NO. 2004-387; APPROVE THE REMOVAL OF PARKING RESTRICTIONS ON STONEBRIDGE DRIVE AND MARIANI COURT; AND AUTHORIZE THE INSTALLATION OF “NO PARKING VEHICLES OVER 5 TONS” SIGNS – **Resolution 2019-148** rescinded Resolution 2004-387, and approved the removal of parking on Stoneridge Drive and Mariani Court, and authorized the installation of “No Parking Vehicles over 5 Tons” signs.
 - 1.D AUTHORIZE SUBMISSION OF AN APPLICATION FOR THE PROP 68 STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM (SPP) GRANT FOR LINCOLN PARK REVITALIZATION AND AUTHORIZE THE CITY MANAGER, OR DESIGNEE, TO ACCEPT THE SPP GRANT, IF AWARDED – **Resolution 2019-149** authorized the submission of an application for the Prop 68 Statewide Park Development and Community Revitalization Program Grant.
 - 1.E APPROVE A GENERAL SERVICES AGREEMENT WITH COMFORT AIR, INC., OF STOCKTON, CA., TO PERFORM REPAIRS TO THE PLUMBING AT TRACY CITY HALL AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT AND ANY MINOR AMENDMENTS TO THE AGREEMENT NOT TO EXCEED \$67,580 FOR FY 2019-20 – **Resolution 2019-150** approved the General Services Agreement with Comfort Air, Inc.
 - 1.F AWARD A CONSTRUCTION CONTRACT TO ST. FRANCIS ELECTRIC, LLC OF SAN LEANDRO, CALIFORNIA, IN THE AMOUNT OF \$997,650 FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT LAMMERS ROAD AND SCHULTE ROAD (WEST), CIP 72068, AND AUTHORIZE THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO THE CONTINGENCY AMOUNT OF

\$100,000, IF NEEDED – **Resolution 2019-151** awarded a Construction Contract to St. Francis Electric, LLC.

- 1.G APPROVE REAL PROPERTY PURCHASE AGREEMENTS BETWEEN THE CITY OF TRACY AND FOUR PROPERTY OWNERS FOR ACQUISITION OF RIGHT-OF-WAY AND EASEMENTS REQUIRED FOR THE WIDENING OF CORRAL HOLLOW ROAD BETWEEN OLD (WEST) SCHULTE ROAD AND LINNE ROAD, CIP 73144 – **Resolution 2019-152** approved the real property purchase agreements.
- 1.I APPROVE AN EXTENSION OF THE AGREEMENT FOR PROPERTY TAX ALLOCATION UPON ANNEXATION BETWEEN THE COUNTY OF SAN JOAQUIN AND THE CITY OF TRACY - **Resolution 2019-153** approved the extension of the agreement.
- 1.J APPROVE A PURCHASE AND SALE AGREEMENT FOR REAL PROPERTY BETWEEN THE CITY OF TRACY AND PROLOGIS LOGISTICS SERVICES, INCORPORATED, A DELAWARE CORPORATION, FOR THE EXPANSION OF THE NORTHEAST INDUSTRIAL STORM DRAIN BASIN, AND ALLOCATE FUNDS FOR THE PAYMENT OF THE PURCHASE PRICE FROM FUND 350 AND THE PROCEEDS OF THE 2006 NEI BONDS – **Resolution 2019-154** approved the purchase and sale agreements.
- 1.C AUTHORIZE THE APPOINTMENT OF ELEVEN YOUTH COMMISSIONERS AND ONE ADULT COMMISSIONER TO THE YOUTH ADVISORY COMMISSION

Mayor Pro Tem Young pulled the item to highlight the importance of the Youth Advisory Commission.

Amanda Jensen, Recreation Coordinator provided the staff report.

City Council comments followed.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Arriola to adopt **Resolution 2019-155** authorizing the appointment of eleven youth commissioners and one adult commissioner to the Youth Advisory Commission. Roll call found all in favor; passed and so ordered.

- 1.H GRANT THE CITY MANAGER OR DESIGNEE AUTHORITY TO SUBORDINATE EXISTING HOUSING SUCCESSOR FUND LOANS AND EXECUTE ASSUMPTION AGREEMENTS FOR MULTI-FAMILY HOUSING DEVELOPMENTS

Robert Harmon, Senior Accountant provided the staff report.

Council Member Ransom pulled the item to clarify the policy position to ensure that residents that live in those properties can still afford to live there, and everyone has a level of protection.

No one from the audience wished to speak.

ACTION: Motion was made by Mayor Pro Tem Young and seconded by Council Member Ransom to adopt **Resolution 2019-156** granting the City Manager or designee authority to subordinate existing housing successor fund loans and execute assumption agreements for multi-family housing developments. Roll call found all in favor; passed and so ordered.

1.K AUTHORIZE THE DISPLAY OF THE SERVICE FLAG FOR EACH BRANCH OF THE US ARMED FORCES ON THE RESPECTIVE BIRTHDAY OF THAT BRANCH

Council Member Vargas pulled the item to highlight the veterans that share the same sentiment on honoring the birthdays of our armed forces.

