

November 19, 2019, 6:00 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 6:00 p.m.
2. Roll call found Council Members Arriola, Ransom, Vargas, Mayor Pro Tem Young, and Mayor Rickman present.
3. ITEMS FROM THE AUDIENCE – None
4. CONSENT CALENDAR – Following the removal of consent items 4.I by Mayor Pro Tem Young and 4.A by Chris Long, it was moved by Council Member Vargas and seconded by Council Member Arriola to adopt the consent calendar. Roll call found all in favor; passed and so ordered.
 - 4.B APPROVE THE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF TRACY AND HOSPICE OF SAN JOAQUIN – **Resolution 2019-218** approved the Memorandum of Understanding with Hospice of San Joaquin.
 - 4.C APPROVE AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH IBI GROUP, A CALIFORNIA PARTNERSHIP, TO INCREASE THE NOT TO EXCEED AMOUNT TO \$140,000 TO COMPLETE AN UPDATED SHORT RANGE TRANSIT PLAN – **Resolution 2019-219** approved Amendment No. 1 to the Agreement with IBI Group.
 - 4.D ACCEPT IMPROVEMENTS FOR THE ELLIS VILLAGE GREEN NEIGHBORHOOD PARK WITHIN THE ELLIS PHASE 1A, TRACT 3764 SUBDIVISION AND DEDICATED PARK SITE, CONSTRUCTED BY STANDARD PACIFIC CORPORATION, ASSUME RESPONSIBILITY FOR FUTURE MAINTENANCE AND REPAIR, AND AUTHORIZE THE CITY ENGINEER TO RELEASE ALL BONDS IN ACCORDANCE WITH THE TERMS OF THE PARK IMPROVEMENT AND REFUND AGREEMENT AND THE DEFERRED IMPROVEMENT AGREEMENT – **Resolution 2019-220** accepted the improvements to the Ellis Village Green Neighborhood Park.
 - 4.E FIND IT IS IN THE BEST INTEREST OF THE CITY TO FOREGO A COMPETITIVE PROPOSAL PROCESS AND APPROVE AN AGREEMENT WITH BARYALAI FEROZ AND LAMIA FEROZ TO SELL APPROXIMATELY 11,192 SQUARE FEET OF SURPLUS CITY REAL PROPERTY (A PORTION OF APN 212-040-67) LOCATED ADJACENT TO THE FEROZ REAL PROPERTY (APN 212-270-21) AND SOUTH OF THE BOUNDARY FENCE OF DETENTION BASIN 10 – **Resolution 2019-221** approved an agreement with Baryalai Feroz and Lamia Feroz.
 - 4.F APPROVE TASK ORDER NOS. 6, 7, AND 8 TO THE MASTER PROFESSIONAL SERVICES AGREEMENT WITH GOODWIN CONSULTING GROUP, INC. FOR TAX CONSULTING AND ADMINISTRATION SERVICES

FOR SPECIAL FINANCING DISTRICTS – **Resolution 2019-222** approved Task Order No. 6 with Goodwin Consulting. **Resolution 2019-223** approved Task Order No. 7 with Goodwin Consulting. **Resolution 2019-224** approved Task Order No. 8 with Goodwin Consulting.

- 4.G APPROVE REAL PROPERTY PURCHASE AGREEMENTS BETWEEN THE CITY OF TRACY AND THREE PROPERTY OWNERS FOR ACQUISITION OF RIGHT-OF-WAY AND EASEMENTS REQUIRED FOR THE WIDENING OF CORRAL HOLLOW ROAD BETWEEN SCHULTE ROAD AND LINNE ROAD, CIP 73144 – **Resolution 2019-225** approved the Property Purchase Agreements with three property owners.
- 4.H ACCEPT TRACY MUNICIPAL AIRPORT NEW ROTATING BEACON ON EXISTING TOWER PROJECT, CIP 77581, AIP NO. 3-06-0259-19, COMPLETED BY VELLUTINI CORPORATION dba ROYAL ELECTRIC COMPANY OF SACRAMENTO, CALIFORNIA, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE COUNTY, AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS AND RETENTION PAYMENT, AND AUTHORIZE THE FINANCE DEPARTMENT TO CLOSE THE PROJECT – **Resolution 2019-226** accepted the project.
- 4.J AUTHORIZE THE CITY MANAGER TO SUBMIT A PLANNING GRANT APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IN COMPLIANCE WITH STATE SENATE BILL 2 AND EXECUTE ANY NECESSARY DOCUMENTS RELATED TO THE GRANT – **Resolution 2019-227** authorized the submittal of the Planning Grant Application.
- 4.A APPROVAL OF OCTOBER 15, 2019 CLOSED SESSION AND SPECIAL MEETING MINUTES AND NOVEMBER 5, 2019 CLOSED SESSION, SPECIAL AND REGULAR MEETING MINUTES

Chris Long pulled the item for discussion. Mr. Long provided handouts to the City Clerk related to item 4.A and item 7. Les Serpa, Surland Companies addressed City Council and referred to Page 3 of the November 5, 2019, special meeting minutes, indicating that the bullet points were not consistent with information within the document on what occurred at the special meeting, and he would like to see consistency.

