

January 16, 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 7:09 p.m. and led the Pledge of Allegiance

Invocation was offered by Pastor Kevin James, New Creation Bible Fellowship

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

Randall Bradley, Interim City Manager presented the January 2018 Employee of the Month award to Sara Remonda, Finance Department

Mayor Rickman presented Certificates of Recognition to the Wave Fastpitch – Northern California State Softball Champions Frankie Paz, Emma Golden, Olivia Rinker, Kelsie Zabaldo, Reanna Zuniga, Mia Sena, Jocelyn Hernandez, Mia Hernandez, Bianca Quintero, Kaeliana Deperio, Melia Ritchie, Elysia Duarte, Kaylee Carrillo

Mayor Rickman presented Certificates of Appointment to new Parks and Community Services commissioners Yolanda Magana, Mark Miller and Todd Lieberg

Mayor Rickman presented Certificates of Reappointment to Tracy Arts Commissioners Nila Dhugga and Taranjit Sandhu

Mayor Rickman presented a proclamation for National Slavery and Human Trafficking Prevention Month 2018 to Marshall Rose, Brian Pekari, and students Malorie Bournazian, Paris Mousalimas, Simran Grewal, and Ishan Gill - San Joaquin County Human Trafficking Task Force

Meredith Hagler and Reyva Dillon presented the Annual Report for the Youth Advisory Commission

1. CONSENT CALENDAR – Following the removal of Items 1.F, 1.G and 1.K, by Council Member Young, it was moved 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 August 17, 2017 and September 5, 2017 Special Meeting Minutes – Minutes were adopted
 - B. Award Two-Year Contract to Sierra Traffic Markings, Inc. of Roseville, CA. for Thermoplastic Pavement Markings Replacement, Not to Exceed \$150,000 Annually and Authorize the City Manager to Grant Three, One-Year Extensions Based on Satisfactory Performance and Recommendation from the Public Works Director – Resolution 2018-001 awarded the contract to Sierra Traffic Markings, Inc.

ACTION: Council directed staff to return to Council with proposed Tracy Municipal Code amendment requiring boarded up vacant building registry along with the time limit and follow up actions for such buildings for both residential and commercial properties. Council also directed staff to bring back language to include minimum property maintenance standards regarding visual blight including repeal and replacement of existing property standards by amending the Tracy Municode.

4. PUBLIC HEARING TO CONSIDER APPROVAL OF THE PROPOSED ALVAREZ ANNEXATION BY 1) AMENDING THE TRACY ZONING CODE TO ESTABLISH A NEW COMMUNITY RECREATION SUPPORT SERVICES (CRS) ZONE, 2) PRE-ZONING THE ALVAREZ ANNEXATION SITE TO CRS, AND 3) ANNEXING THE 9.1-ACRE PROJECT SITE INTO THE TRACY CITY LIMITS LOCATED IN NORTHERN TRACY ALONG THE SOUTH SIDE OF LARCH ROAD, WEST OF TRACY BOULEVARD, ASSESSOR'S PARCEL NUMBERS (APNs) 212-170-33 AND 212-170-34 AND AN AREA TO THE SOUTH OF THE TWO APNs, WITHIN I-205 RIGHT-OF-WAY AND THE FRONTING RIGHT-OF-WAY ON LARCH ROAD; AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR THE PROJECT. THE APPLICANT IS SCHACK & COMPANY, AND THE OWNER IS BYRON ALVAREZ

Alan Bell, Senior Planner presented the staff report.

Mayor Rickman opened the public hearing

Richard Paulson, Schack and Company stated he had the pleasure of working with staff and the Alvarez family through the application process and was pleased with the work staff has done. Mr. Paulson added the property location is positioned to be a great development opportunity to enhance the I-205 corridor and the development of Legacy Field. One of the proposals is that the new CRS zoning would be applied to this property. The Alvarez family is in strong support of the application for the property as it achieves goals and objectives that they and Council want. Mr. Paulson encouraged Council to approve the project.

Byron Alvarez stated there have been three attempts over the past 40 years to annex the 362 acres. Mr. Alvarez added there have been three hotel proposals for this site but he was unable to provide the hotels with a delivery date even though \$50,000 had to be put down each time a franchise is identified. Mr. Alvarez will be providing hotels and restaurants for the Legacy Fields property and added he supported the CRS zoning.

Mayor Rickman closed public hearing.

City Council comments followed.

Adrienne Richardson, City Clerk read the title of the proposed ordinance.

ACTION: Motion was made by Council Member Ransom and seconded by Mayor Pro Tem Vargas to waive the reading of the full text of proposed Ordinance 1249. Roll call vote found all in favor; passed and so ordered.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded Council Member Dement to adopt Resolution 2018-012 approving an annexation and rezoning (A/P 16-002) and adopting a Mitigated Negative Declaration for the Alvarez Annexation. Roll call vote found all in favor; passed and so ordered.

5. RECEIVE A REPORT REGARDING THE FINDINGS AND RECOMMENDATIONS FROM TRACY'S REGIONAL COMMUTER WORKFORCE STUDY

Andrew Malik, Development Services Director provided an overview of the item and introduced Kim Moore from Newmark Knight Frank who presented the results of the Tracy Regional Commuter Workforce Study and a powerpoint presentation.

Linda Jimenez commented that a number of bay area businesses that the City wants to attract may be bringing families. Ms. Jimenez added it is important to note the amenities the City has for families. The Parks and Recreation Department has done an outstanding job in publicizing and marketing the programs the City has for toddlers, children, adults and seniors. Many families have a grandparent who is living with them who takes care of the children while the parents are working full time. Ms. Jimenez further stated the Grand Theatre provides activities, classes, and movies that should be included in marketing Tracy. Tracy is a great place to live and raise children. There are a lot of wonderful amenities besides going to a restaurant at night or social places that we have downtown.

City Council comments followed.

City Council accepted the report on the Tracy Regional Commuter Workforce Study.

Mayor Rickman called for a recess at 9:33 pm.

Mayor Rickman reconvened the meeting at 9:42 p.m.

Mayor Rickman announced item 8 will be moved to February 6, 2018.

6. 1) ACCEPT PETITION TO INITIATE PROCEEDINGS FOR COMMUNITY FACILITIES DISTRICT NO. 2018-1 (MAINTENANCE AND PUBLIC SERVICES) AND A RELATED FUTURE ANNEXATION AREA AND 2) APPROVE ACTIONS NECESSARY TO INITIATE PROCEEDINGS TO FORM COMMUNITY FACILITIES DISTRICT NO. 2018-1 FOR TRACY HILLS AND FUTURE ANNEXATION AREA

Karin Schnaider, Finance Director presented the staff report.

City Council questions and comments followed.

Mike Souza, Project Manager Tracy Hills thanked staff for working with them. It has been a long time and a lot of hard work to come to agreement to figure out how to provide services for Tracy Hills and the community. Mr. Souza added he was glad to provide a vehicle for all future development.