

TRACY CITY COUNCIL - SPECIAL MEETING MINUTES

**March 1, 2011, 5:00 p.m.**

Council Chambers, 333 Civic Center Plaza, Tracy

1. CALL TO ORDER – Mayor Ives called the meeting to order at 5:00 p.m. for the purpose of a closed session to discuss the items outlined below.
2. ROLL CALL – Roll call found Council Members Abercrombie, Elliott, Rickman, Mayor Pro Tem Maciel and Mayor Ives present.
3. ITEMS FROM THE AUDIENCE - None
4. CLOSED SESSION –
  - I. Special Joint City Council/Community Development Agency Meeting Real Property Negotiations (Govt. Code section 54956.8)
    - A. Property Location: 741 and 729 Central Avenue (APN #235-068-06)  
Negotiator(s) for the City/Agency: Ursula Luna-Reynosa, Economic Development Director  
Negotiating Parties: Fahd Olomari and Steve Nicolaou  
Under Negotiation: Price and terms of payment for the purchase of the property
    - B. Property Location: The approximately 21.6 acres of land situated at the north-west corner of Central Avenue and Sixth Street (APN #s 235-150-06, 235-150-23, and 235-150-24)  
Negotiator(s) for the City/Agency: Ursula Luna-Reynosa, Economic Development Director  
Negotiating Parties: Representatives of Union Pacific Railroad  
Under Negotiation: Price and terms of payment for the purchase of the property
  - II. Special City Council Meeting
    - A. Pending Litigation (Gov. Code section 54956.9(b))
      - *TRAQC v. City of Tracy, et al.*  
(San Joaquin County Superior Court Case No. 39-2008-00201854-CU-WM-STK)

- *City of Tracy v. California State Water Resources Control Board* (Sacramento County Superior Court Case No. 39-2009-80000392-CU-WM-GDS)
- Claim of Juan "John" Espinoza

B. Labor Negotiations (Gov. Code section 54957.6)

- Employee Organizations:  
Tracy Firefighters' Association  
Teamsters Local 439, IBT  
Tracy Mid-Manager's Bargaining Unit  
Confidential Mid-Manager's  
Technical and Support Services Unit
- City's designated representatives: R. Leon Churchill, Jr., City Manager; Maria Olvera, Director of Human Resources; and Zane Johnston, Finance and Administrative Services Director

5. MOTION TO RECESS TO CLOSED SESSION – Council Member Abercrombie motioned to recess the meeting to closed session at 5:01 p.m. Mayor Pro Tem Maciel seconded the motion. Voice vote found all in favor; passed and so ordered.

Dan Sodergren, City Attorney, stated that Andrew Malik, Director of Development and Engineering Services, would join closed session as an additional city representative for the real property negotiations related to 741 and 729 Central Avenue, (APN #235-068-06), and the approximately 21.6 acres of land situated at the north-west corner of Central Avenue and Sixth Street, (APN #s 235-150-06, 235-150-23, and 235-150-24).

6. RECONVENE TO OPEN SESSION – Mayor Ives reconvened the meeting into open session at 6:58 p.m.
7. REPORT OF FINAL ACTION – None.
8. ADJOURNMENT – It was moved by Mayor Pro Tem Maciel and seconded by Mayor Ives to adjourn. Voice vote found all in favor; passed and so ordered. Time: 6:58 p.m.

The agenda was posted at City Hall on February 24, 2011. The above are summary minutes.

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Mayor

ATTEST:

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City Clerk