Jaime Medina supported Council Member Vargas's request to display the flags on the birthday of each branch of the US Armed Forces.

City Council questions and comments followed.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Arriola to adopt **Resolution 2019-157** authorizing the display of the service flag for each branch of the US Armed Forces at City Hall for one day annually to commemorate the birthday of each respective branch. The resolution will be amended to include the gold star and blue star flags to be flown in September. Roll call found all in favor; passed and so ordered.

2. ITEMS FROM THE AUDIENCE – A member from the audience stated Council has already set the precedent to fly the flags where the City flag is located.

Robert Tanner recommended the City stop selling legal fireworks and only have the fireworks display at Tracy High School.

Jass Sangha invited City Council and the community to the food truck festival at Northgate Center (former Tracy Outlet Center) on Saturday, July 20, 2019, from 11:00 a.m. to 5:00 p.m.

3. REGULAR AGENDA

Mayor Rickman announced that for all the resolutions before Council pertaining to Item 3A, Council Member Ransom will vote on all zones and abstain from voting on Zone 15 due to conflict of interest.

3.A PUBLIC HEARING TO CONSIDER (1) APPROVING THE ENGINEER'S ANNUAL LEVY REPORT; AND (2) ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT FOR FISCAL YEAR 2019/2020

Robin Kloepfer, Management Analyst provided the staff report.

Mayor Rickman opened the public hearing.

No one from the audience wished to speak.

Mayor Rickman closed the public hearing.

City Council comments followed.

ACTION: Motion was made by Mayor Pro Tem Young and seconded by Council Member Ransom to adopt **Resolution 2019-158** approving the Engineer's Report regarding the proposed levy and collection of assessments for the Tracy Consolidated Landscape Maintenance District, pursuant to the provisions of the Landscaping and Lighting Act of 1972 for Fiscal Year 2019/2020. Roll call found all in favor; passed and so ordered. Council Member Ransom abstained from voting on Zone 15.

ACTION: Motion was made by Mayor Pro Tem Young and seconded by Council Member Ransom to adopt **Resolution 2019-159** ordering the levy and collection of assessments within the Tracy Consolidated Landscape Maintenance District for Fiscal Year 2019/2020. Roll call found all in favor; passed and so ordered. Council Member Ransom abstained from voting on Zone 15.

3.B RECEIVE PRESENTATION FROM PG&E, DISCUSS AND REVIEW CITYWIDE PREPAREDNESS CONCERNING POTENTIAL PUBLIC SAFETY POWER SHUTOFFS AND PROVIDE BEST PRACTICE INFORMATION TO RESIDENTS

Jenny Haruyama, City Manager provided a brief overview of the presentation and introduced Dylan George, Local Public Affairs Representative for PG&E, who provided a Community Wildlife Safety Program presentation. City staff followed with their presentation related to citywide preparedness during potential PG&E power shutoffs.

Elizabeth Tidd asked how PG&E will check underground lines prior to a shut down in her neighborhood.

Steve Tidd asked Mr. George about a \$28.00 charge, and whether it is weekly, monthly or yearly.

Robert Tanner asked about solar panels at City Hall and the Police Station, and if the City gets power from the Peaker Plant.

San Joaquin County Supervisor Bob Elliott provided an additional information source from the San Joaquin County: www.sjready.org.

Dotty Nygard spoke about how the shutdowns will inconvenience seniors, and asked if this is the new norm.

City Council questions and comments followed.

Mr. George responded to questions from the members of the public and City Council.

ACTION: Motion was made by Council Member Ransom and seconded by Mayor Pro Tem Young to accept the report and provide best practice information to residents. Roll call found all in favor; passed and so ordered.

3.C RECEIVE A STAFF UPDATE REGARDING DOWNTOWN PARKING, APPROVE AN EXTENSION OF THE CENTRAL BUSINESS DISTRICT ZONE PARKING IN-LIEU FEE, AND RECEIVE A PRESENTATION FROM TRACY CITY CENTER ASSOCIATION RELATED TO DOWNTOWN PARKING RECOMMENDATIONS

Scott Claar, Senior Planner provided the staff report.

Reza Kazemi, Tracy City Center Association Board Member provided a presentation regarding parking committee recommendations.

Jim Bowman shared his concerns regarding implementing 90 minute parking downtown, and supported what the City of Livermore did for their downtown.

City Council questions and comments followed.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Arriola to adopt **Resolution 2019-160** approving a five-year extension to the Central Business District Zone Parking In-lieu Fee Program to \$0 and amending Resolution No. 2015-168 to be consistent with this approval. Roll call vote found all in favor; passed and so ordered.

3.D ADOPT A RESOLUTION OF THE SUCCESSOR AGENCY TO THE TRACY COMMUNITY DEVELOPMENT AGENCY RELATED TO THE REFINANCING OF OUTSTANDING BONDS AND THE AMENDMENT OF A REIMBURSEMENT AGREEMENT

Karin Schnaider, Finance Director provided the staff report.