Marsha McCray referred to the City Manager's summary of agenda item 4 in the November 5, 2019 special meeting minutes and stated that the word potential used in the minutes was not mentioned during the summary.

City Council questions and comments followed.

Jenny Haruyama, City Manager responded to City Council questions and provided clarification on the City Council consensus at the November 5, 2019, special meeting.

Mr. Serpa responded to City Council questions.

Council Member Ransom motioned that the City Clerk can verify that it did not say potential and would like to approve minutes as corrected. Mayor Pro Tem Young seconded the motion. Motion failed.

City Council discussion continued.

ACTION: Motion was made by Council Member Ransom and seconded by Mayor Pro Tem Young to table the November 5, 2019, special meeting minutes to allow the Clerk to bring the minutes back with any corrections as necessary. Roll call found all in favor; passed and so ordered

4.I SUBMIT A LETTER TO THE SAN JOAQUIN COUNCIL OF GOVERNMENTS FORMALLY REQUESTING THAT THE REGIONAL TRANSPORTATION PLAN BE AMENDED TO INCLUDE CONSTRUCTION OF THE VALLEY LINK RAIL PROJECT

Mayor Pro Tem Young pulled the item to suggest that the request be a regional priority which the City of Tracy signs onto, not a separate letter to San Joaquin Council of Governments.

Andy Chesley, Director from San Joaquin Council of Governments responded the letter is not just for the City of Tracy, and will be before other cities (Manteca and Lathrop). Mr. Chesley added the San Joaquin Council of Governments will respond to the City of Tracy's request.

No one from the audience wished to speak.

ACTION: Motion was made by Mayor Pro Tem Young and seconded by Council Member Arriola to adopt **Resolution 2019-228** authorizing submission of a letter to the San Joaquin Council of Governments formally requesting that the Regional Transportation Plan be amended to include construction of the Valley Link Rail project. Roll call found all in favor; passed and so ordered

5. RECEIVE AND DISCUSS UPDATE FROM THE TRI-VALLEY-SAN JOAQUIN VALLEY REGIONAL RAIL AUTHORITY ON THE PROGRESS OF THE VALLEY LINK PROJECT

Michael Tree, Executive Director of the Tri-Valley – San Joaquin Valley Regional Rail Authority provided an update regarding the Valley Link project.

City Council questions and comments followed.

Mr. Tree responded to City Council questions.

Todd Lieberg stated he supported Valley Link, but trains aren't going to work for everyone, with new homes being built, new roads are needed.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Arriola to accept the update from the Tri-Valley – San Joaquin Valley Regional

Rail Authority on the progress of the Valley Link Project. Roll call found all in favor; passed and so ordered

Mayor Rickman announced that agenda items 6 and 7 will be heard following the adjournment of the regular meeting.

DEVIATION

8. APPOINTMENT OF CITY COUNCIL SUBCOMMITTEE TO INTERVIEW APPLICANTS FOR FOUR UPCOMING TERM EXPIRATIONS ON THE TRACY ARTS COMMISSION

Adrienne Richardson, City Clerk provided the staff report.

No one from the public wished to speak.

ACTION: Motion was made by Mayor Pro Tem Young and seconded by Council Member Arriola to appoint Council Member Ransom and Mayor Rickman to interview the applicants for four upcoming term expirations on the Tracy Arts Commission. Roll call found all in favor; passed and so ordered

Mayor Rickman recessed the special meeting at 6:49 p.m.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Ransom to recess the special meeting until after the conclusion of the regular Council meeting. Roll call found Council all in favor; passed and so ordered

Mayor Rickman reconvened the special meeting at 11:47 p.m. and announced that items 6 and 7 would be moved to the regular December 3, 2019 Council meeting.

6. DISCUSS COUNCIL VACANCY POLICY AND PROVIDE DIRECTION TO STAFF – Item moved to the December 3, 2019 Council meeting.

7. PROVIDE DIRECTION ON FY 2019/20 STRATEGIC PRIORITIES AND APPROVE COUNCIL WORKSHOP REPORT AS OCTOBER 2, 2019 SPECIAL MEETING MINUTES – Item moved to the December 3, 2019 Council meeting.

Mayor Rickman addressed adoption of item 4.A minus the November 5, 2019, special meeting minutes.

ACTION: Motion was made by Council Member Ransom and seconded by Council Member Vargas to adopt the minutes included in item 4.A (October 15, 2019 Closed Session and Special Meeting minutes and November 5, 2019 Closed Session and Regular meeting minutes) with the exception of the November 5, 2019 special meeting minutes. Roll call found Council all in favor; passed and so ordered

9. ADJOURNMENT – Time: 11:50 p.m.

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

The above agenda was posted at the Tracy City Hall on November 14, 2019. The above are action minutes. A recording is available at the office of the City Clerk.

ATTEST:

Mayor

City Clerk