No one from the public wished to speak.

There were no comments from City Council.

ACTION: Motion was made by Council Member Ransom and seconded by Council Member Arriola to adopt **Resolution 2019-161** of the Successor Agency to the Tracy Community Development Agency approving an Amendment No. 1 to Reimbursement Agreement, requesting Oversight Board approval of the Amendment No. 1 to Reimbursement Agreement, requesting certain determinations by the Oversight Board, and providing for other matters property relating thereto. Roll call found all in favor; passed and so ordered.

3.E APPROVING AN AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN JENNY HARUYAMA AND THE CITY OF TRACY RELATING TO COMPENSATION AND BENEFITS TO AUTHORIZE REIMBURSEMENT FOR RELOCATION AND MOVING EXPENSES

Kimberly Murdaugh, Human Resources Director provided the staff report.

There was no one from the public who wished to speak.

There were no comments from City Council.

ACTION: Motion was made by Council Member Arriola and seconded by Council Member Vargas to adopt **Resolution 2019-162** approving an amendment to the Employment Agreement between Jenny Haruyama and the City of Tracy relating to compensation and benefits to reimburse relocation and moving expenses. Roll call found all in favor; passed and so ordered.

3.F RECEIVE UPDATE ON THE MAYOR'S COMMUNITY YOUTH SUPPORT NETWORK (MCYSN) PROGRAM REASSESSMENT AND PROVIDE POLICY DIRECTION ON MCYSN PRIORITIES, A FUTURE PROGRAM SERVICE DELIVERY CONCEPT, AND FY 2019-20 GRANT ALLOCATION PROCESS

Brian MacDonald, Parks and Recreation Director provided the staff report.

Kelly Wilson spoke about the positive impacts the Boys and Girls Club of Tracy has on kids, and requested clarity on the priority, target audience and clear criteria that will result in the greatest impact with measurable outcomes.

City Council questions, comments and discussion followed.

It was City Council's consensus to continue with the current grant allocation process for Fiscal Year 2019-20.

City Council directed staff to return with recommended program changes regarding the program priorities and delivery model, funding strategies and staffing.

ACTION: Motion was made by Council Member Vargas and seconded by Mayor Pro Tem Young to adopt **Resolution 2019-163** receiving update on the Mayor's Community Youth Support Network (MCYSN) program assessment and provide policy direction on MCYSN priorities. FY 19/20 grant allocations process to remain as current practice, and item to return to Council for future discussion and policy discussion. Roll call found all in favor; passed and so ordered.

3.G DISCUSS AND PROVIDE DIRECTION REGARDING PROPOSED WORK PLAN TO IMPLEMENT RECOMMENDATIONS FROM THE SAN JOAQUIN COUNTY GRAND JURY

Jenny Haruyama, City Manager provided the staff report.

No one from the audience wished to speak.

There were no comments from City Council.

ACTION: City Council accepted the proposed work plan to implement recommendations from the San Joaquin County Grand Jury.

4. ITEMS FROM THE AUDIENCE – None
5. STAFF ITEMS – Martha Garcia, Finance Division Manager provided an update on the new City utility services invoices.
6. COUNCIL ITEMS

6.A DESIGNATE VOTING DELEGATE AND UP TO TWO ALTERNATE VOTING DELEGATES FOR THE LEAGUE OF CALIFORNIA CITIES 2019 ANNUAL CONFERENCE BUSINESS MEETING

Adrienne Richardson, City Clerk provided the staff report.

City Council comments followed.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Ransom to adopt **Resolution 2019-164** designating Council Member Vargas as the voting delegate and Council Member Ransom and Mayor Pro Tem Young as the alternate voting delegates for the League of California Cities 2019 Annual Conference Business Meeting. Roll call found all in favor; passed and so ordered.

Council Member Vargas requested the maintenance of the sports park conditions and landscaping along the 11th Street entry be agendized. Council Member Vargas also requested looking at standards – how to retain one time investments if there are no funds to maintain the design. Mayor Rickman seconded the request.

Council Member Arriola announced August 6, 2019 Council meeting has been cancelled, and stated he will be on vacation for two weeks, but will be back for National Night Out.

Mayor Pro Tem Young announced residents who do not have a National Night Out in their neighborhood, contact the Police Department to find locations. Mayor Pro Tem Young spoke about foxes by Williams Middle School and asked to inform the community of areas with foxes and how to interact.

Council Member Ransom announced the 50th anniversary of Astronaut Neil Armstrong landing on the moon.

Mayor Rickman announced August 9, 2019, is 80's block party. Mayor Rickman requested information on new restore justice pilot program and what it includes. Mayor Rickman believed it is a portion of Assembly Bill 628.

7. ADJOURNMENT – Time: 11:17 p.m.

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

Mayor

ATTEST:

City Clerk